AMENDMENT NO.24

to the

OFFICIAL PLAN

of the

CORPORATION OF THE CITY OF WELLAND

December 2019

As modified by the Region of Niagara on XXXXX, 2021

THE CORPORATION OF THE CITY OF WELLAND BY-LAW NUMBER 2019/63

A BY-LAW TO AUTHORIZE THE ADOPTION OF OFFICIAL PLAN AMENDMENT NO. 24

WHEREAS the Official Plan of the Corporation of the City of Welland was adopted by the City of Welland on May 4, 2010.

AND WHEREAS the Regional Municipality of Niagara gave partial approval to the Official Plan on October 21, 2011.

AND WHEREAS the Ontario Municipal Board gave partial approval to the Official Plan on June 24, 2014.

AND WHEREAS the Council of the Corporation of the City of Welland deems it expedient to amend the Official Plan.

AND WHEREAS the Regional Municipality of Niagara is the approval authority for Amendments to the Official Plan of the Corporation of the City of Welland and as such this By-law will come into force and effect on the day of the approval of this Amendment by the Regional Municipality of Niagara.

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE CITY OFWELLAND ENACTS AS FOLLOWS:

- 1. That the Corporation of the City of Welland hereby adopts and approves Official Plan Amendment No. 24 for the Corporation of the City of Welland.
- 2. That Staff is hereby authorized and directed to give Notice of Council's adoption of Amendment No. 24 to the Official Plan of the Corporation of the City of Welland in accordance with Sections 17 and 26 of the Planning Act.

READ A FIRST, SECOND THIS 17th DAY OF DECEMBER, 2019

Certified signed copy Mayor and Clerk

Amendment No. 24

to the

Official Plan

of the

Corporation of the City of Welland

This Amendment to the Official Plan for the City of Welland, was adopted by the Council of the Corporation of the City of Welland on December 17, 2019 Official Plan Amendment 24 requires approval of the Regional Municipality of Niagara as the approval authority under subsection 17(22) of the Planning Act, R.S.O. 1990, Chapter P.13, as amended.

Date: January 13/2020

Rose Di Felice

ROSE DI FELICE, M.PI., M.Sc., MCIP, RPP MANAGER OF POLICY PLANNING INFRASTRUCTURE ANO DEVELOPMENT SERVICES THE CORPORATION OF THE CITY OF WELLAND

Certified signed by Acting Clerk

AMENDMENT NO. 24 TO THE OFFICIAL PLAN OF THE CORPORATION OF THE CITY OF WELLAND

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PART A - THE PREAMBLE (This does not constitute part of the Amendment)

TITLE AND COMPONENTS

This document, when approved in accordance with the Planning Act, shall be known as Amendment No. 24 to the Official Plan of the Corporation of the City of Welland.

Part "A", the Preamble, does not constitute part of this Amendment.

Part "B", the Amendment, consists of the map and text changes.

Part "C", the Appendices, which does not constitute part of this Amendment, contains the background data, planning considerations and public involvement associated with this Amendment.

PURPOSE OF THE AMENDMENT

Modification 1 Remove strikethrough add red text.

The purpose of Official Plan Amendment 24 is to include the subject lands shown on the attached Schedule 'A' within the urban area boundary of the City and to update the urban boundary expansion policies to be consistent with the policies in a A Place to Grow Growth Plan for the Greater Golden Horseshoe. create Area Specific Policy Area – Area 8 (Northwest Welland).

LOCATION

Modification 2 Remove strikethrough, add red text. The lands subject to this Amendment encompass lands bordered by the City of Welland northern municipal boundary with the City of Thorold and the Town of Pelham, the rear of the lots that front onto Niagara Street (Regional Road No. 50) to the east, the existing City urban boundary to the south and Clare Avenue to the west. Rice Road, First Avenue and Quaker Road all traverse the subject lands.

The textual Amendment will apply to all lands within the City. the Northwest Welland subject lands.

BASIS

Modification 3 Remove strikethrough, add red text. The subject lands are located outside the urban boundary of the City of Welland. This Amendment will bring the subject lands into the City's urban area. The textual changes in this Amendment will bring the City's Official Plan into compliance with Provincial Plans and legislation-create an Area Specific Policy Area – Area 8 and provide policy direction for this new urban area.

PART B - THE AMENDMENT

All of the Amendment entitled PART B - THE AMENDMENT, consisting of the following Policies and the maps referred to as Schedule "A" - Land Use Plan and Policies, constitute Amendment No. 24 to the Official Plan of the Corporation of the City of Welland.

MAP CHANGES

1. Schedules 'A', 'B', 'B1', 'C', 'C1', and 'D' are hereby amended by expanding the City's urban area boundary to include lands shown on Schedule "A", attached hereto.

POLICIES

1. The Official Plan of the Corporation of the City of Welland is hereby amended as follows:

Deleting Section 3.5.1 Comprehensive Review Required for Urban Boundary Expansion and replacing it with:

Modification 4
Remove this
wording in its
entirety

3.5.1 The expansion of an urban area boundary can be undertaken through, outside or in advance of a municipal comprehensive review in accordance with the applicable requirements set out in Policies 3.5.2.2, 3.5.2.3, 3.5.2.4, 3.5.2.5 and 3.5.2.6.

Deleting Section 3.5.2 Need for Expansion and replacing it with:

3.5.2

- 1. Settlement area boundaries will be delineated in this Plan.
- 2. A settlement area boundary expansion may occur through a municipal comprehensive review where it is demonstrated that:
 - a) based on the minimum intensification and density targets in this Plan and a land needs assessment undertaken in accordance with Policy 2.2.1.5 in A Place to Grow, Growth-Plan for the Greater Golden Horseshoe (May 19, 2019), sufficient opportunities to accommodate forecasted growth to the horizon of the Growth Plan are not available through

intensification and in the designated greenfield area:

- i. within the upper- or single-tier municipality, and
- ii. within the applicable lower-tier municipality;
- b) the proposed expansion will make available sufficientlands not exceeding the horizon of the Growth Plan, based on the analysis provided for in Policy 3.5.2.2 a), whileminimizing land consumption; and
- c) the timing of the proposed expansion and the phasing of development within the designated greenfield area will not adversely affect the achievement of the minimum-intensification and density targets in the Growth Plan, as well-as other policies of the Growth Plan.
- 3. Where the need for a settlement area boundary expansion has been justified in accordance with Policy 3.5.2.2, the feasibility of the proposed expansion will be determined and the most appropriate location for the proposed expansion will be identified based on the comprehensive application of all of the policies in the Growth Plan, including the following:
 - a) there is sufficient capacity inexisting or planned infrastructure and public service facilities;
 - b) the infrastructure and public service facilities needed would be financially viable over the full life cycle of these assets;
 - c) the proposed expansion would be informed by applicable water and wastewater master plans or equivalent and stormwater master plans or equivalent, as appropriate;
 - d) the proposed expansion, including the associated water, wastewater and stormwater servicing, would be planned and demonstrated to avoid, or if avoidance is not possible, minimize and mitigate any potential negative impacts on watershed conditions and the water resource system, including the quality and quantity of water;
 - e) key hydrologic areas and the Natural Heritage System identified in the Growth Plan and from the Core Natural Heritage System of the City's Official Plan should be avoided where possible;

- f) prime agricultural areas should be avoided where possible. To support, minimizing and mitigating the impact on the Agricultural System the following:
 - i. expansion into specialty crop areas is prohibited;
 - ii. reasonable alternatives that avoid prime agricultural areas are evaluated; and
 - iii. where prime agricultural areas cannot be avoided, lower priority agricultural lands are used;
- g) the settlement area to be expanded is in compliance with the minimum distance separation formulae;
- h) any adverse impacts on the agri-food network, including agricultural operations, from expanding settlement areas are avoided, or if avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment:
- i) the Policies of Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the Provincial Policy Statement are applied; and
- j) the proposed expansion meets any applicable requirements of any applicable source protection plan.
- 4. Notwithstanding Policies 3.5.2.2 and 3.5.2.3, the City may adjust settlement area boundaries outside of a municipal comprehensive review, provided:
 - a) there would be no net increase in land within settlement areas;
 - b) the adjustment would support the municipality's ability to meet the intensification and density targets established pursuant to the Growth Plan;
 - c) the location of any lands added to a settlement area will satisfy the applicable requirements of Polices 3.5.2.2 and 3.5.2.3;
 - d) the affected settlement areas are not rural settlements; and

- e) the settlement area to which lands would be added is serviced by municipal water and wastewater systems and there is sufficient reserve infrastructure capacity to service the lands.
- 5. Notwithstanding Growth Plan Policies 2.2.8.2 and 5.2.4.3, a settlement area boundary expansion may occur in advance of a municipal comprehensive review, provided:
 - a) the lands that are added will be planned to achieve at least the minimum density target in Growth Plan Policies 2.2.7.2 or 2.2.5.13, as appropriate;
 - b) the location of any lands added to a settlement area will satisfy the applicable requirements of Growth Plan Policy 2.2.8.3;
 - c) the affected settlement area is not a rural settlement;
 - d) the settlement area is serviced by municipal water and wastewater systems and there is sufficient reserve infrastructure capacity to service the lands; and
 - e) the additional lands and associated forecasted growth will be fully accounted for in the land needs assessmentassociated with the next municipal comprehensive review.
- 6. For a settlement area boundary expansion undertaken inaccordance with Growth Plan Policy 2.2.8.5, the amount of land to be added to the settlement area will be no larger than 40 hectares.

Adding Section 6.7.8 – Area 8: Northwest Welland

Modification 5
Adding new
policies for
Area 8

Notwithstanding policies 3.5.1 and 3.5.2 of the Official Plan, and any other policies that may prohibit the following, the Northwest study area is permitted as a settlement area boundary expansion in advance of the municipal comprehensive review in accordance with Regional Official Plan Amendment 18 and subject to the following policies:

Policy 6.7.8.1 Planned Function

Area 8 are urban settlement area lands bordered by the City of Welland's northern municipal boundary with the City of Thorold and the Town of Pelham, the rear lot line of the properties that front onto Niagara Street (Regional Road No. 50) to the east, the former City urban boundary to the south and Clare Avenue to the west. Rice Road, First Avenue and Quaker Road all traverse the subject lands. Northwest Welland shall be planned to function as a complete community with a mix of land uses.

Policy 6.7.8.2 Permitted Uses

Land use permissions within Area 8 shall be set out in accordance with the land use schedule and policies of the Northwest Welland Secondary Plan. No development shall occur until such time as the Secondary Plan has been approved.

Policy 6.7.8.3 Design

Development within Area 8 shall meet a high design standard in accordance with the urban design guidelines approved with the Northwest Welland Secondary Plan.

6.7.8.4 Urban Boundary Expansion – Land Need

Area 8 lands and forecasted growth will be fully accounted for in the land needs assessment associated with the Region's new Official Plan (municipal comprehensive review).

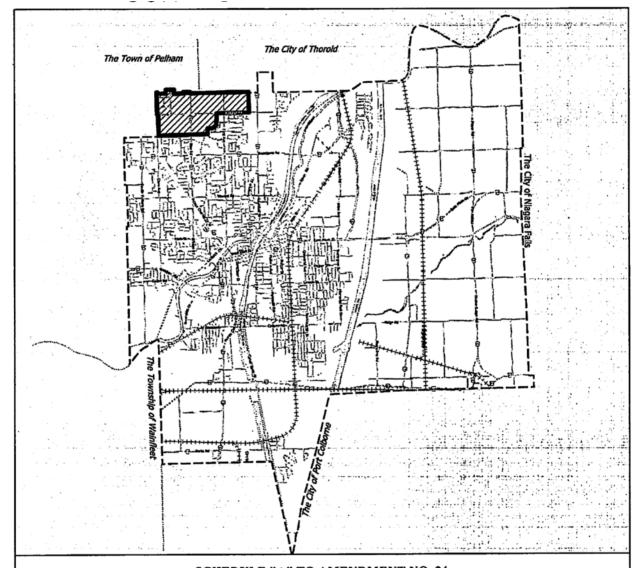
Deleting Section 3.5.3 Approval and replacing it with:

3.5.3

Modification 6 Remove strikethrough Urban boundary expansions are a matter of Provincial interest. The City recognizes that the Region of Niagara is the approval authority for the City's Plan and urban boundary expansions.

SCHEDULE "A" LAND USE PLAN

SCHEDULE "A" LAND USE PLAN



SCHEDULE "A" TO AMENDMENT NO. 24 TO THE OFFICIAL PLAN OF THE COPORATION OF CITY OF WELLAND

LAND USE PLAN

NOTE: THIS SCHEDULE FORMS PART OF AMENDMENT NO. 24
TO THE OFFICIAL OF THE COPORATION OF THE CITY OF WELLAND
AND MUST BE READ IN CONJUNCTION WITH THE WRITTEN TEXT



LANDS AFFECTED BY THIS OFFICIAL PLAN AMENDMENT



Infrastructure and Development Services
Planning Division

January

Appendix 3 PDS 3-2021 January 13, 2021

PART C - THE APPENDICES

The following appendices do not constitute part of Amendment No. 24 to the Official Plan of the Corporation of the City of Welland, but are included only as information supporting the amendment.

APPENDIX I Affidavit

APPENDIX II Notice of Adoption

APPENDIX III Minutes of Public Meeting

APPENDIX IV Staff Report

APPENDIX V Council Resolution (Certified)

APPENDIX/

AFFIDAVIT

IN THE MATTER OF SECTION 7, ONTARIO REGULATION 543/06

AND

IN THE MATTER OF THE ADOPTION OF OFFICIAL PLAN AMENDMENT NO. 24 BY BY-LAW 2019-163 PASSED BY COUNCIL OF THE CORPORATION OF THE CITY OF WELLAND ON

- I, <u>Rose Di Felice</u> of the City of Welland in the Regional Municipality of Niagara, make oath and say as follows:
- 1. I am the <u>Manager of Policy Planning</u>, <u>Infrastructure and Development Services</u> of the Corporation of the City of Welland.
- 2. That in accordance with Section 17(15) of The Planning Act, as amended and Section 3 of Ontario Regulation 543/06, Notice of the Open House was published in the Niagara This Week on November 14, 2019. I hereby certify that the required Statutory Public Meeting was held on December 3, 2019 by the Council of the Corporation of the City of Welland.
- 3. A list of all persons or public bodies which made oral submissions at the Statutory Public Meeting is attached as Schedule "A" to this Affidavit.
- 4. That in accordance with Section 17(23) of The Planning Act, as amended, and Ontario Regulation 543/06, the requirements for the giving of Notice of Adoption of the Amendment have been complied with.
- 5. That in accordance with Section 7(7) of Ontario Regulation 543/06, the decision of Council is consistent with the Policy Statements issued under sub-Section 3(1) of the Act and conforms to any applicable Provincial Plan or Plans.

Sworn before me at the City of Welland in the Regional Municipality of Niagara, this 13th day of January, 2020.

Christa Russitt

Rose Di Felice

Christine Leigh Rossetto,, a Commissioner, etc., Province of Ontario, for the Corporation of the City of Welland. Expires March 20, 2020.

SCHEDULE "A" TO APPENDIX 1-AFFIDAVIT

List of individuals who made oral submission at the Statutory Public Meeting conducted on December 3, 2019 concerning Amendment No. 24 to the Official Plan of the Corporation of the City of Welland.

Grant Munday, Manager of Development Approvals, spoke in support of the Application.

Thomas Richardson (solicitor) and Greg Hynde (planning consultant) on behalf of the Froude, Plamondon and Jones families spoke in opposition to the Application.

APPENDIX II

NOTICE OF ADOPTION



CITY OF WELLAND NOTICE OF ADOPTION OF AMENDMENT NO. 24 TO THE OFFICIAL PLAN OF THE CORPORATION OF THE CITY OF WELLAND

Take notice that the Council of the Corporation of the City of Welland passed By- law 2019-163, being a By-law to adopt Amendment No. 24 to the Official Plan on December 17, 2019 under Sections 17 and 26 of the Planning Act, as amended.

The Purpose of Amendment No. 24 is to include the City's Northwest Area (lands known as the Northwest Expansion Area) to within its Urban Area Boundary and to provide text amendments to the City's Official Plan to reflect Provincial Policies pertaining to urban boundary expansions.

The Effect of the Amendment is to expand the City's Urban Area Boundary to include lands currently outside the City's Urban Area (Northwest Area) and to update the City's Official Plan to include policies regarding urban boundary expansions in conformity with Provincial Policies.

Pursuant to Section 17(23.1)(a) of the Planning Act, as amended, City Council took into consideration all written and oral presentations made to it before rendering a decision.

Official Plan Amendment No. 24 requires approval of the Regional Municipality of Niagara (approval authority) under subsection 17(22) of the Planning Act. Any person or public body will be entitled to receive notice of the decision of the approval authority if a written request to be notified of the decision (including address, fax number or e-mail address) is made to the approval authority.

Any written request to be notified of the decision should be directed to:

The Regional Clerk
Regional Municipality of Niagara
1815 Sir Isaac Brock Way,
Thorold, Ontario
L2V4T7

Amendment No. 24 and By-law 2019-163 are available for inspection at Infrastructure and Development Services - Planning Division, 60 East Main Street, Welland during regular office hours as well as on the City's website (www.welland.ca).

Dated at the City of Welland this 26th day of December, 2019.

ROSE DI FELICE, M.PI., M.Sc. MCIP, RPP MANAGER OF POLICY PLANNING INFRASTRUCTURE AND DEVELOPMENT SERVICES OF THE CORPORATION OF THE CITY OF WELLAND 12

APPENDIX III

MINUTES OF PUBLIC MEETING -

Appendix III



MINUTES OF

COUNCIL MEETING, DECEMBER 3, 2019

CIVIC SQUARE, COUNCIL CHAMBERS 60 EAST MAIN STREET

Council met in Committee-of-the-Whole in open session at 7:10 p.m. on the above date.

His Worship Mayor Frank Campion in the Chair.

Members Present:

Councillors J. Chiocchio, T. DiMarco, B. Fokkens, J. Larouche, D. McLeod, A. Moote, G. Speck, L. Spinosa, C. Richard and L. Van Vliet.

Members of Staff and Others Present:

Chief Administrative Officer, G. Long

City Clerk, T. Stephens

Legislative Assistant, C. Viger

Chief, Fire & Emergency Services, B. Kennedy

General Manager, Corporate Services, Chief Financial Officer/Treasurer, S. Zorbas

General Manager, Infrastructure and Development Services, T. Fitzpatrick

General Manager, Economic Development & Recreation & Culture, D. Degazio

Manager of Budgets & Financial Reporting/Deputy Treasurer, E. Pankoff

Manager of Development Approvals, G. Munday

THE FOLLOWING ITEM WAS DELETED:

10-108 Notice of Motion from Councillor DiMarco to be removed from the December 3, 2019 Council meeting and added to the December 17, 2019 Council Meeting.

DELEGATIONS

- **10-108** Frank DeChellis, Representative, Welland Soccer Club addressed Council regarding Youngs Sportsplex.
- **10-108** Suzanne DeKay, Representative, Welland Tennis Club addressed Council regarding Youngs Sportsplex.

AGENCIES, BOARDS, COMMISSIONS AND COMMITTEES REPORT

19-4 Councillor McLeod, Chair, Budget Review Committee provided verbal reports on the Budget Review Committee meetings of November 18 and 25, 2019.

LEGISLATED PUBLIC HEARINGS PURSUANT TO THE PLANNING ACT

Councillor Van Vliet presided as Chair of the Public Hearing:

- 19-123 The City of Welland is initiating an application for Zoning By-law Amendment to rezone properties located at 114 and 142 Second Street, 105 First Street, and an unaddressed parcel at the southeast corner of Plymouth Road and First Street to Institutional (INS1) in City By-law 2017-117 as the lands are currently identified as a 'Deferred Area' in this By-law. The lands are currently zoned IN-1 in the former City Zoning By-law 2667.
- G. Munday confirmed that the statutory requirements for public hearing had been met, summarized the purpose of the hearing and reviewed the Planning Division Report.

Grant Munday, Manager of Development Approvals, on behalf of the City of Welland 60 East Main Street, Welland, ON L3B 3X4

In support of the application:

Peter Banga, 142 Second Street, Welland, ON L3B 4T9

There being no other persons present to speak in support of the application, the Chair asked for those opposing the application.

In opposition of the application:

Daniele Tronko, Church of Higher Consciousness, 114 Second Street, Welland, ON L38 4T9

There being no further persons present to speak in opposition to the application, the hearing was concluded.

19-124 Completed applications have been for Official Plan Amendment (OPA 23) and Zoning By-law Amendment submitted by QUARTEK GROUP on behalf of THE STUDENT RESIDENCE INCOME FUND GP INC for lands legally described as PT TWP LT 233, former City of Thorold, now in the City of Welland, municipally known as 585 First Avenue. The lands are located on the west side of First Avenue, north of College Park Drive, and south of Woodland Drive. Request has been made to rezone the lands from Residential Low Density 2 (RL2) to Residential High Density (RH) with a site specific amendment to allow for a reduced lot size of 36 metres, whereas 40 metres is required and to permit a parking ratio of 0.85 spaces per unit, whereas 1 space per unit is required. A total of 18 parking spaces will be provided. The purpose of the application is to permit the construction of a five (5) storey residential apartment building with 21 units.

G. Munday confirmed that the statutory requirements for public hearing had been met, summarized the purpose of the hearing and reviewed the Planning Division Report.

Leigh Whyte, Manager of Planning, Quartek Group, 91 St. Paul Street, St. Catharines, ON L2R 3M3 spoke on behalf of the applicant.

In support of the application:

- No one spoke to the application.

There being no other persons present to speak in support of the application, the Chair asked for those opposing the application.

In opposition of the application:

- Allison Steele, 64 Rollins Drive, Welland, ON L3C 628
- Chris O'Toole, 12 College Park Drive, Welland, ON L3C 626

There being no further persons present to speak in opposition to the application, the hearing was concluded.

13-86 A Complete Application for Official Plan Amendment (OPA 24) has been submitted by THE CORPORATION OF THE CITY OF WELLAND for lands identified as the North-West Expansion Area, to expand the Urban Area Boundary of the City of Welland to include the lands identified on the key map provided, as well as to incorporate textual changes to the City's Official Plan to be in compliance with Provincial Policy with respect to Urban Area Expansions.

G. Munday confirmed that the statutory requirements for public hearing had been met, summarized the purpose of the hearing and reviewed the Planning Division Report.

Grant Munday, Manager of Development Approvals, on behalf of the City of Welland 60 East Main Street, Welland, ON L3B 3X4

In support of the application:

- No one spoke to the application.

There being no persons present to speak in support of the application, the Chair asked for those opposing the application.

In opposition of the application:

- Tom Richardson, 40 Queen Street, St. Catharines, ON L2R 5G3
- Greg Hynde, Quartek Group, 91 St. Paul Street, St. Catharines, ON L2R3M3

There being no further persons present to speak in opposition to the application, the hearing was

concluded.

December 3, 2019.

4

2019-762

<u>19-1</u> Moved by Richard and Larouche

THAT THE COUNCIL OF THE CITY OF WELLAND hereby approves and adopts the minutes of the Regular Council Meeting of November 19, 2019 and Special Council Meeting of November 25, 2019, as circulated.

CARRIED

2019 - 763

99-43 Moved by Spinosa and Larouche

THAT THE COUNCIL OF THE CITY OF WELLAND approves the \$13.5 million dollar repayment of note receivable from Welland Hydro-Electric System Corporation to the City of Welland.

CARRIED

2019 - 764

10-108 Moved by Van Vliet and McLeod

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the presentation by Frank DeChellis, Representative, Welland Soccer Club regarding the Youngs Sportsplex.

CARRIED

2019 - 765

<u>12-113</u> Moved by Moote and Larouche

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the presentation by Suzanne DeKay, Representative, Welland Tennis Club regarding the Youngs Sportsplex.

CARRIED

2019 - 766

19-4 Moved by McLeod and Richard

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the verbal reports by Councillor McLeod, Chair, Budget Review Committee, regarding its meetings of November 18, 2019 and November 25, 2019.

CARRIED

2019 - 767

19-4 Moved by Larouche and Spinosa (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the Budget Review Committee Reports to Council for October 28, 2019 and November 4, 11, 18 and 25, 2019.

CARRIED

2019 - 768

19-5 Moved by Speck and Chiocchio

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report P&B-2019-63; and further

THAT Welland City Council recognizes the economic, social and environmental benefits of its three Community Improvement Plans: and further

THAT Welland City Council requests the City Clerk forward a copy of this Report to the Minister of Municipal Affairs and Housing, Niagara Region for distribution to Regional Council members, all municipalities within the Niagara Region, and KPMG LLP.

YEAS: Councillors Larouche, Speck, Chiocchio, McLeod, DiMarco, Richard, Spinosa, Fokkens, Moote, Van Vliet and Mayor Campion.

NAYS: None.

CARRIED

5

2019 • 769

19-28 Moved by Larouche and Spinosa (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the presentation by Sonya Wierenga, Executive Director and Bryanna Gleason, Junior Volunteer from Rose City Kids regarding Current Programs and Services at Rose City Kids.

CARRIED

2019 • 770

19-28 Moved by Larouche and Spinosa (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the presentation by Steven Soos, Resident regarding Restoring Community Watch Groups.

CARRIED

2019 • 771

19-28 Moved by Larouche and Spinosa (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the presentation by Tammy Maroudas, Territory Manager, Donor Relations regarding Canadian Blood Services - Boxing Day Blood Donor Clinic at Youngs Sportsplex.

CARRIED

2019 • 772

19-48 Moved by Speck and Spinosa

THAT THE COUNCIL OF THE CITY OF WELLAND approves that the Municipal Modernization Program application for Intake One be submitted to the provincial government.

CARRIED

2019 • 773

19-123 Moved by McLeod and Spinosa

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information purposes Report P&B-2019-59 regarding application for Zoning By-law Amendment for lands on the east side of Plymouth Road, south of First Street, and north of Second Street, more specifically described as 114 & 142 Second Street, 115 First Street, and an unaddressed parcel on the south-east corner of First Street.

CARRIED

2019 -774

19-124 Moved by Spinosa and Moote

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information purposes Report No. P&B-2019-60 regarding applications for Official Plan Amendment (OPA 23) and Zoning By-law Amendment (File No. 2019-04) for lands on the west side of First Avenue, north of College Park Drive, and east of Rollins Drive and municipally known as 585 First Avenue.

CARRIED

BY-LAWS

Moved by Larouche and Spinosa (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND having given due consideration to the following By-law, as reproduced in this evening's Council Agenda, now read a first, second and third time and pass same, and authorize the Mayor and Clerk to sign and seal same.

19-22

<u>19-23</u>

BYL 2019 -144

A By-law to amend By-laws 2018-48, 2018-49 and 2018-50; and to repeal By-law 2019-96.

CARRIED

Moved by Larouche and Moote

THAT THE COUNCIL OF THE CITY OF WELLAND having given due consideration to the following By-law, as reproduced in this evening's Council Agenda, now read a first, second and third time and pass same, and authorize the Mayor and Clerk to sign and seal same.

<u>19-1</u>

BYL 2019 - 145

A By-law to adopt, ratify and confirm proceedings of the Council of the Corporation of the City of Welland at its meeting held on the 3rd day of December, 2019.

CARRIED

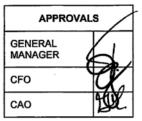
Council adjourned at 10:55 p.m.

These Minutes to be approved and adopted by Motion of Council this 17th day of December, 2019.

MAYOR	CITY CLERK

APPENDIX IV STAFF REPORT

Appendix IV



COUNCIL

INFRASTRUCTURE AND DEVELOPMENT SERVICES

13-86

REPORTP&B-2019-66 DECEMBER 17, 2019

SUBJECT:

NORTHWEST WELLAND URBAN AREA BOUNDARY EXPANSION

AUTHOR:

ROSE DI FELICE, M.PI., M.Sc., MCIP, RPP

MANAGER OF POLICY PLANNING

APPROVING G.M.: TRAVERS FITZPATRICK **GENERAL MANAGER,**

INFRASTRUCTURE AND DEVELOPMENT SERVICES

RECOMMENDATIONS:

- 1. THAT THE COUNCIL OF THE CITY OF WELLAND adopts Official Plan Amendment No.: 24 respecting the Northwest Area of the City to expand the City's Urban Area Boundary to include lands in northwest Welland not currently within the City's Urban Area Boundary to within it so as to permit future urban type uses; and
- 2. That Welland City Council directs Staff to circulate a copy of Report P&B-2019-66 to Niagara Region to advise of its adoption of Official Plan Amendment No.: 24 to permit the urban area expansion to include the Northwest Area of the City.; and further,
- 3. That Welland City Council requests that Niagara Region Council approve Official Plan Amendment No.: 24 for the City of Welland.

ORIGIN AND BACKGROUND:

As a result of the near completion of the Secondary Plan and changes made to Provincial legislation and directives, City Staff initiated an Official Plan Amendment (OPA) for that portion of the City referred to as the Northwest Area. This area encompasses approximately 190 hectares (470 acres) of land generally bounded by the City's northern municipal boundary with the City of Thorold and the Town of Pelham, Niagara Street to the east, the existing City urban boundary to the south and Clare Avenue to the west. For information purposes, a Location Map identifying the location of the Amendment Area is attached as Appendix I.

As noted previously, the Northwest Welland Secondary Planning exercise is currently underway and near completion. The Secondary Plan exercise has resulted in the completion of a number of studies including natural heritage, transportation, municipal servicing, cultural resource, archaeological resource and agricultural impact which support the urban area expansion. The financial impact and stormwater management studies are still outstanding. These studies are anticipated to be completed early in the new year before the OPA for expansion is finalized.

Appendix 3 PDS 3-2021 January 13, 2021

The inclusion of these lands within the City's Urban Area Boundary has a long history. Over the years it has been the position of the City that these lands should be included in the urban area of the City for various reasons including the existence of municipal servicing, the close proximity

Appendix 3 PDS 3-2021 January 13, 2021 REPORT P&B-2019-66 Page2

of other municipal urban area boundaries and imminent development (in the City of Thorold and the Town of Pelham) and existing growth pressures for development of these lands. As a

result and in addition to the Secondary Plan exercise, the City initiated Official Plan Amendment No.: 24 so as to align the City's Urban Area Boundary with its municipal boundary in Northwest Welland. The purpose of the Amendment is to bring the lands identified as the Northwest Welland Expansion Area into the City's urban boundary as well as to provide text amendments to the City's Official Plan to reflect new Provincial policies regarding urban area expansions.

An Open House was held on November 21, 2019. There were approximately 33 interested parties in attendance representing approximately 23 households. During the meeting no significant issues regarding the proposed Official Plan Amendment, specifically the urban boundary expansion, were raised. It appeared that a majority of the property owners in attendance were in favour of the proposed Amendment and anxious to develop their lands as soon as possible leaving comments to this effect. Subsequent to the Open House, various e- mails supporting the urban area expansion to include all lands in the northwest area to the City's municipal boundary with the Town of Pelham and the City of Thorold also were received. One e-mail raised concerns regarding the Preliminary Land Use Plan (prepared as part of the Secondary Plan exercise) concerning the proposed natural heritage (environmental) land use identified on the property owners landholding. A majority of the comments received related to issues of the type which are addressed when development applications are submitted.

The Statutory Public Meeting regarding OPA No.: 24 was held by Council on December 3, 2019. In support of the OPA, City Staff explained the nature and purpose of the proposal to expand the City's Urban Area Boundary to align with the City's municipal boundary in Northwest Welland. No individuals spoke in support of the OPA. The solicitor for an interested party owning land in southwest Welland requested deferral of Council's consideration of OPA No.: 24 as its adoption would impact negotiations and mediation (at LPAT) concerning his clients' properties.

Copies of all correspondence received regarding this Application are attached as Appendix II to this Report.

COMMENTS AND ANALYSIS:

Issues Raised

Throughout the public participation process interested parties raised various issues including drainage impacts on surrounding lands, impacts on wildlife, preservation of existing agricultural lands within the area, low water pressure, increased traffic and removal of green space. Many property owners within the proposed expansion area provided comments supporting the proposal to expand the City's urban boundary to its municipal boundary.

The proposal before Council is an Application to amend the Official Plan for the Northwest Area of the City to expand the City's Urban Area Boundary to include lands in northwest Welland not currently within the Urban Area Boundary of the City to its municipal boundary. As noted previously, at this time the intent is to only bring these lands to within the City's urban boundary. As part of the associated Secondary Plan development policies and urban design guidelines will be prepared to permit the proper and orderly development of the Area. Following the completion of the Secondary Plan exercise development applications (such as plans of subdivision) can be considered.

Appendix 3 PDS 3-2021 January 13, 2021 REPORT P&B-2019-66 Page 3

A significant majority of the issues raised are those which are specific to the development of the lands within the proposed Urban Area Expansion Area rather than the expansion itself. The issues raised by interested parties will be addressed at the time of the submission and review of development applications. Such submissions would come after the approval of the Secondary Plan being completed for the City. It should be noted that the Secondary Plan exercise will be subject to additional public input prior to its completion.

As of the time of the writing of this Report no comments concerning the proposed urban area expansion (Local OPA No.: 24) had been received from City Departments or outside Agencies.

Provincial Legislation

Changes to the Growth Plan for the Greater Golden Horseshoe 2019 (Growth Plan) (now referred to as A Place to Grow - Growth Plan for the Greater Golden Horseshoe) allow for settlement area boundary expansions outside a municipal comprehensive review where there would be no net increase in land within the settlement area and/or where expansions of 40 hectares or less at a time are made. It should be noted that the Minister of Municipal Affairs and Housing has confirmed that multiple 40 hectare requests can be made. The City, in anticipation of the near completion of the Secondary Plan and to expedite the planning process initiated both Local and Regional OPA processes.

FINANCIAL CONSIDERATION:

There are no financial considerations as a result of the contents of this Report.

OTHER DEPARTMENT IMPLICATIONS:

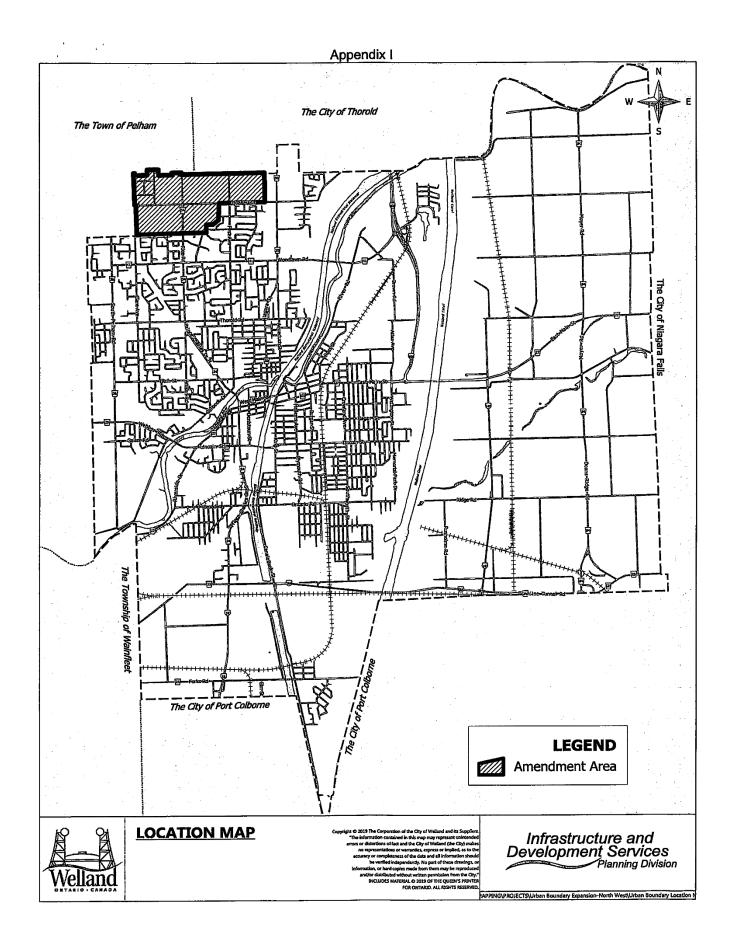
There are no implications to other Departments as a result of the contents of this Report. Comments from other Departments resulting from the distribution of information regarding the Secondary Plan will be addressed at that time.

SUMMARY AND CONCLUSION:

Following the changes to the Growth Plan as described in this Report and the near completion of the Secondary Plan for Northwest Welland, City Staff initiated an Official Plan Amendment for the Northwest Area in order to expand the City's Urban Area Boundary to include lands currently outside its urban area in Northwest Welland. In addition, associated with this Amendment, the City has submitted an Application for Regional Official Plan Amendment to request that the Regional Official Plan be amended by expanding the City's Urban Area Boundary to include those lands currently outside its urban area in Northwest Welland. The combination of Local and Regional Official Plan Amendments, if approved, will therefore align the City's Urban Area Boundary with the City's municipal boundary in Northwest Welland in both policy documents and set the framework for planning the development of this area in the future.

ATTACHMENTS:

Appendix I - Location Map Appendix 11 - Copies of Correspondence



SULLIVAN MAHONEY LLP

LAWYERS

Client Committed. Community Minded.

Via, Email to tara.stephens@welland.ca

December 4, 2019

Reply to St Catharines office THOMAS A. RICHARDSON, C.S. 905.688.2207 - Direct line

Certified Specialist (Municipal Law - Local Government/Land Use Planning & Development)

Ms. Tara Stephens, City Clerk City of Welland Civic Square 60 East Main Street Welland, ON L3B 3X4

Dear Ms. Stephens:

Re: Official Plan Amendment No. 24

Our File No. 87908

We act as solicitors for the Froude, Plamondon and Jones families with respect to Official Plan Amendment No. 24.

On December 3, 2019, I made representations on-their behalf at the public meeting before the Planning Committee in opposition to that amendment.

The purpose of this letter is to request that this writer be notified of any proceedings in this matter, including the date on which the staff report will be presented to the Council for consideration and notice of passage of any Official Plan Amendment.

We also request that you notify this writer with respect to any proceedings in the processing of the northwest secondary plan and an application to the Regional Municipality of Niagara for an Official Plan Amendment with respect to the proposed extension of the urban area boundary in the northwest part of the City of Welland which is affected by proposed Official Plan Amendment No. 24.

Page Two

Thank you for your anticipated co-operation.

Yours very truly,

SULLIVAN, MAHONEY LLP

Per:

Thomas A. Richardson, C.S.

Thomas Richardson Legal Professional Corporation

TAR:sm

cc-Mr. Grant Munday Planning Manager

cc-Mr. and Mrs. Harold Froude

cc-M:r. and Mrs. Dan Froude

Travers Fitzpatrick

From:

Chris Armstrong

Sent:

December 2, 2019 5:08 PM

To:

Travers Fitzpatrick;

Subject:

FW: Secondary Plan

CAUTION: This email originated from an external sender. Please do not click links or open attachments unless you are sure they are safe!

Mr. Fitzpatrick

I have reviewed the presentation that was presented to the public on the expansion of the Northwest area of Welland. In this presentation was a slide of the proposed secondary plan. I understand this is not final and still under review and ultimately needs to get passed by council. The land I had in question earlier (circled in blue) is still showing that it will be part of the Environmental Conservation Area which significantly limits the ability to develop.

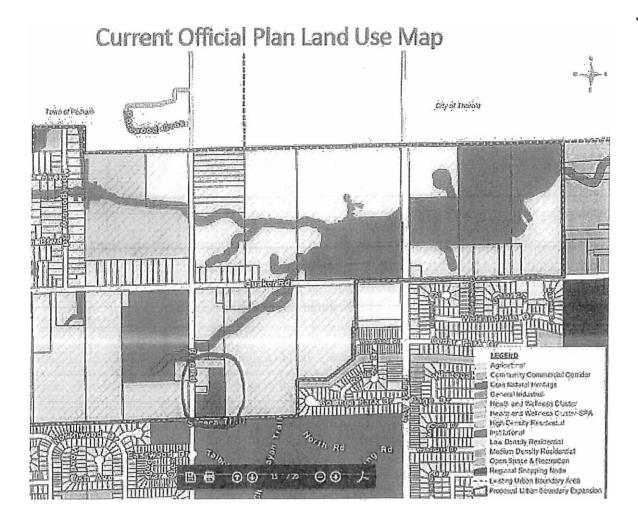
Can you please tell me the steps required to have this lot re-evaluated and put in the secondary plan as existing residential similar to all the properties that surround this one.

As stated below I would be interested in developing this property into more than a single residential dwelling and the proposed zoning would not allow this.

Please accept this email as our written submission for the Statutory Public Hearing that will be held December 3rd,2019 as we will be unable to attend.

Chris Armstrong Irene Armstrong Robert Gaspich Tara Gaspich Gamble

Appendix 3 PDS 3-2021 January 13, 2021



The current application to amend the City Official Plan to bring the area into the urban area. Ultimate land use will be determined by a secondary plan process.

Travers Fitzpatrick

General Manager
Infrastructure & Development Services
Corporation of the City of Welland
60 East Main Street, Welland, Ontario L3B 3X4

Phone: (905)735-1700 Ext. 2138

www.welland.ca

Y0URChannel

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From: Chris Armstrong Sent: November 20, 2 This email may contain confidential and/or privileged information for the sole use of the intended recipient. Any review, disclosure, or distribution by others is strictly prohibited. If you have received this email in error, please contact the sender immediately and delete all copies.

From: Thris Armstrong Incile

Sent: November 17, 2019 9:53 AM

To: Travers Fitzpatrick < travers.fitzpatrick@welland.ca>

Subject: Northwest Area Secondary Plan

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Mr. Fitzpatrick

I am joint owner of a piece of property in the Northwest Area which is currently under review to add to the urban boundary in the City of Welland. I understand a secondary plan is being developed to designate acceptable land usage going forward.

I received notification that there will be a couple public meetings regarding the Official Plan Amendment of the Northwest Area but I am unable to attend either meeting.

I was hoping you could answer a few questions I have regarding the property I own in the Northwest Area. Details of the property are:

- Roll Number
- Address
- Owners

The questions I have are:

- 1. The land falls under the Core Natural Heritage System, Environmental Conservation Area designating it a Significant Woodlots Area. Will this designation be amended (removed) to allow development of the land?
- 2. What will be the acceptable land use? Residential, Commercial, Mixed Use

Grant Munda	Munday
-------------	--------

From:

Sent:

Mike Schout December 2, 2019 1:48 PM

To:

Grant Munday

Cc:

Dan Degazio, Travers Fitzpatrick; Roman Grocholsky; 'Ben

RE: North-West Expansion Area Public Meeting etc. Subject:

CAUTION: This email originated from an external sender. Please do not click links or open attachments unless you are sure they are safe!

Hi Grant,

Thanks for sending the Notice for OPA #24. I just returned from a Caribbean / Central America trip and wasn't aware of the Public Meeting. And unfortunately have minor surgery scheduled for tomorrow and won't be able to attend tomorrow.

Is there anything I should be aware of? Would you please send me the decision after Council meets?

Thanks, mike

From: Grant Munday <grant.munday@welland.ca>

Sent: Monday, November 18, 2019 10:10 AM

To: Mike Schout ankewsch

Cc: Dan Degazio <dan.degazio@welland.ca>; Travers Fitzpatrick <travers.fitzpatrick@welland.ca> Subject: North-West Expansion Area Public Meeting etc.

Mike,

Find attached a Notice of Public Information Meeting, Notice of Statutory Public Meeting for OPA #24, the City's North-West Urban Expansion which includes lands your group has an agreement to purchase from City. We are taking advantage of changes to Growth Plan made recently by the Ontario Government to create more housing.

More information can be found at the following link under Northwest Studies: https://www.welland.ca/ReportsStudies.asp

Sincerely,

Grant Munday

www.welland.ca

Manager of Development Approvals Planning Division Infrastructure and Development Services Corporation of the City of Welland 60 East Main Street, Welland, Ontario L3B 3X4 Phone: (905)735-1700 Ext. 2240 Fax: (905)735-8772

×××	



(Please Print)
40 ANTONIO MAIORANO
Name 851924 Ontario Inc.
Address 103 San Junilli Road
City ST. CATHARINES ONT Postal Code L25 3K1 Telephone No.
Telephone No.
Would you like to be notified by?
OWAL PROPERTY CORNER OF QUEKER P.D & FIRST AVE.
WE HAVE SERIOUS CONCERNS REGARDING THE ROAD
PROPOSED, SEE NO NEED FOR IT ESPECIALLY SINCE SEVERELY
IMPACTS DEVELOPABLE LAND.
WILL BE ENGAGING CONSELLTANTS TO ADDRESS THE
ENVIRONMENTAL CONSERVATION AREA AS FEEL IT CAN BE
REDUCED TO ALLOW FOR SOME DEVELOPMENT.
WANT TO ENSURE THAT TRAIL SYSTEM PROPOSED ALSO
HAS MINIMAR IMPACT ON POTENTIAL DEVELORMENT.
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60 East Main Street, Welland, ON L3B 3X4 Phone: 905-735-1700 Ext. 2251 | Fax: 905-735-8772

Email: devserv@welland.ca | www.welland.ca

NOV 2 6 2019

CITY OF WELLAND PLANNING - BUILDING

OFFICIAL PLAN AMENDMENT #24 (NORTH-WEST WELLAND URBAN EXPANSION) Re: Section 3.5,2.3, COMMENTS

(Please Print)

Name Mr & Mrs N. Mc	Call	
Address 90 College Park	Drive	
City Welland		Postal Code 23c 6Z7
Telephone No.	Email 1	Control of the Contro
Would you like to be notified by?	₪ Email	n Regular Mail

There is no study or report on storm water management for the existing natural water (open) drain that runs in an east-west direction along the south-east limits of the proposed urban expansion which will be directly affected by a change to low density residential.

Currently this water course is shown to abruptly terminate at the property line. It actually drifts into a swampy pond on the subject land and saturates the surrounding flood plain at the west end. Without the natural drainage currently occurring, the whole length of the water course and flood plain will be impacted.

Also potential storm water increases due to climate change should not be ignored.

This pond area supports a variety of animals. i.e. Amphibians and intermittent pond life; nesting birds such as ducks and geese; foraging hawks, coyote, deer, possum. etc.

There is no study or report on the effect on the existing wildlife neither in this pond area NOR the Environmental Conservation Area in the north-east sector (part of the Core Natural Heritage System) which will be directly affected by Not Only low density residential, But Also the proposed reduction in green area (approximately 75%) and the increased danger due to intrusion of roads. There should be At Least an environmental study to determine the size of the deer herd to assure enough land is preserved to guarantee their survival.

It is dangerous to make a decision when you don't have all the information.

Rose DiFelice

From: Sent:

Travers Fitzpatrick

To:

Subject:

November-25-19 9:08 AM
Rose DiFelice; Grant Munday; Irene McDonald
FW: City of Welland - Official Plan Amendment Application (File No. OPA 24)



Travers Fitzpatrick General Manager Infrastructure & Development Services Corporation of the City of Welland

60 East Main Street, Welland, Ontario L3B 3X4

Phone: (905)735-1700 Ext. 2138

www.welland.ca



YourChannel

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From:

Sent: November 22, 2019 8:48 AM

To: Travers Fitzpatrick < travers.fitzpatrick@welland.ca>

Subject: City of Welland - Official Plan Amendment Application (File No. OPA 24)

CAUTION: This email originated from an external sender. Please do not click links or open attachments unless you are sure they are safe!

Dear Mr. Fitzpatrick,

We appreciate having been sent the memorandum dated November 7, 2019 regarding the above referenced application.

We would appreciate being notified of future decision and developments with regard to this matter.

Kind Regards,

Darryl & Jennifer Nohara 42 Timber Creek Cres Fonthill, ON LOS 1E4

Rose DiFelice

From:

Travers Fitzpatrick

Sent: To: November-25-19 9:10 AM

Io: Subject: Rose DiFelice; Grant Munday; Irene McDonald

FW: Official Plan Amendment Application (File No. OPA 24)



Travers Fitzpatrick
General Manager
Infrastructure & Development Services
Corporation of the City of Welland
60 East Main Street, Welland, Ontario L3B 3X4
Phone: (905)735-1700 Ext. 2138

www.welland.ca



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From: Betty Boyd

Sent: November 21, 2019 7:46 PM

To: Travers Fitzpatrick < travers.fitzpatrick@welland.ca>

Subject: Official Plan Amendment Application (File No. OPA 24)

CAUTION: This email originated from an external sender. Please do not click links or open attachments unless you are sure they are safe!

Hello Travers,

I am an owner of a home on Rice Road. I would like to request a copy of the staff report on this Application.

You an email it to this address, or mail it to 510 Rice Road, Welland, ON L3C 2W1.

Thank you.

This email has been scanned for spam and viruses by Proofpoint Essentials. Click $\underline{\text{here}}$ to report this email as spam.



Name Sandra Poofeman Address 107 Montganery Rd City Welland Postal Code 23(21/5) Telephone No.
Address 107 Montgonery Rd.
City Welland Pöstal Code 23(21)5
Telephone No.
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Address 85 Mantgomery RD	The state of the s
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Name JORBAN BYNKOSK			
Address 72 Summerlea A-VE	2		
City WELLAND	P	östal Code	L37 367
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L.,	ld like more information on the project please contact Travers Fitzpatrick, General Manag



City of Welland Infrastructure and Development Services

Planning and Building Division
60 East Main Street, Welland, ON L3B 3X4
Phone: 905-735-1700 Ext. 2251 | Fax: 905-735-8772
Email: devserv@welland.ca | www.welland.ca

Name	GRAGME DIANA	JE MU	RPHY	
Address	22 Montgomery			00 00 1 100 2 0000 F0000 00 00 10 10 10 10 10 10 10 10 10 10
City	Welland		Pöstal Code	136 243
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Submission to City of Welland Re: Official Plan Amendment (File No. OPA 24)

To: Travers Fitzpatrick,

General Manager of Infrastructure and Development Services, City of Welland

With regards to the above, we also submitted a letter to the City in April 2018 (in reference to the Northwest Area Secondary Plan Study). At that time we granted permission to Aquafor Beech Limited staff, Associated Engineering staff, as well as the City of Welland and Niagara Peninsula Conservation Authority representatives, to access our property to conduct biophysical surveys and engineering assessments. We requested on that letter, that we be notified prior to the visit to inform us of the date/time proposed for the visit as we would like to be present. To the best of our knowledge, no one from any of the above organizations have visited our property or contacted us. We communicated through email with Aquaforbeech about our concerns for wildlife (Ash Baron was our contact) and provided some dates for a potential visit as requested, but heard nothing more back. We also had contact with an archaeologist (Douglas Todd, ASI Heritage) who visited our house to discuss the First Nations find (arrowhead) that we found in the study area and he was most helpful.

To highlight our major concerns from our last submission:

- 1. The most important issue we have is the impact of any new development on wildlife in the area. Our property backs onto the old Welland Soccer Club land and there is a line of trees and understory vegetation 5-10 m wide running between the rear of the properties on the east side of Montgomery and the above land. As far as we are aware, most of that area is on the land under consideration for development. The trees act as a corridor for wildlife movement between the properties on Montgomery and the Carolinian forest at the north end of the Summerlea subdivision. We see numerous species of animals on our property and/or on the old soccer fields as a result of this connection to the natural forest. These include:
 - a. Mammals such as flying squirrels, opossums, skunks, racoons, coyotes, foxes, beavers, muskrats
 - b. Reptiles including snakes, turtles (snapping and painted),
 - c. Amphibians frogs including bullfrogs and leopard frogs, toads, newts and salamanders. Some salamanders are included in species at risk in Ontario, so there may be cause for concern in that regard.
 - d. Birds of many species, including many migratory species and predators such great horned owls and other owl species. There are also many ground-dwelling/nesting birds such as killdeer and American woodcocks.
 - Insects such as Monarch butterflies feeding on milkweed at the back of the property

Photos of some of the key wildlife noted above were included in the original submission and should still be on file, but we have many more available should you wish to see them.

- 2. Finally, there is some evidence of archeological artifacts in the area and on one occasion we found an arrowhead in the Carolinian forest (a photo was attached to the original submission and as noted above was examined by ASI Heritage).
- 3. As a suggestion, and in light of our concerns above, perhaps the old soccer club land could be maintained as greenspace in a similar manner to Burgoyne Woods in St. Catharines, to provide some protection to wildlife and enhance their current habitat. This would allow residents of any new development in the study area to have access to open areas in an urban setting where such opportunities are increasingly rare.

Thank you for the opportunity to have input into the development planning and process

Yours sincerely

Graeme and Dianne Murphy 22 Montgomery Rd Welland, ON L3C 2Y3



OFFICIAL PLAN AMENDMENT #24 (NORTH-WEST WELLAND URBAN EXPANSION) COMMENTS (Please Print)

Name HENRY KLEIN	
Address 85 MONTGOMERY RD	
City WELLAND	Pöstal Code L3C 2Y4
Telephone No.	mail white way the same passe (Subject of the same of
Would you like to be notified by?	□ Regular Mail

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City of Welland

Infrastructure and Development Services
Planning and Building Division
60 East Main Street, Welland, ON L3B 3X4
Phone: 905-735-1700 Ext. 2251 | Fax: 905-735-8772

Email: devserv@welland.ca | www.welland.ca

OFFICIAL PLAN AMENDMENT #24 (NORTH-WEST WELLAND URBAN EXPANSION)

(Pleas	MENTS se Print)	
Name DAN ROBINSON		
Address 131 BRIARSDALE	(RES	Postal Code 1 - 1 / - 1
City WELLAND Telephone No.	mail	Pöstal Code 13 C 65/
Would you like to be notified by?	b∕Email	□ Regular Mail
Travers Fitzpatrick an	1	5 to 10 be garding



City of Welland Infrastructure and Development Services

Planning and Building Division
60 East Main Street, Welland, ON L3B 3X4
Phone: 905-735-1700 Ext. 2251 | Fax: 905-735-8772
Email: devserv@welland.ca | www.welland.ca

Name Robert Like AS Address City Telephone No.		Postal Code
Would you like to be notified by?	Email	□ Regular Mail
FOR MEETINGS		



City of Welland
Infrastructure and Development Services
Planning and Building Division
60 East Main Street, Welland, ON L3B 3X4
Phone: 905-735-1700 Ext. 2251 | Fax: 905-735-8772

Email: devserv@welland.ca | www.welland.ca

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60 East Main Street, Welland, ON L3B 3X4
Phone: 905-735-1700 Ext. 2251 | Fax: 905-735-8772 Email: devserv@welland.ca | www.welland.ca

Name Marc & Naney Address 172 Quakor Rd City Welland Telephone No.	Papineau (mailing address Email	152 Redwood (RT) Postal Code 130 704
Would you like to be notified by?	□ Email	r⇒Regular Mail
Me swould like that as a sprog in favour of to move the cli Me purchased ou intention of bu a building which icnits	serty owne the propos we of wr n property	tod plan bon boundry.



60 East Main Street, Welland, ON L3B 3X4
Phone: 905-735-1700 Ext. 2251 | Fax: 905-735-8772
Email: devserv@welland.ca | www.welland.ca

Name Mr. G. Passero Address 294 Guater Road City welland Pöstal Code L3c 365 Telephone No.
Would you like to be notified by? □ Email ☑Regular Mail
I attended the Public Information Meeting and I support the proposed Planning Application I would like to be notified of any meetings related to the Development of the Secondary Plan for North West Welland.



60 East Main Street, Welland, ON L3B 3X4
Phone: 905-735-1700 Ext. 2251 | Fax: 905-735-8772
Email: devserv@welland.ca | www.welland.ca

(Please Print)				
Name Positi Dakokki Address 436 Punker RD City Delland Telephone No.	Pöstal Code 136, 3678			
Would you like to be notified by? □ Email	Regular Mail			
I Aprove.				
/ .				

Provide Recommendation

· see envelope request

mber 18th, 2019

Land Owner: Noreen Garofalo

Address: 450 Rice Road

Welland, Ontario

L3C 2W1

Telephone (105) (58, 120)

RECEIVED

NOV 2 1 2019

CITY OF WELLAND PLANNING - BUILDING

To whom it may concern,

I would like to start by applauding the efforts of the Niagara Region Council Members for their innovative thinking and ability to adapt to the current needs of the residents of Welland. I would like to express my full support for the inclusion of my property into the urban expansion boundary. My property was purchased in 1982 and is a parcel of land 10 acres in size in the northwest quadrant proposed to be added to the City of Welland's Urban Land Area. The property is a perfect candidate for urban growth as the major infrastructure for city water and sewer are currently in place on Rice Road and there is an abundance of schools and shopping available in close proximity.

Welland has seen unprecedented growth in recent years and in this difficult economic climate, municipal expansion is essential for fostering a community based on progress and prosperity. Sustainable development satisfies the economic, environmental, social and cultural needs of our community.

I would like to take this opportunity to thank the Council of Welland as well as the Niagara Region for their consideration on this matter.

Noreen Garofalo



City of Welland Infrastructure and Development Services Planning and Building Division 60 East Main Street, Welland, ON L3B 3X4 Phone: 905-735-1700 Ext. 2251 | Fax: 905-735-8772

Email: devserv@welland.ca | www.welland.ca

Name LIND VENTRESCA Address	and the set of the fact of the set of the set of the set of		
City		Pöstal Code	
Telephone No.	Email	的人的对于特色的人	12/2020
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City of Welland
Infrastructure and Development Services
Planning and Building Division
60 East Main Street, Welland, ON L3B 3X4

Phone: 905-735-1700 Ext. 2251 | Fax: 905-735-8772 Email: devserv@welland.ca | www.welland.ca

OFFICIAL PLAN AMENDMENT #24 (NORTH-WEST WELLAND URBAN EXPANSION) COMMENTS (Please Print)

Name F. ARCUR |
Address
City Postal Code
Telephone No. Email

Would you like to be notified by? Email Regular Mail

PLASE LEEF THEM NUMBER OF PLANESS

	Nov. 15, 2019
TO TRAVERS F	ITZPATRICK
I AM CUR	NOUS AS TO WHERE THE NORTHER
BOUNDRY FOR TH	E URBAN EXPANSION LIES .
IS IT IDEN	TIFIABLE BY ONE OF THE
FAST- WEST K	OADS.
I WISH TO F	BE NOTIFIED OF THE DESISION
OF THE CITY OF	WELLAND ON THE PROPOSED
	ANTENDMENT AS WELL AS CORP OF THE STAFF REPORT,
RECEIVED	
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RECEIVE A FILE CALLVES CITY OF WELLAND NOV 20 2000	COPY OF THE STAFF REPORT, THANKYOU JOE MATICH 526 PARKSIDE CRES. BURLINGTON, ON

Rose DiFelice

From:

Travers Fitzpatrick

Sent:

November-18-19 1:23 PM

To:

Kevin Day

changes will not affect you on Milkwood Trail.

Cc: Subject: Grant Munday; Rose DiFelice RE: OPA 24

Kevin, the proposed changes to the City Official Plan is to bring the lands into the Urban Boundary. The proposed

We will send you an electronic copy of the Official Plan amendment after it is adopted by Welland Council



Travers Fitzpatrick
General Manager
Infrastructure & Development Services
Corporation of the City of Welland
60 East Main Street, Welland, Ontario L3B 3X4
Phone: (905)735-1700 Ext. 2138

www.welland.ca



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From: Kevin Day

Sent: November 17, 2019 1:04 PM

To: Travers Fitzpatrick < travers.fitzpatrick@welland.ca>

Subject: OPA 24

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Hi Travers, I read the notice in the local paper - Can you send me a copy of the final amendment when it is done?

And if I'm reading the notice correctly, there's no real change in the land or zoning, it's just updating the official plan to include this area, correct?

Kevin Day 188 Milkweed Trail, Welland

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Rose DiFelice

From: Sent: Travers Fitzpatrick November-21-19 8:57 AM

To: Subject: Grant Munday; Rose DiFelice FW: Proposed North-West Expansion for the City of Welland

Attachments:

City Proposed Urban Expansion.pdf

See previous e-mail on the matter

Travers Fitzpatrick General Manager Infrastructure & Development Services Corporation of the City of Welland 60 East Main Street, Welland, Ontario L3B 3X4

Phone: (905)735-1700 Ext. 2138

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----Original Message-----

From: Dan Robinson

Sent: November 20, 2019 11:55 PM

To: Travers Fitzpatrick < travers.fitzpatrick@welland.ca>

Cc: mayor < mayor@welland.ca >; Councillor Adam Moote < adam.moote@welland.ca >; Councillor

Mary Ann Grimaldi <maryann.grimaldi@welland.ca>; Leanna.Villella@niagararegion.ca;

Pat.Chiocchio@niagararegion.ca

Subject: Proposed North-West Expansion for the City of Welland

Good Day Travers,

My name is Dan Robinson and I am contacting you with my written submission regarding the North-West Expansion for the City of Welland that I hope to have presented to City Council as part of the staff report on this matter. I have attached the written submission.

Thank you for your time.

Regards,

Dan Robinson

To: Travers Fitzpatrick, General Manager of Infrastructure and Development Services of the City of Welland

CC: Frank Campion, Mayor of The City of Welland
Adam Moote, Ward 1 Councillor City of Welland
Mary Ann Grimaldi, Ward 1 Councillor City of Welland
Leanna Villella, Regional Council Representative for Welland
Pat Chiocchio, Regional Council Representative for Welland

My name is Dan Robinson and I am writing this letter on behalf of my wife Lisa Robinson and myself with regards to the application by The Corporation of the City of Welland for the lands identified as the North-West Expansion Area, to expand the Urban Area Boundary of the City of Welland to include the new lands identified in the correspondence sent by the City of Welland to residents of the areas next to the proposed expansion area. Having lived at 131 Briarsdale Crescent for the last 28 years we have some concerns with this proposed expansion and the reports that The Corporation of the City of Welland in using to support the proposed expansion. These concerns are identified below.

Concern 1:

The Northwest study report used by the City of Welland to support the proposed expansion failed to identify and acknowledge the drainage at the southern edge of section D of the proposed area where a considerable amount water flows behind 131, 135 and 139 Briarsdale Crescent to a drain between 135 and 139 Briarsdale Crescent. There has been so much water that the City of Welland staff have had to make repairs to the drain caused by erosion. If this significant drainage issue was missed or overlooked and the expansion is allowed to happen, what happens to all this water and the drain between 135 and 139 Briarsdale Crescent.

Concern 2:

The Natural Heritage section of the Northwest Study report used by the City of Welland to support the proposed expansion missed some key facts and species. The study area was limited both in scope and time to identify species. With the lack of knowledge that a wet area existed at the southern edge of section D no observations, studies or listening devices were used in this area. We have seen and heard many amphibians in the area. The one that concerns us the most is the endangered Fowlers Toad which have seen and heard their calls for many years both is section D and on our property.

Concern 3

The Natural Heritage section of the Northwest Study report used by the City of Welland to support the proposed expansion failed to acknowledge the wildlife corridor that exists in the proposed expansion area. This area is part of a network that allows wildlife to move east and west from Hamilton to Niagara. The wildlife corridor follows the old proposed route 5A of the mid-peninsular highway. We have seen, on a regular basis coyotes, deer, fox and turkeys to name but a few that call this area home. There are also

Rose DiFelice

From: Sent:

Travers Fitzpatrick November-21-19 8:52 AM Grant Munday; Rose DiFelice

To: Subject:

FW: Official Plan Amendment Application (File No. OPA 24) Letter to City of Welland_Nov2019.docx

Attachments:

FYI see previous e-mail.



Travers Fitzpatrick General Manager Infrastructure & Development Services Corporation of the City of Welland 60 East Main Street, Welland, Ontario L3B 3X4

Phone: (905)735-1700 Ext. 2138

www.welland.ca



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From: Graeme Murphy &

Sent: November 20, 2019

To: Travers Fitzpatrick < travers.fitzpatrick@welland.ca Subject: Official Plan Amendment Application (File No. OPA 24)

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Hi Travers,

Please find attached, a written submission to the City of Welland addressing our concerns for the above

Regards

Graeme and Dianne Murphy

Submission to City of Welland Re: Official Plan Amendment (File No. OPA 24)

To: Travers Fitzpatrick,

General Manager of Infrastructure and Development Services, City of Welland

With regards to the above, we also submitted a letter to the City in April 2018 (in reference to the Northwest Area Secondary Plan Study). At that time we granted permission to Aquafor Beech Limited staff, Associated Engineering staff, as well as the City of Welland and Niagara Peninsula Conservation Authority representatives, to access our property to conduct biophysical surveys and engineering assessments. We requested on that letter, that we be notified prior to the visit to inform us of the date/time proposed for the visit as we would like to be present. To the best of our knowledge, no one from any of the above organizations have visited our property or contacted us. We communicated through email with Aquaforbeech about our concerns for wildlife (Ash Baron was our contact) and provided some dates for a potential visit as requested, but heard nothing more back. We also had contact with an archaeologist (Douglas Todd, ASI Heritage) who visited our house to discuss the First Nations find (arrowhead) that we found in the study area and he was most helpful.

To highlight our major concerns from our last submission:

- 1. The most important issue we have is the impact of any new development on wildlife in the area. Our property backs onto the old Welland Soccer Club land and there is a line of trees and understory vegetation 5-10 m wide running between the rear of the properties on the east side of Montgomery and the above land. As far as we are aware, most of that area is on the land under consideration for development. The trees act as a corridor for wildlife movement between the properties on Montgomery and the Carolinian forest at the north end of the Summerlea subdivision. We see numerous species of animals on our property and/or on the old soccer fields as a result of this connection to the natural forest. These include:
 - Mammals such as flying squirrels, opossums, skunks, racoons, coyotes, foxes, beavers, muskrats
 - b. Reptiles including snakes, turtles (snapping and painted),
 - c. Amphibians frogs including bullfrogs and leopard frogs, toads, newts and salamanders. Some salamanders are included in species at risk in Ontario, so there may be cause for concern in that regard.
 - d. Birds of many species, including many migratory species and predators such great horned owls and other owl species. There are also many ground-dwelling/nesting birds such as killdeer and American woodcocks.
 - Insects such as Monarch butterflies feeding on milkweed at the back of the property

Photos of some of the key wildlife noted above were included in the original submission and should still be on file, but we have many more available should you wish to see them.

- 2. Finally, there is some evidence of archeological artifacts in the area and on one occasion we found an arrowhead in the Carolinian forest (a photo was attached to the original submission and as noted above was examined by ASI Heritage).
- 3. As a suggestion, and in light of our concerns above, perhaps the old soccer club land could be maintained as greenspace in a similar manner to Burgoyne Woods in St. Catharines, to provide some protection to wildlife and enhance their current habitat. This would allow residents of any new development in the study area to have access to open areas in an urban setting where such opportunities are increasingly rare.

Thank you for the opportunity to have input into the development planning and process

Yours sincerely

Graeme and Dianne Murphy 22 Montgomery Rd Welland, ON L3C 2Y3 November 18, 2019

NOV 1 8 2019

CITY OF WELLAND PLANNING - BUILDING

Travers Fitzpatrick General Manager of Infrastructure and Development Services City of Welland Civic Square, 60 East Main St. Welland, ON L3B 3X4

Dear Mr. Fitzpatrick,

As a landowner and resident in the expansion area I would like it to be known I am in support of the City of Welland's planned North – West expansion of the Urban Area Boundary.

I would like to request notification of the decision by the City of Welland on the proposed official plan amendment. I look forward to receiving future information, my contact information is noted below.

Sincerely,

Shelley Wilson Arcuri 41 Cedarvale Crescent

D. arcuri

Welland, ON L3C 6W8

RECEIVED

NOV 1 8 2019

CITY OF WELLAND PLANNING - BUILDING

November 18, 2019

Travers Fitzpatrick General Manager of Infrastructure and Development Services City of Welland Civic Square, 60 East Main St. Welland, ON L3B 3X4

Dear Mr. Fitzpatrick,

I have been following with interest the efforts of the City of Welland regarding the North – West expansion of the Urban Area Boundary. As a landowner within the proposed area I would like to confirm my support.

Sincerely,

Robert Wilson 14 Pancake Lane Fonthill, ON

LOS 1E2

RECEIVED

NOV 1 8 2019

CITY OF WELLAND PLANNING - BUILDING

November 15, 2019

Travers Fitzpatrick
General Manager of Infrastructure
and Development Services
City of Welland
Civic Square, 60 East Main St.
Welland, ON L3B 3X4

Dear Mr. Fitzpatrick,

The purpose of this letter is to provide my support for the changes to the official plan, in regards to the North — West expansion of the Urban Area Boundary by the City of Welland. I am a 30 year resident of the north-west area and feel that this proposal is long overdue.

Sincerely,

Nancy Wilson 653 Quaker Road Welland, ON

L3C 3H1

Deep.	TOTAL .		
Rose	131	-e	ICE

From: Sent: Travers Fitzpatrick November-14-19 8:49 AM

To:

blrpalmer

Cc:

Grant Munday; Rose DiFelice

Subject: RE: File no OPA 24

Blair, the notice is to inform you and others that the City wishes to have the area in question brought into the urban area of the City which will permit development.

I have provided the link to the Official Plan Amendment which is on the City's web site.

https://www.welland.ca/planning/NorthWestStudy/OPA-forNorthwestUrbanAreaExpansionV2.pdf

Travers Fitzpatrick General Manager Infrastructure & Development Services Corporation of the City of Welland 60 East Main Street, Welland, Ontario L3B 3X4 Phone: (905)735-1700 Ext. 2138

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----Original Message----

From: blrpalmer

Sent: November 13, 2019 7:54 PM

To: Travers Fitzpatrick < travers.fitzpatrick@welland.ca >

Subject: File no OPA 24

Travers

I received a notice in the mail regarding the northwest expansion area.

We live at 669 Quaker road. We are already paying taxes to Welland. Is this notice to inform us of the City expanding? Or is this to notify us of new development?

If you guys are expanding you may want to look into the water pressure here. Our neighbours and I have noticed that the pressure isn't quite what is elsewhere in the city.

Thanks

Blair Palmer

Sent from my iPhone

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Irene McDonald

From:

Travers Fitzpatrick

Sent: To:

November 13, 2019 10:51 AM

Grant Munday; Rachelle Larocque; Rose DiFelice

Cc:

Irene McDonald

Subject:

FW: Letter received re official plan amendment application

Please see the request below concerning City OPA.



Travers Fitzpatrick General Manager Infrastructure & Development Services Corporation of the City of Welland 60 East Main Street, Welland, Ontario L3B 3X4 Phone: (905)735-1700 Ext. 2138

www.welland.ca



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From: sstanyar@aol.com

Sent: November 12, 2019 2:26 PM

To: Travers Fitzpatrick <travers.fitzpatrick@welland.ca>

Subject: Letter received re official plan amendment application

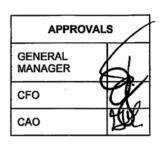
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We would like to receive all information in regards to this application. Thank you

Steven and Kathleen Stanyar 484 Quaker Rd. Welland, Ont., L3C3G8

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13-86

COUNCIL

INFRASTRUCTURE AND DEVELOPMENT SERVICES

REPORT P&B-2019-61 DECEMBER 3, 2019

SUBJECT: NORTHWEST WELLAND URBAN AREA BOUNDARY

EXPANSION

AUTHOR: ROSE DI FELICE, M.PI., M.Sc., MCIP, RPP

MANAGER OF POLICY PLANNING

APPROVING G.M.: TRAVERS FITZPATRICK

GENERAL MANAGER,

INFRASTRUCTURE AND DEVELOPMENT SERVICES

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information purposes Report P&B-2019-61 regarding the Application for Official Plan Amendment for the Northwest Welland Urban Area Boundary Expansion.

ORIGIN AND BACKGROUND:

On October 28, 2019 the City put forward a complete Application for Official Plan Amendment, the purpose of which Is to include the City's Northwest Area to within its Urban Area Boundary. A Location Map identifying the lands subject to the Official Plan Amendment Application Is attached as Appendix I. Attached as Appendix II, are historical details regarding the City's Urban Area Expansion request for inclusion of Its Northwest Area to within the City's Urban Area Boundary.

In order for the subject lands in the northwest portion of the City to be included within the City's Urban Area Boundary and therefore be developed for urban purposes, a local Official Plan Amendment, a Regional Official Plan Amendment (also submitted) and a Secondary Plan (near completion) must be undertaken and approved. This Report deals with the local Official Plan Amendment component of the planning process.

As part of the planning process, an Open House was held by Staff on November 21, 2019. Attached, In Appendix III,Is the Information provided by Staff at the November 21st Open House. Approximately 33 interested parties representing 23 households from both within and outside the subject lands attended throughout the course of the evening. Comment forms were made available for those wishing to provide written comments.

Staff was in attendance to answer any questions and/or provide information to attendees as well as note Input from Interested parties regarding the proposal. Generally, the issues raised by interested parties included: drainage impacts on surrounding lands, impacts on wildlife, preservation of existing agricultural lands within the area, low water pressure, Increased traffic, removal of green space. Four (4) Open House attendees provided written comments supporting the proposal to expand the City's urban boundary

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REPORT P&B-2019-61 Page2

to its municipal boundary. Intotal as of the writing of this Report, eight (8) letters in support and six (6) letters expressing concerns have been received by the City.

COMMENTS AND ANALYSIS:

Details concerning the proposed expansion and the Official Plan Amendment process were circulated to property Owners within 120 metres of the subject area as well as legislative and required agencies for input. In addition, Notice outlining Application details was published In the Niagara This Week on two (2) separate occasions

(November 71h and 14th, 2019) and advertised on the City's website.

The purpose of the Public component of the process (Including the Open House) was to provide interested parties with an opportunity to obtain Information, ask questions and provide Input on the proposed extension to the City's Urban Area Boundary to include those lands in northwest Welland currently outside the City's Urban Area Boundary This Report provides an overview of the Public component of the planning process as of the date of the writing of this Report.

FINANCIAL CONSIDERATION:

There are no financial implications as a result of the content of this Report.

OTHER DEPARTMENT IMPLICATIONS:

There are no implications to other departments/divisions as a result of the content of this Report.

SUMMARY AND CONCLUSION:

The purpose of this Report is two-fold 1. to provide Council with an overview of the processing of the Official Plan Amendment Application initiated by the City to bringlands in northwest Welland not currently within the City's Urban Area Boundary to within it so as to permit urban type uses; and, 2. to advise Council of comments In support of, and in opposition to, the Urban Area Boundary Expansion. Any recommendations emerging from the circulation of the details of this proposal and the Public component of the planning process will be Incorporated In the final Recommendation Report which is to be prepared for Council's consideration subsequent to tonight's statutory Public Meeting.

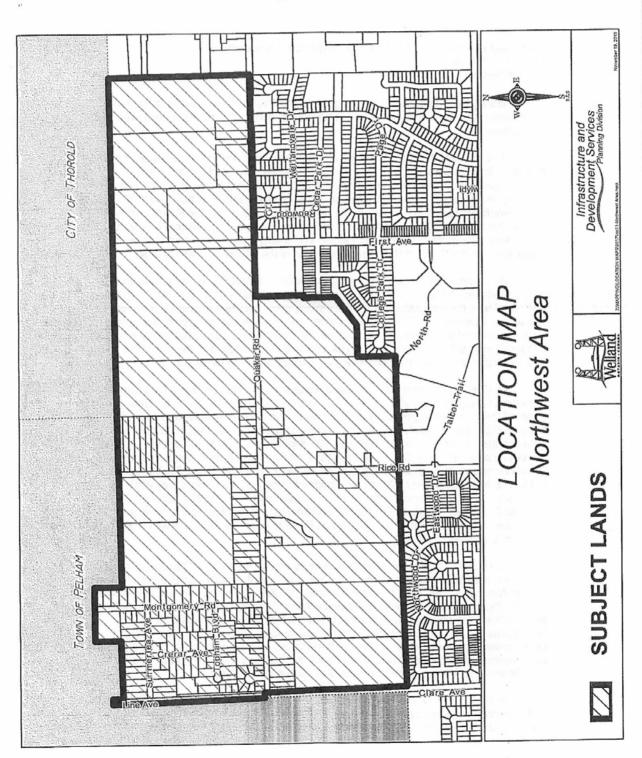
ATTACHMENTS:

Appendix I - Location Map

Appendix II - Historical Perspective of City's Request for Northwest Welland Urban Area Expansion

Appendix III - Open House Display Panels

45 Appendix I



46 Appendix II

Historical Perspective of Urban Area Expansion Request North West Area City of Welland

Background information detailing the City of Welland's request for a Regional Policy Plan Amendment to permit an Urban Area expansion to the Northwest Area of the City follows.

The intent of the City to request an urban area expansion for the subject lands has been long-established. In 1988, the City of Welland initiated Official Plan Amendment #68 for the Northwest Area of the City. This also involved an Amendment to the Regional Policy Plan to incorporate an urban area expansion. These expansions were generally located in three areas: 1. on the south side of Quaker Road, east and west of First Avenue; 2. north and south of Quaker Road, east of Niagara Street; and 3. those lands along the Welland Recreational Waterway, on the north side of Woodlawn Road south of the Welland River and lands west of the Welland Canal By-pass.

At the time, the Region requested additional justification for the expansion. This was undertaken In March, 1988 based upon an agricultural land evaluation, the need for additional landfor anticipated residential development and demand trends for new residential development. This analysis determined that the soil characteristics in the subject area had poor drainage capabilities. This was further supported by the *Regional Niagara Pelham/Thorold/Welland Development Study* produced in January, 1997. CPA #68 was approved which expanded the City's urban area in 3 locations.

In 1996, the Region commissioned Acres & Associated Environmental Limited to prepare a servicing plan for south Thorold, north Welland and the eastern portion of the Town of Pelham. The impetus of the Study was to prepare for the development of the Niagara Centre and Daimler properties in Welland (lands north of Woodlawn Road between the Welland River and Highway 406 and lands east of Highway 406, south of the Welland River); the E.S. Fox lands in the Port Robinson area of south Thorold; and the servicing requirements for the proposed easterly expansion of the Fonthill Urban Area. The eventual servicing Plan was designed to service the entire Study Area. In December, 1996, the Region entered into an Agreement with Welland, Niagara Centre, Daimler Properties and E.S. Fox for the cost sharing of a trunk sanitary sewer and watermain along River Road and Woodlawn Road to Highway 406. This was the first phase of the Servicing Plan.

In 1997, the City received Applications to amend the Official Plan and to extend the Urban Area Boundary for lands on the south and north sides of Quaker Road, west of First Avenue. It was felt at this time that the applications were premature in that time lines for the expansion of services (Regional Trunk Sanitary Sewer) along Quaker Road had not been set. Regional Niagara published the Pelham/Thorold/Welland Development Study in January. Its purpose was to identify and discuss the range of development opportunities and constraints in the Study Area; to provide for a Regional and Provincial Policy overview; and to provide an inventory of policy related information. This Study Area was essentially the same as for the Acres Study.

In 1999, the City undertook a general amendment of Zoning By-law 2667. Most of the Study Area was covered by former Township of Thorold Zoning By-law 442. Those lands designated Agricultural were Zoned Agricultural while those lands

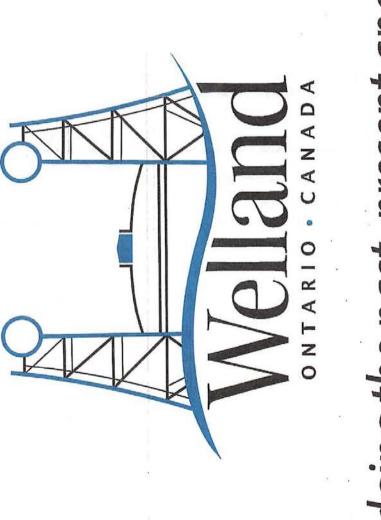
designate Rural were provided with a new Holding Rural Zone which restricted development. This Rezoning exercise was considered short term pending the expansion of the Urban Area Boundary.

In early 2000, the Region passed an Official Plan Amendment which permitted the City of Thorold an urban area expansion, including urban Industrial and residential development in the southern portion of the City of Thorold immediately adjacent to its municipal boundary with the City of Welland. This expansion to the City of Thorold's urban area boundary included some deferred urban area to indicate broad phasing of development within the overall urban area boundary.

In 2001, Regional Niagara published an *Update of Household and Population Forecasts by Municipality from* 1996-2026. Two approaches were taken, the first was based on demographic trends while the second was based on economic trends. New households were distributed throughout the Region based upon several factors including existing trends, capacity for additional housing within urban areas, mix of housing types, "new urban areas", and the Regional Strategy of Development and Conservation.

In 2003, the Region provided a timeframe for the installation of the trunk sewer along Quaker Road (as proposed in the Acres Study) in Welland and north along Rice Road to the Town of Pelham. This sewer runs through the middle of the Study area. The City commissioned EarthTech to undertake a Planning and Servicing Study Class Environmental Assessment for the Northwest area of the City. A public meeting was held in November, 2004 and the Draft Report was prepared in the middle of 2005. This Study was envisioned as a major background review for the City's application for an Urban Area Boundary Expansion.

48 Appendix III



idging the past, present and future

Appendix 3 PDS 3-2021 January 13, 2021

Welcome To The Public Information For Official Plan Amendment #24 Meeting

North-West Welland Urban Expansion

Thursday, November 21, 2019 7pm-9pm Welland City Hall, Council Chambers





Public Information Meeting - Purpose

- respecting the proposed Planning Application and is required by the The purpose of this Public Meeting is to provide information Planning Act.
- Public input is an important component of the Planning Process and we want to hear from you.
- provide written comments on or prior the Statutory Public Meeting or If you have concerns regarding the subject Application you must oral comments at the Statutory Public Meeting.
- If you do not provide written or oral comments you may lose your right to Appeal the decision of Welland City Council to the Land Planning Appeal Tribunal (LPAT).
- Please feel free to ask City Staff any questions you may have regarding the proposal.

Sridging the past, present and future

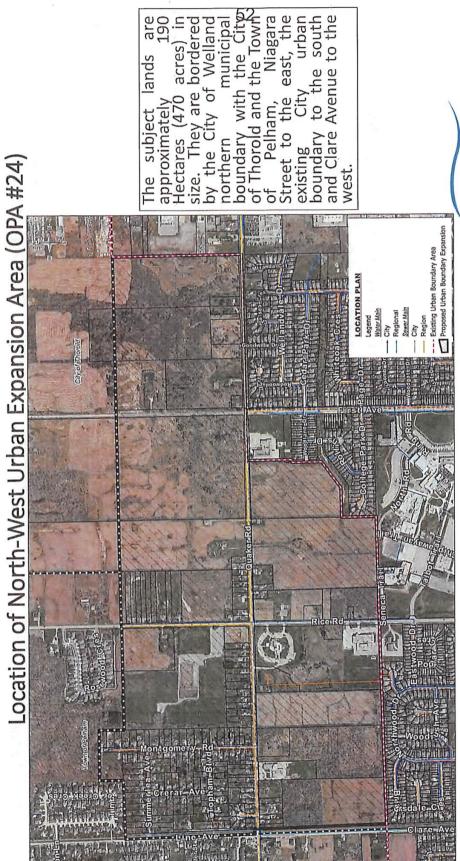
Key Dates

November 22, 2019 – Written comments must be received by this date, to be included in the Staff Report. You may also request a copy of the Report in the same letter.

December 3, 2019 – Statutory Public Meeting

December 17, 2019 – City Staff Final Recommendation Report

Bridging the past, present and future

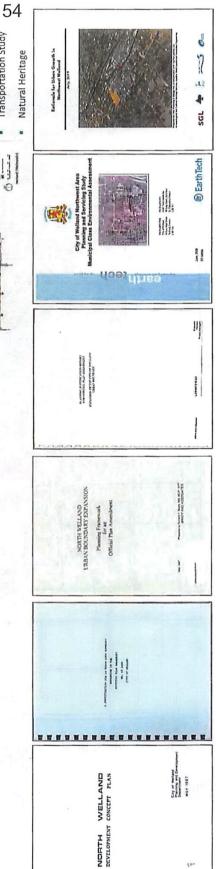


Bridging the past, present and future

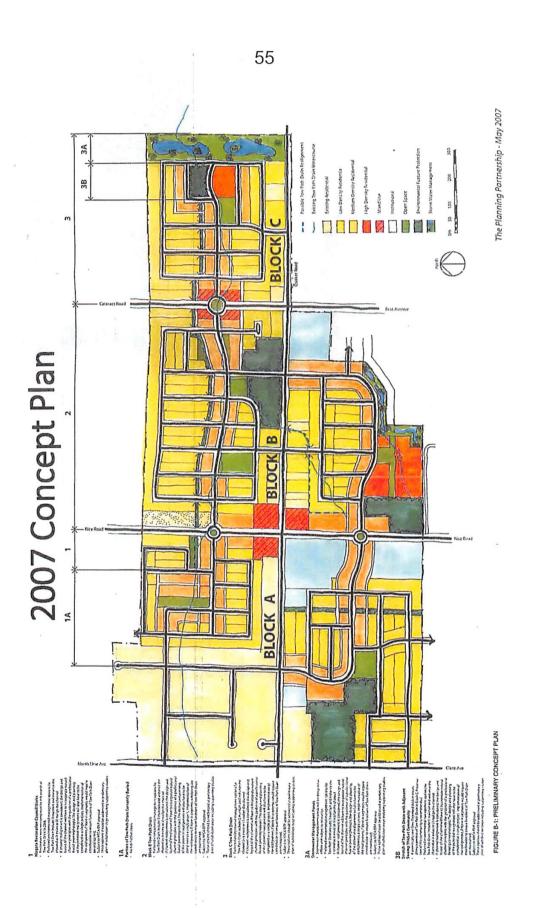
Purpose of the Official Plan Amendment #24

on the key map provided, as well as to incorporate textual changes to submitted by THE CORPORATION OF THE CITY OF WELLAND for lands the City's Official Plan to be in compliance with Provincial Policy with Area Boundary of the City of Welland to include the lands identified A Complete Application for Official Plan Amendment #24 has been identified as the North-West Expansion Area, to expand the Urban respect to Urban Area Expansions. Bridging the past, present and future





Bridging the past, present and future



Why are we making this application now?

- Changes in A Place To Grow: Growth Plan for Greater Golden Horseshoe 2019 now permit an Urban Expansion outside of Municipal Comprehensive Review.
- Amendment will Implement Province of Ontario More Homes, More Choice: Ontario Housing Supply Action Plan.
- The lands have been studied extensively for urban development purposes. It is time to move forward with adding the subject lands to the Welland urban area.
- The subject lands are a logical extension of the existing urban area.
- The City is experiencing growth pressures for development in the area.
- required (750 mm Regional water main on Clare Avenue, 600 mm Regional sanitary main on Rice Road, 750 mm Regional sanitary main on Quaker Road, east of Rice Road, existing City water and Is readily serviceable as no major extension or upgrading of water and sewer infrastructure is sewer services in some areas)
- The subject area contains an elementary school and the NCDSB Headquarters, and abuts two other elementary schools and the Welland Niagara College Campus.
- 55 ha of land is already designated Built Boundary under the Growth Plan.
- Pending City owned land sale of the Former Welland Soccer Club lands.
- Abuts the Urban Boundaries of the Town of Pelham and City of Thorold www.welland.ca

Bridging the past, present and future

More Homes, More Choice: Ontario's Housing Action Plan



Ontario's five-point Plan for housing supply as follows: OPA #24 helps implement Addresses speed by

expediting the process to supply closer to a shovel urban area for Welland. recognizes the costs of add these lands to the infrastructure works reports, studies and bringing more land Addresses cost by ready state. Also

development of the final Will address the mix of Secondary Plan for the housing types in the subject lands.

Housing Supply: Ontario's Five-Point Plan

- Speed: Red tape and paperwork can add years to a construction project. We will maintain Ontario's strong environmental protections, while making the development approvals process faster
- 2. Cost Layers of permits, government approvals and charges by municipalities add to the cost of building new homes. We will make costs more predictable, to encourage developers to build more housing.
- 3. Mix. We'll make it easier to build different types of housing from detached houses and townhomes to mid-rise rental apartments, second units and family-sized condos. We need a variety.

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5 Innovation: This means everything from new housing designs and materials to creative approaches to home-ownership and more. We'll encourage more 4. Rent: There are more people looking for homes than there are places to rent We will protect tenants and make it easier to build rental housing.

completed over the last

30+ years to justify and

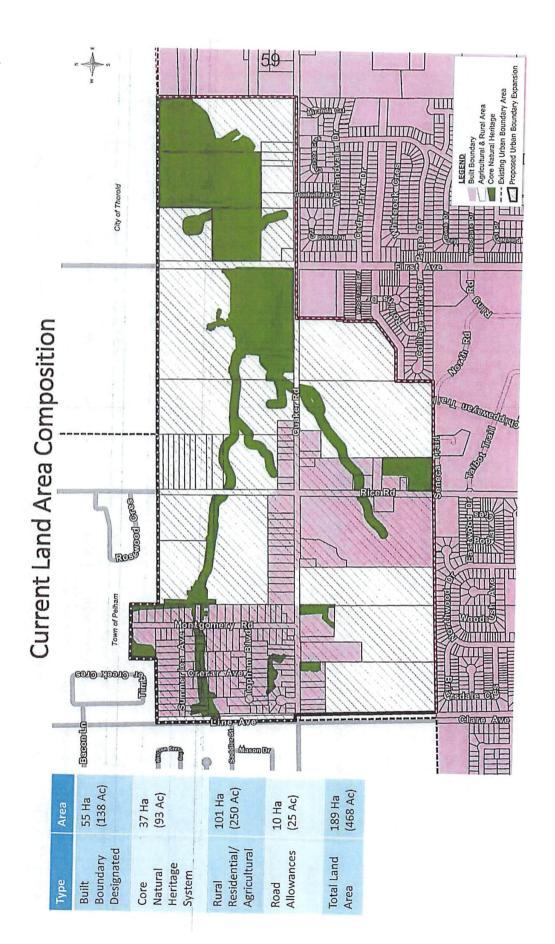
accommodate the

innovation and creativity in Ontario's housing sector and make sure government

isn't standing in the way

Bridging the past, present and future

	Criteria for Settlement Expansion (Urban Exp.	ansion) u	nt Expansion (Urban Expansion) under Growth Plan Section 2.2.8.3
Policy Number	Policy Description	Policy Conformity	Reason
2.2.8.3 a)	Sufficient capacity in existing or planned infrastructure and public service facilities;	,	The subject lands have existing local and regional water and sanitary services. There are also a number of planned upgrades and development that are scheduled over the next tens years including three pump upgrade projects (Towpath Sewage Pumping Station & Shoalt's Drive Low Lift & High Water Pumping Stations)
2.2.8.3 b)	Infrastructure and public service facilities needed would be financially viable over the full life cycle of these assets;	`	The subject lands have existing local and regional water and sanitary services that can easily be extended and is well serviced by both the local and regional road network. A Financial Impact analysis is currently being finalized.
2.2.8.3 c)	Expansion is informed by applicable water and wastewater master plans or equivalent and stormwater master plans or equivalent, as appropriate;	`	A Planning and Servicing Study Municipal Class EA was completed in 2008 and an up to date Municipal Servicing Study & Transportation Study were completed.
2.2.8.3 d)	Avoid, or if avoidance is not possible, minimize and mitigate any potential negative impacts on watershed conditions and the water resource system;	`	The City is committed to avoid and if not possible minimize and mitigate any potential negative impacts on watershed condition and water resource.
2.2.8.3 e)	Key hydrologic areas and the Natural Heritage System for the Growth Plan should be avoided where possible;	,	A natural heritage assessment has identified the Natural Heritage System and key hydraulic areas that are to be protected and studied further in the next stages of the planning process.
2.2.8.3 f)	Prime agricultural area should avoided where possible;	>	The subject lands do not meet the requirements for Specialty Crop Areas as defined in the Provincial Policy Statement. They are relatively poorer agriculturally and are isolated from other agricultural uses.
2.2.8.3 g)	Settlement Area to be expanded is in compliance with the minimum distance separation formula;	`	There are no intervening livestock facilities within or abutting the subject lands.
2.2.8.3 h)	Any adverse impacts on the agri-food network, including agricultural operations, would be avoided, or if avoidance is not possible, minimized and mitigated as determined through agricultural impact assessment;	`	There are no impacts to the agri-food network.
2.2.8.3 i)	The policies of Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the PPS are applied;	`	These Sections have been applied in considering the Urban Expansion
2.2.8.3 j)	The proposed expansion would meet any applicable requirements of the Greenbelt, Oak Ridges Moraine Conservation, Niagara Escarpment, and Lake Simcoe Protection Plans and any applicable source protection plans; and	`	These Policies/Plans are not applicable to the subject lands.
2.2.8.3 K)	Criteria for settlement expansion within the Protected Countryside in the Greenbelt Area	`	The City of Welland and the subject lands are outside the Greenbelt Area



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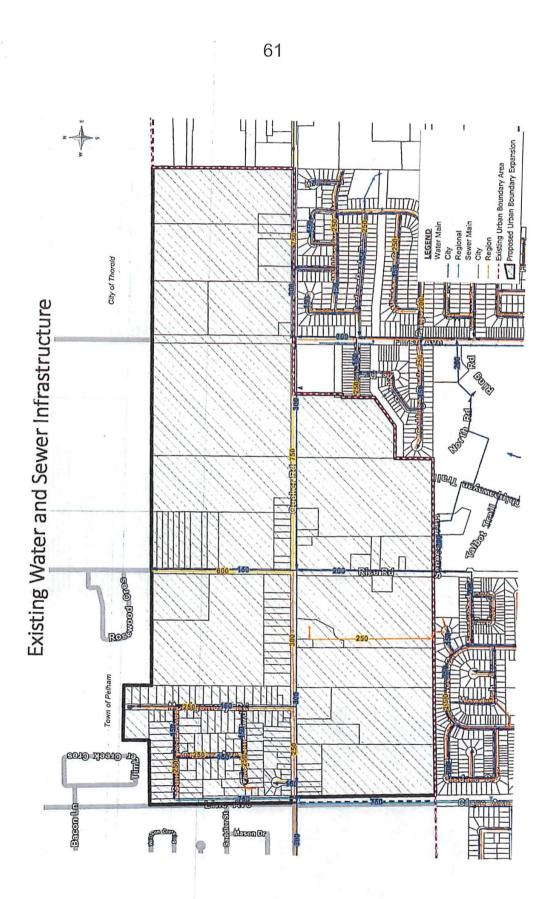
A Place to Grow - Growth Plan for the Greater Golden Horseshoe 2019 (Growth Plan)

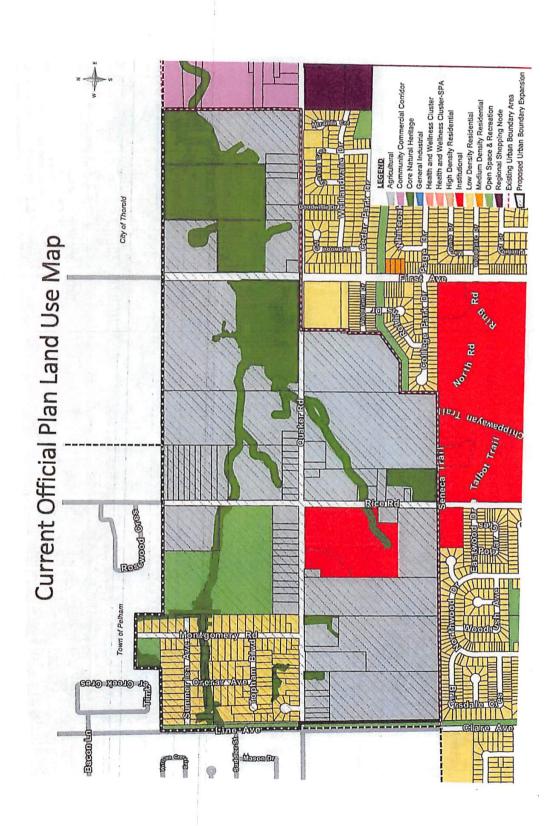
- (urban expansion) outside of a municipal comprehensive review for the following New changes to Growth Plan allow for a settlement area boundary expansion situations:
- Where there would be no net increase in land within the settlement area; and/or

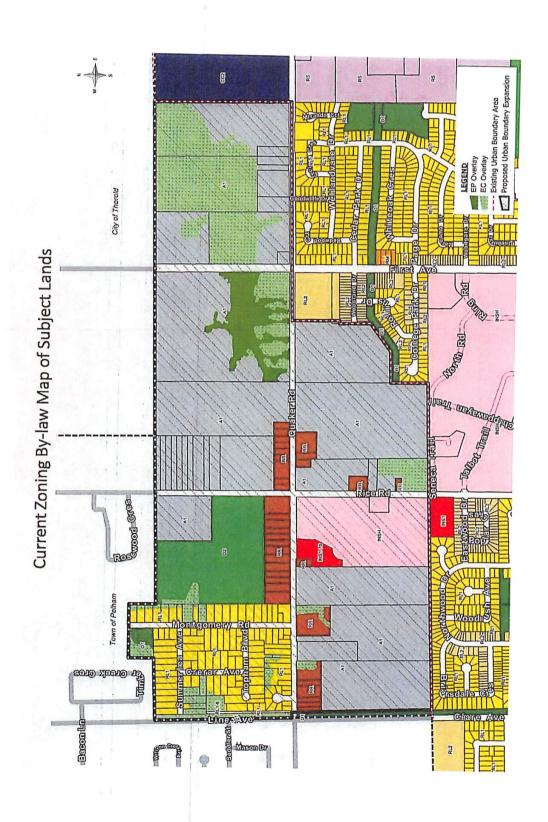
A Place to

Expansions of 40 Ha or less at a time (multiple 40 Ha requests can be made and was confirmed by the Minister of Municipal Affairs on November 12, 2019.

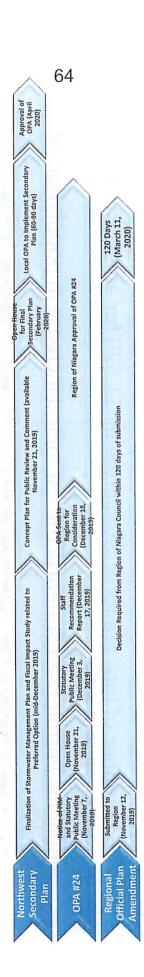
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Process & Timeline Moving Forward



Bridging the past, present and future

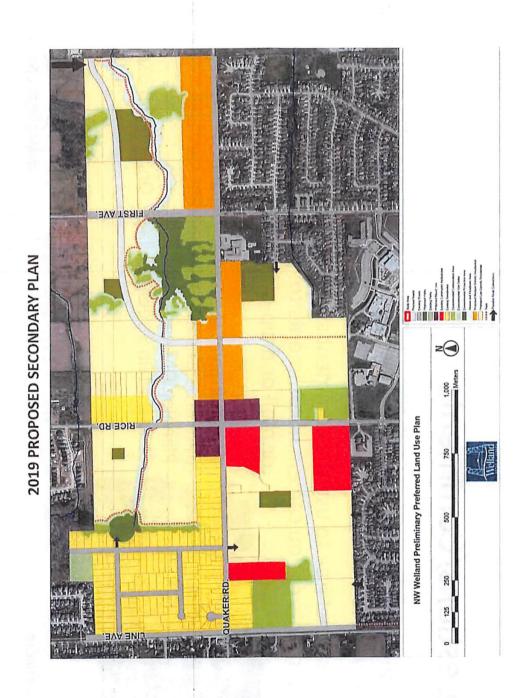
Population & Employment Growth In Welland

The population is forecasted to grow by 18,630 people between 2016-2041. This would bring the estimated total population of Welland to 72,520 by 2041. The number of jobs are forecasted grow by 11,020 for an estimated total of 28,760 jobs.

Building Permit Data Supports the estimated increase in population or

TABLE 1.2: Number of New Dwelling Units	J Units
Year	Number of Dwelling Units
2016	132
2017	197
2018	399
2019 (as of November 18, 2019)	453 (forecasting 500 by year end)

Bridging the past, present and future



Questions/Comments

 Public input is an important component of the Planning Process and we want to hear from you. Please feel free to use the comment sheets provided to submit your comments or you can email comments to: devserv@welland.ca

or mail or drop-off at:

Corporation of the City of Welland Infrastructure and Development Services Planning Division 60 East Main Street, Welland, Ontario L3B 3X4



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APPENDIX V - COUNCIL RESOLUTION

Appendix V

AGENDA PAGE 75 - 123



13-86 **REF. NO**.

RESOLUTION

RESOLUTION NO. 2019 - 806

MOVED BY:

Moote

SECONDED BY:

Grimaldi

THAT THE COUNCIL OF THE CITY OF WELLAND adopts Official Plan Amendment No. 24 respecting the Northwest Area of the City to expand the City's Urban Area Boundary to include lands in northwest Welland not currently within the City's Urban Area Boundary to within it so as to permit future urban type uses while protecting all Core Natural Heritage Systems and NPCA approximate regulation lands as identified under O. Reg 97/04; and

THAT Welland City Council directs staff to circulate a copy of Report P&B-2019-66 to Niagara Region to advise of its adoption of Official Plan Amendment No. 24 to permit the urban area expansion to include the Northwest Area of the City; and further

THAT Welland City Council requests that Niagara Region Council approve Official Plan Amendment No. 24 for the City of Welland.

COUNCILLORS	YEAS	NAYS
LAROUCHE		
GREEN		
SPECK		
СНІОССНІО		
MCLEOD		
DIMARCO		
RICHARD		
GRIMALDI		
SPINOSA		
FOKKENS		
MOOTE		
VAN VLIET		
MAYOR CAMPION		

"I certify that this is a true copy of the original document which has not been altered in any way"

Date:

JAN 1 3 2020

Caching City Clerk, City of Welland



CARRIED

LOST

NOT PUT