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To: [Norio, Ann-Marie](#); [Trennum, Matthew](#)
Subject: FW: Online Form - Request to Speak at a Standing Committee
Date: Wednesday, January 06, 2021 4:42:46 PM

From: Niagara Region Website
Sent: Wednesday, 06 January 2021 16:42:41 (UTC-05:00) Eastern Time (US & Canada)
To: Clerks
Subject: Online Form - Request to Speak at a Standing Committee

Request to Speak at a Standing Committee

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Name

Travers Fitzpatrick

Address

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City

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travers.fitzpatrick@welland.ca

Organization

City of Welland

standing committee

Planning and Economic Development Committee

Presentation Topic

Regional OPA # 18 & City of Welland OPA #24

Presentation includes slides

No

Previously presented topic

No

Presentation Details

I and Grant Munday, Interim Director of Development and Building Services on behalf of the City of Welland want to request that the Committee recommend approval of the City's OPA and the Regional OPA concerning Welland's Urban Boundary Expansion. Written materials will be provided by noon on January 8 2021.

Video Consent

Yes





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

7 January 2021

By E-mail only

Niagara Region Planning and Economic Development Committee
Niagara Region
1815 Sir Isaac Brock Way,
Thorold, Ontario
L2V 4T7

Dear Chair Huson and Committee Members

Subject: Northwest Welland Urban Boundary Expansion Application
City of Welland Local Official Plan Amendment No. 24 and
Proposed Regional Official Plan Amendment No.18

On behalf of the City of Welland I wish to make the following comments, observations, and requests relative to the above captioned matter and to the staff report concerning same on your agenda for 13 January 2021.

The applications before the Committee are the latest attempt by the City of Welland to have the lands included in its Urban Area. The process for these current applications was commenced in June 2017 and has seen numerous studies undertaken to support the City's request for this Urban Boundary Expansion. The Region has financially supported those studies and was involved in the drafting of the Terms of Reference for the overall process. On behalf of the City, I wish to thank the Region for that financial assistance. I also wish to point out that to date some \$300,000 and countless hours of staff time have also been expended on this latest process.

The various studies which have been completed have been reviewed by Regional staff and outside agencies. Questions have been raised about certain portions of those studies and it is our submission that all questions/comments that have been raised have been answered by either City staff or the City's various consultants. It is our position that the documents before the Committee should be recommended to Regional Council for its approval.

I also wish to point out again that the lands abutting the subject area in both Pelham and Thorold are within the urban areas of those respective municipalities. The lands which are the subject of these amendments are essentially the hole in the donut. Additionally, the Regional trunk services

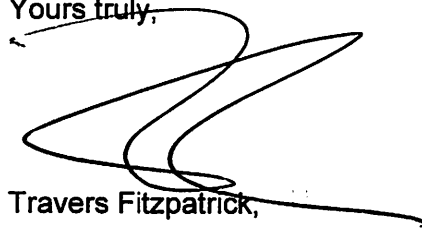
**Subject: Northwest Welland Urban Boundary Expansion Application
City of Welland Local Official Plan Amendment No. 24 and
Proposed Regional Official Plan Amendment No.18**

Page 2

which are permitting and have permitted the development of East Fonthill run through the subject lands. The attached drawing shows the location of those Regional trunk services and the urban areas in both Pelham and Thorold which abut Welland.

On behalf of the City of Welland, I wish to ask that the Committee recommend the approval of the two (2) Official Plan Amendments to Regional Council. In addition, assuming (a) that the Committee adopts Regional staff's positive recommendations, (b) that Regional Council approves the OPA's and (c) there are no appeals to the approvals, I would request that the implementing Secondary Plan, City of Welland OPA # 29 be exempted from Regional approval. Welland OPA # 29 was approved by Welland Council on 27 October 2020 and forwarded to the Region on 6 November 2020. Additional information was provided to the Region on 25 November 2020.

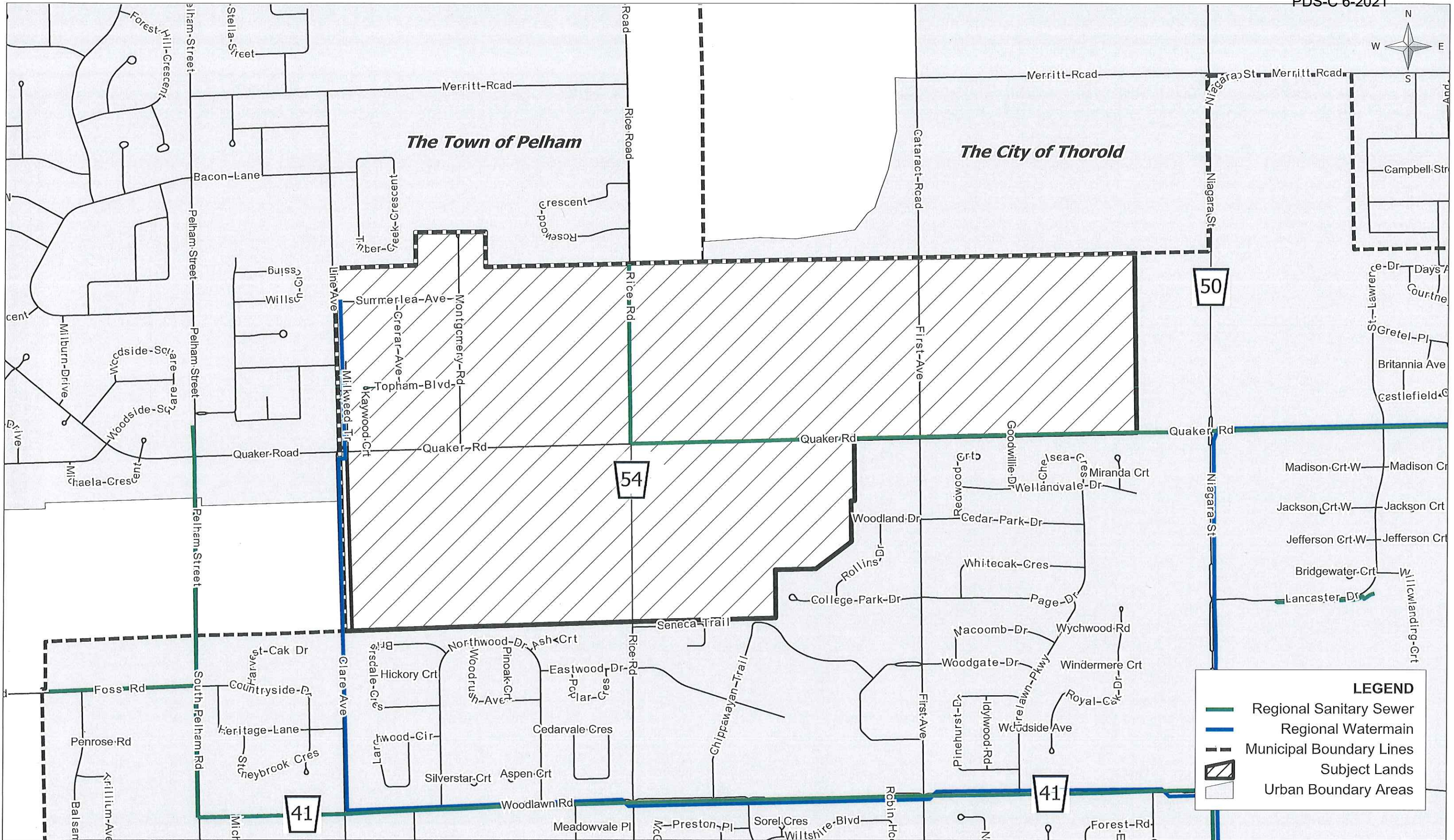
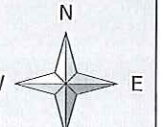
Yours truly,



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

Cc. Grant Munday, City of Welland
Rachelle Larocque, City of Welland
Steve Zorbas, Interim CAO & CFO, City of Welland
Kristen McCauley, Acting Manager, Long Range Planning, Regional Niagara

Enclosure - 1



LOCATION MAP

North-West Study Area Urban Boundaries



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Infrastructure and
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Planning Division