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**Subject:** Regional Official Plan Amendment 18 and Local Official Plan Amendment 24 – Northwest Welland Urban Boundary Expansion Request

**Report to:** Planning and Economic Development Committee

**Report date:** Wednesday, January 13, 2021

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## Recommendations

1. That Regional Official Plan Amendment No. 18 – Northwest Welland Urban Area Boundary Expansion **BE APPROVED** (attached as Appendix 2 to Report PDS 3-2021);
2. That Local Official Plan Amendment No. 24 to the City of Welland Official Plan **BE APPROVED** as modified (Attached as Appendix 3 to Report PDS 3-2021);
3. That all parties **BE NOTIFIED** of Regional Council's decision in accordance with *Planning Act, 1990* requirements;
4. That staff **ISSUE** a declaration of final approval for Regional Official Plan Amendment No. 18 and Local Official Plan Amendment No. 24, 20 days after notice of Council's decision has been given, provided that no appeals have been filed against the decision, in accordance with *Planning Act, 1990* requirements; and
5. That this report **BE CIRCULATED** to the City of Welland.

## Key Facts

- The purpose of this report is to recommend approval of the City of Welland's request for an expansion of the urban settlement area boundary known as Northwest Welland.
- The Region has exclusive jurisdiction to make decisions over urban boundaries. The instruments to expand the urban area boundary are the Region's Official Plan Amendment 18 ("ROPA 18") and City of Welland's Local Official Plan Amendment 24 ("LOPA 24").
- ROPA 18 and LOPA 24 are being advanced before the Region completes its new Niagara Official Plan (a "Pre-MCR" request). In 2019, the Growth Plan was modified

to allow urban expansions to occur prior to new Official Plans (or a municipal comprehensive review, “MCR”), which was not previously allowed.

- Both the Region and local Official Plan must be modified to allow an expansion. ROPA 18 is the Region’s Official Plan Amendment. LOPA 24 is Welland’s amendment, which was adopted by its Council on December 17, 2019.
- Subsequent to the passing of LOPA 24, additional work was needed from Welland’s consultants in support of its proposed expansion. As a result, and to conform with Regional and Provincial policy and ROPA 18, the Region made modifications to LOPA 24. LOPA 24, as modified, achieves the same outcome as the original LOPA 24 of expanding Welland’s urban boundary.
- The requirements to proceed with an urban boundary expansion in advance of the Region’s Official Plan are substantial. In this case, significant technical studies were completed over several years, in co-ordination with the Region, and with careful review of the new *Growth Plan* policies.
- The area in question is approximately 190 total hectares (ha), of which 102 ha will be Designated Greenfield Area (area for new development). The remaining area consists of Delineated Built-Up Area and the Natural Heritage System.
- A statutory public meeting for the draft ROPA 18 was held on October 14, 2020 in accordance with *Planning Act, 1990* requirements. All comments received from circulation and the public meeting have been reviewed and considered in the Region’s recommendations on ROPA 18 and LOPA 24.
- ROPA 18 and LOPA 24, as modified, is consistent and conforms with Provincial policy.

### **Financial Considerations**

There are no direct financial implications arising from this report.

The cost to process ROPA 18 and LOPA 24 have been accommodated within the Planning and Development Services Department 2020 Operating Budget.

In the event Council's decision is appealed to the Local Planning Appeal Tribunal, additional resources would be needed. In such case, a further report on financial implications will be provided.

## **Analysis**

ROPA 18 was initiated by the City of Welland to add approximately 190 hectares of land, referred to as the Northwest Welland Expansion ("NWE") area, into the City's urban area boundary.

ROPA 18 covers an area generally running along Quaker Road and bound by the Town of Pelham and City of Thorold to the north, the rear lot lines of properties along Niagara Street to the east, Niagara College's Welland Campus to the south and Line Avenue and Clare Avenue on the west (See **Appendix 1**).

## **Background**

In 2017, Welland proposed the NWE work program to justify an urban boundary expansion and undertake a secondary plan process. At that time, the *Growth Plan for the Greater Golden Horseshoe* ("Growth Plan") only permitted municipalities to consider urban boundary expansions as part of the Region's MCR. In Niagara's case, the MCR is the new Niagara Official Plan which is targeting a 2021 completion.

The City's original NWE work program was set up to propose the boundary expansion and secondary plan as part of the new Niagara Official Plan in 2021.

The *Growth Plan* was amended in May 2019 to include new policies 2.2.8.5 and 2.2.8.6 which allow for consideration of a settlement area boundary expansion of up to 40 ha in advance of an MCR, subject to the specific criteria of these policies.

The Province later clarified through a November 12, 2019 letter issued by the Minister of Municipal Affairs and Housing that an upper-tier municipality may consider multiple, concurrent 40 ha expansions so long as the proposal meets the applicable policies of the *Growth Plan* (the "Nov. 2019 Minister Letter").

The Province also confirmed that the Region is the approval authority for Pre-MCR boundary expansion applications in accordance with Section 17 of the *Planning Act*, 1990.

The City of Welland decided to advance the NWE boundary request pursuant to the new policies noted above, rather than its original plan of doing so as part of the Region's new Niagara Official Plan. As a result, Welland was required to provide additional justification to support a Pre-MCR request. The additional justification was provided to the Region in July 2020, after which, the Region advised that it received a complete application.

ROPA 18 and LOPA 24 are supported by the following technical studies:

- **Planning Justification Report (PJR) and Scoped PJR:** The PJRs summarize the applicable planning policy, existing conditions and key inputs from the below studies to provide a planning rationale and recommendation for the NWE. The Scoped PJR demonstrated how the proposal met the applicable policies of the *Growth Plan* and included a draft land needs assessment based on growth to 2041. Importantly, the original PJR and Scoped PJR were submitted prior to the release of Amendment 1 to the *Growth Plan* in August 2020. This application must be assessed for conformity to the August 2020 *Growth Plan*, which includes planning for population and employment growth to 2051.
- **Transportation Impact Study (TIS):** identifies the capacity of the existing road network within the study area to determine the level of service, any upgrades to be required and informed the Secondary Plan work in terms of new road connections and active transportation facilities.
- **Functional Servicing Study (FSS):** sets out the capacity of the existing infrastructure network to service the expansion lands and made recommendations for future servicing requirements.
- **Stormwater Management Report:** demonstrates how stormwater runoff generated by the NWE lands will address water quality and quantity.
- **Natural Heritage Study / Floodplain and Natural Hazards Study:** identifies impact on key hydrologic areas, natural heritage systems and how to mitigate any impact on natural heritage features.
- **Archaeological and Cultural Heritage Assessment:** identifies the archaeological and built heritage features within the study area, evaluates these features and makes recommendations on mitigating any adverse effects of any further



development on built heritage and archaeological resources or areas of archaeological potential.

- **Agricultural Impact Assessment (AIA) and Addendum:** assesses the impact of future development on prime agricultural areas and how to minimize and mitigate any impacts on the agricultural system. The AIA also reviewed the agricultural infrastructure within the study area to determine applicability and compliance with the minimum distance separation formulae. The Addendum considered alternative locations for boundary expansion, applicability of MDS, consultation efforts and impacts to the agri-food network.
- **Financial Impact Assessment:** assesses the financial and economic impact of municipal services and utilities for the NWE area.

This technical information has been reviewed internally by Regional staff from various departments and provided to prescribed agencies for comment. This information has also been used for the draft Secondary Plan policies and a land use plan, which will be advanced for consideration subsequent to a decision on ROPA 18.

### **Regional Official Plan Amendment 18**

The Region is responsible for identifying and adjusting urban and rural settlement area boundaries. Changing boundaries to add land for future urban development requires an amendment to the Regional Official Plan that identifies those boundaries. This process is typically part of a MCR or new Official Plan; however, as noted above, new policies allow applications in advance of the MCR where specific conditions are met and demonstrated through technical justification.

ROPA 18 would add approximately 190 ha of land to Welland's urban area boundary. Of the total area, approximately 31 ha are Natural Heritage System and 58 ha are Built-Up Area. Approximately 102 ha are proposed for Designated Greenfield Area where new development will occur. These terms are explained later in this Report.

The planning opinion provided by the applicant's consultant in its scoped PJR indicated that only the boundaries need to be adjusted in the ROPA. No other Regional policies were recommended to be amended to conform with Provincial policy.

ROPA 18 consists of mapping changes to designate the NWE area as Urban Area on Schedules A, B, C, E1, E2, G1, G2 and H. Schedule A identifies the lands as Designated Greenfield Area and Built-Up Area, as applicable.

ROPA 18 creates a site specific policy area in Section 13 of the Regional Official Plan (ROP) that applies “notwithstanding” existing expansion policies of the balance of the ROP. ROPA 18 identifies the NWE area and subjects it to the future approval of the Northwest Welland Secondary Plan.

Additionally, a policy is included to ensure that the growth and development allocated to the NWE area will be fully accounted for in the Region’s Land Needs Assessment being completed as part of its forthcoming Official Plan. This is an explicit *Growth Plan* requirement to allow a Pre-MCR expansion and is discussed later in this Report.

ROPA 18 is attached as **Appendix 2**.

ROPA 18 and LOPA 24 address only the NWE area urban boundary. Specific land use permissions will be addressed in the forthcoming Northwest Welland Secondary Plan, as a separate local official plan amendment, after ROPA 18 and LOPA 24 have been addressed.

### **Local Official Plan Amendment 24**

LOPA 24 adjusts the urban area boundary in Welland’s Official Plan to align with the ROPA 18 boundary. Since the Region is the approval authority for boundary matters, it retained authority to approve LOPA 24.

The City of Welland adopted LOPA 24 on December 17, 2019 and circulated the notice of adoption on December 26, 2019.

Around the same time, Region and City staff exchanged correspondence that confirmed the City will undertake additional work to demonstrate conformity with Regional and Provincial policy. That material was submitted in the summer of 2020 and the Region deemed the application complete in July 2020.

Immediately after receipt, in August 2020, the *Growth Plan* was revised by the Province. The revisions included population and employment forecasts to 2051, amongst other things.

As a result of the materials submitted after the adoption of LOPA 24 in December 2019, and the release of the revised August 2020 *Growth Plan*, the Region modified LOPA 24. The Region removed policies that do not align with the current Regional Official Plan.

The modified LOPA 24 achieves the same outcome as the original: the same boundaries are expanded. Specific policies relating to Pre-MCR boundary expansions have been removed as these are not contained in the Region's Official Plan, to which LOPA 24 must conform. The Scoped PJR, provided after the passing of LOPA 24, recommended no text modifications to the ROP and no additional policies for Pre-MCR boundary expansions. A similar approach is used in the modified LOPA 24, where Pre-MCR boundary expansions policies were removed to ensure conformity with the Region's Official Plan.

The modified LOPA 24 contains an explicit "notwithstanding" introduction, to clarify that the boundaries for these lands are expanded regardless of other policies of the local Official Plan.

The modified LOPA 24 also creates a site specific policy area for the NWE to recognize the Northwest Welland Secondary Plan, urban design direction and the requirement to account for this growth in the Niagara Official Plan (municipal comprehensive review).

The Region discussed the above-noted modifications with City staff and received their support.

LOPA 24, as modified, is attached as **Appendix 3**. The details of the modification are included as **Appendix 4**.

The forthcoming Northwest Welland Secondary Plan, a LOPA for future consideration, will implement the land use permission and protections for the NWE area.

## **Policy Analysis**

ROPA 18 and LOPA 24 have been reviewed for consistency with the Provincial Policy Statement, 2020 ("PPS") and conformity with the applicable Provincial Plan, being the *Growth Plan*. The NWE lands are outside the area covered by the Greenbelt Plan and Niagara Escarpment Plan.

The PPS and *Growth Plan* must be read in its entirety and relevant policies are to be applied to each situation.

For the reasons set out below, ROPA 18 and LOPA 24 are consistent with the PPS, 2020 and conform with the *Growth Plan*.

Provincial Policy Statement, 2020

The PPS, 2020 provides direction on land use planning to promote sustainable, strong communities, a strong economy, and a clean and healthy environment. PPS, 2020 took effect on May 1, 2020.

The PPS encourages efficient development patterns that optimize the use of land, resources and public investment in infrastructure and public service facilities by promoting a mix of housing (including affordable and market-based range of residential types), employment, recreation, parks and open spaces. It encourages transportation choices that increase the use of active transportation and transit before other modes of travel. PPS policies direct the protection and enhancement of natural heritage features and systems, cultural heritage and archaeological resources, and the wise use and management of resources.

The City of Welland is committed to accommodating growth through available intensification and existing Designated Greenfield Area opportunities; however, additional Community Area lands will be required to accommodate the allocated population and employment growth for the planning horizon. A discussion of accommodating growth is provide later in this Report.

Policy 1.1.3.8 allows a planning authority to consider the expansion of a settlement area boundary only at the time a comprehensive review, subject to certain criteria.

The NWE area technical studies noted above satisfy the criteria contained in Policy 1.1.3.8; including:

- consideration of opportunities to accommodate growth throughout the municipality,
- availability of infrastructure and public service facilities,
- minimal impact on prime agricultural lands, compliance with MDS and mitigation of any impacts to agricultural operations.

The PPS directs that Provincial plans are to be read in conjunction with the PPS. Where the policies of provincial plans address the same, similar, related, or overlapping

matters as the policies of the PPS, applying the more specific policy of the provincial plan satisfies the more general requirements of the PPS.

#### A Place to Grow - Growth Plan for the Greater Golden Horseshoe (2020)

The *Growth Plan* provides a strategic, long-range growth management framework for the Greater Golden Horseshoe area. The *Growth Plan* supports Ontario's vision of building stronger, more efficient, prosperous communities.

As noted above, the August 2020 *Growth Plan* contains policies which allow for consideration of a settlement area boundary in advance of a municipal comprehensive review (new Niagara Official Plan), provided it meets applicable criteria (ss. 2.2.8.5 and 2.2.8.6).

Specifically, policy 2.2.8.5 states that, notwithstanding other policies, a settlement area boundary expansion may occur in advance of a municipal comprehensive review, provided certain criteria are met, which are summarized below with comment:

- a) *the lands that are added will be planned to achieve at least the minimum density target in policy 2.2.7.2 or 2.2.5.13, as appropriate;*

In association with these applications, the City of Welland undertook a Secondary Plan process for the NWE area. This Secondary Plan will ensure that the lands are planned and designated to meet or exceed the minimum density target of 50 persons and jobs per hectare and contribute to Welland's intensification target.

- b) *the location of any lands added to a settlement area will satisfy the applicable requirements of policy 2.2.8.3;*

A discussion of this policy is provided below.

- c) *the affected settlement area is not a rural settlement or in the Greenbelt Area;*

The NWE is not a rural settlement or in the Greenbelt Area.

- d) *the settlement area is serviced by municipal water and wastewater systems and there is sufficient reserve infrastructure capacity to service the lands; and*

Existing municipal infrastructure runs along Quaker Road through the study area. The Functional Servicing Study confirms sufficient reserve capacity available to service the area. The Northwest Welland Secondary Plan will provide more

detailed direction for land use to fully evaluate the servicing requirements. In addition, a phasing plan may be prepared to inform the installation of the infrastructure to service this future urban area.

- e) *the additional lands and associated forecasted growth will be fully accounted for in the land needs assessment associated with the next municipal comprehensive review.*

This policy is addressed in the “Land Needs Assessment” section below.

The lands and forecasted growth in ROPA 18 and LOPA 24 will be fully accounted for in the Region’s forthcoming new Official Plan.

Policy 2.2.8.6 of the Growth Plan states:

*For a settlement area boundary expansion undertaken in accordance with policy 2.2.8.5, the amount of land to be added to the settlement area will be no larger than 40 hectares.*

ROPA 18 and LOPA 24 cover a total area of approximately 190 ha, which includes a Designated Greenfield Area of approximately 102 ha. The applications are for multiple, concurrent, 40 ha expansions consistent with the above policy and the Nov. 2019 Minister Letter.

As noted above, Policy 2.2.8.5(b) requires satisfaction of the applicable requirements of policy 2.2.8.3. Policy 2.2.8.3 states:

*Where the need for a settlement area boundary expansion has been justified in accordance with policy 2.2.8.2, 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 this Plan, including the following:*

- a) *there is sufficient capacity in existing or planned infrastructure and public service facilities;*

The NWE area currently has municipal water and sewer infrastructure covering the area. There are public service facilities within and in close proximity to the area to serve future residents.

- b) *the infrastructure and public service facilities needed would be financially viable over the full life cycle of these assets;*

The Financial Impact Assessment reviewed the viability of the required infrastructure to service the NWE area based on the land use plan prepared for the Secondary Plan. This Assessment found the plan to be fiscally sustainable over the long term.

- c) *the proposed expansion would be informed by applicable water and wastewater master plans or equivalent and stormwater master plans or equivalent, as appropriate;*

The NWE and Secondary Plan have been informed by the functional servicing study, the municipal servicing conceptual design report and the stormwater management report. Each of these reports demonstrates capacity available to support the expansion.

- 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;*

The stormwater management plan and municipal servicing conceptual design address potential impacts to the watershed and water resource system. Key direction from these studies will be further implemented through the Secondary Plan.

- e) *key hydrologic areas and the Natural Heritage System for the Growth Plan should be avoided where possible;*

The Natural Heritage Study and Floodplain and Natural Hazards Study define the limits of the Natural Heritage System and provided direction for protection and conservation of features. Related policies will be incorporated into the Secondary Plan.

- f) *prime agricultural areas should be avoided where possible. To support the Agricultural System, alternative locations across the upper- or single-tier municipality will be evaluated, prioritized and determined based on avoiding, minimizing and*

*mitigating the impact on the Agricultural System and in accordance with 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;*

The Agricultural Impact Assessment (“AIA”) and Addendum confirm the NWE is not within a Specialty Crop Area, has poorer quality soils with a low potential for producing fruits or vegetables, and has a high level of land fragmentation. The NWE area does not contain agricultural infrastructure and the area is relatively isolated as it is completely surrounded by urban land uses.

In considering alternative locations, Niagara Region is predominantly either Specialty Crop Area (Greenbelt Area) or prime agricultural lands (majority of the rest of Niagara). There are some lower agricultural-quality lands located outside the municipal boundary of Welland in the area of Hwy 3 and the Lake Erie shoreline.

Other Welland locations were considered. Only one area is Rural Lands that is not considered prime agriculture. Those lands are heavily constrained by natural heritage features and, for that and other reasons, would not satisfy the criteria for a boundary expansion.

- g) the settlement area to be expanded is in compliance with the minimum distance separation formulae;*

The AIA and Addendum reviewed the study area for agriculture-related infrastructure, livestock barns or other facilities that aid in agricultural production and processing. This work determined there were no significant agriculture-related infrastructure and, therefore, in compliance with MDS formulae.

- h) any adverse impacts on the agri-food network, including agricultural operations, from expanding settlement areas would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment;*

The AIA and Addendum submitted by the City concluded that there would be no adverse impacts to the agri-food network for the following reasons. The NWE area lacks agricultural infrastructure, has no agricultural services, farm markets, distributors or primary processors with the study area. The area is also relatively



fragmented, isolated from other agricultural land and bordered by urban communities on all sides.

- i) *the policies of Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the PPS are applied;*

The policies of Sections 2 and 3 of the PPS have been applied through the Natural Heritage Study and Floodplain and Natural Hazards Study. The Natural Heritage System has been identified and will be protected through the policies of the Secondary Plan.

- 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 plan; and*

The NWE area is not within the areas covered by the above-referenced Plans or any applicable source protection plan.

- k) *within the Protected Countryside in the Greenbelt Area, subject to criteria.*

The NWE area is not within the Greenbelt Plan.

#### Delineated Built-Up Area and Designated Greenfield Area

The *Growth Plan* defines development areas as “Delineated Built-up Area” (“DBUA”) and “Designated Greenfield Areas” (“DGA”). This section covers how the *Growth Plan* distinguishes between these areas and how it applies to the NWE area.

Generally, DBUA can be thought of as existing developed areas as of 2006, when they were identified by the Province. DBUA is defined as:

*The limits of the developed urban area as defined by the Minister in consultation with affected municipalities for the purpose of measuring the minimum intensification target in this Plan.*

The DBUA is strictly defined by the Province and cannot be changed by the Region. Mapping of the DBUA was completed by the Province in 2008 and has not been updated since then.

Parts of the NWE area are shown within the DBUA even though they are currently outside the urban settlement area. Such urban uses include an existing subdivision, school sites and developed residential properties. Parts of these lands are serviced.

Areas covered by DBUA are included in that component of the Region's land needs assessment that calculates intensification. Intensification refers to how much new development occurs on those lands at a higher density than currently exists. Intensification is discussed further in the section below.

The DBUA in the NWE area is approximately 58 ha.

DGA are areas designated for new development but are generally unplanned (again, as of 2006). DGA is defined as:

*Lands within settlement areas (not including rural settlements) but outside of delineated built-up areas that have been designated in an official plan for development and are required to accommodate forecasted growth to the horizon of this Plan. Designated greenfield areas do not include excess lands.*

Approximately 102 ha of the NWE is DGA lands.

In addition to the DBUA and DGA, the balance of the NWE is the Natural Heritage System ("NHS"), which covers approximately 31 ha. The NHS area is not included in the land needs assessment calculation to establish need since the NHS will be protected and not developed.

In summary, the NWE covers 190 ha, but only the DGA is anticipated for new development. For the purpose of calculating the NWE residential land needs, the relevant calculation is the amount of DGA needed.

### Land Needs Assessment

As noted above, *Growth Plan* policy 2.2.8.5(e) sets out that a settlement area boundary expansion may occur in advance of a MCR, where:

*the additional lands and associated forecasted growth will be fully accounted for in the land needs assessment associated with the next municipal comprehensive review. (emphasis added)*

The Region, as an upper-tier municipality, is responsible for allocating *Growth Plan* forecasts to local municipalities and conducting the Land Needs Assessment. In order to support an urban boundary expansion in advance of a MCR, the Region must be satisfied that it can fully account for the additional lands within the next MCR's land needs assessment.

As previously noted, the August 2020 *Growth Plan* extended population and employment forecasts from 2041 to 2051. At that time, it also released a new land needs assessment methodology – the document used to guide the calculation of land needs.

Prior to the release of the August 2020 *Growth Plan*, the Region had a working draft of a 2041-based land needs assessment. The Region is now working expeditiously with its consultants to provide a 2051-based land needs assessment consistent with the new Provincial methodology. Staff anticipate a draft in early 2021.

As noted above, to assess whether or not the lands and associated growth of the NWE applications can be fully accounted for, the Region uses its most current information at the time of writing this report, being its working draft of the lands needs assessment. The Region also relies on the justification of the Scoped PJR, although that document has limitations as it was completed prior to the August 2020 *Growth Plan*.

The Region must conduct the lands needs assessment to determine the amount of land required for a municipality to accommodate forecasted population and employment to the planning horizon of 2051. The assessment will determine if a municipality has a need for additional lands or if a municipality has lands in excess of what is required.

The land needs assessment is technical and involves many inputs. One of the more significant inputs is the intensification rate, being the amount of land redeveloped on existing lands (i.e. DBUA, noted above) rather than new lands (i.e. DGA, noted above). The intensification rate is often expressed as a percentage of the amount of intensification to the overall housing growth of the Region.

In Welland's case, City staff advised they seek an intensification rate of 60%.<sup>1</sup> This rate was arrived at after many meetings between the Region and City staff. Through these discussions, Region and Welland staff agreed that the DBUA is currently achieving an intensification rate higher than 60%; however, an intensification rate of 60% over the long-term is appropriate based on overall development trends to 2051.

Regional staff support a 60% intensification rate for Welland.

Another important input to the land needs assessment is the population growth assigned to local municipalities. The *Growth Plan* provides population forecasts at a Regional scale and the Region is responsible for allocating that growth to local municipalities. Only the Region can assign the local population forecasts. This must be done with consideration of growth across all local municipalities in the Region as there is a fixed amount of overall growth forecasted to the Region.

The Region previously established growth forecasts for local municipalities to 2041, used for transportation planning and development charges, amongst other things. The local forecasts are now being updated to conform with the 2051 forecasts provided in the August 2020 *Growth Plan*.

For the purpose of calculating residential land needs, the Region must consider anticipated growth to 2051 and not plan growth based only on recent or short-term trends. The Region's interim analysis incorporates a steady growth rate for Welland, with a slight acceleration in the later part of the planning horizon.

The Region's working draft land needs assessment ("Region's DLNA") suggests residential growth for the City of Welland to be no less than 72,000 people by 2051.

With a 60% intensification rate and a residential population forecast of 72,000 to 2051, the Region's DLNA sets out a need for no less than 96 Ha of DGA land need, that is not currently accounted for in DGAs within the current settlement area boundary.

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<sup>1</sup> This means 6 of every 10 future units will be developed within the DBUA and the majority of the remainder will be in the DGA.

On this basis, the Region is satisfied that the NWE lands and the allocation of growth will be fully accounted for in the final land needs assessment for the Niagara Official Plan.

### ***Input on ROPA 18***

#### **Statutory Public Meeting**

The *Planning Act, 1990*, requires that a statutory public meeting be held for all amendments to Official Plans. A public meeting was held on October 14, 2020 to present a draft of ROPA 18 to Planning and Economic Development Committee and receive comments from the public.

The Notice of Public Meeting was advertised on September 24, 2020 in newspapers having general circulation in and around the study area. Notice of the meeting was also provided to prescribed agencies and those that had already provided comments. Several written submissions were provided at and following the public meeting. No comments were received from the public at the Public Meeting.

#### **Public and Agency comments**

All comments received have been reviewed and considered in the Region's recommendation prior to finalizing ROPA 18. The comments received are attached as **Appendix 5**.

Correspondence provided as part of the circulations for both ROPA 18 and LOPA 24 was generally mixed in support and opposition. Comments submitted in opposition related mainly to concern with overdevelopment, perceived loss of property rights, and local matters related to road upgrades and infrastructure connection.

Comments in support of the NWE encouraged the growth of the area as a complete community.

Several submissions contained questions or comments that would be addressed at a later stage by the Secondary Plan or will be implemented through future development approvals in the study area.

Prescribed agencies were also provided notice of ROPA 18 and LOPA 24, including a formal request for comments with study information.

The City advised that no comments were received as a result of the agency circulation for LOPA 24.

The Region received several agency comments. Generally, Regional staff and agencies did not object to the NWE and had comments that were focused on particular matters that will be addressed through the planning direction of the NW Welland Secondary Plan.

On November 2, 2020, one window comments were received from the Ministry of Municipal Affairs and Housing, Ministry of Transportation, Ministry of Natural Resources and Forestry and Ministry of Agriculture, Food and Rural Affairs.

The table below summarizes the Ministries' comments and a response. Responses provided were discussed with City staff and have their support.

Summary of Comment	Response
ROPA 18 does not appear to conform with the in-effect Niagara Regional Official Plan.	We disagree. The ROPA 18 language allows for an expansion to occur notwithstanding any other policies of the Plan that would prohibit it. The notwithstanding language has been modified from the version sent to the Ministry to clarify this intent.
The proposed expansion area is larger than 40 hectares which does not conform with policy 2.2.8.6 of the Growth Plan.	<p>As noted earlier in this Report, the Nov. 2019 Minister Letter specifically advised that multiple 40 ha expansions could be considered so long as they met applicable criteria.</p> <p>If necessary, the Region could pass separate 40 ha expansion Official Plan Amendments to achieve the same outcome. However, this is unnecessary since the Region is of the view that multiple 40 ha expansions can be processed as part of one Regional Official Plan Amendment application.</p>

Summary of Comment	Response
<p>ROPA 18 proposes a major settlement area boundary expansion which is required to be considered through the Region's new Official Plan / Municipal Comprehensive Review program as per policy 2.2.8.2 of the Growth Plan.</p>	<p>The Region has been working with the City on the NWE and Secondary Plan since 2017.</p> <p>The <i>Growth Plan</i> allows for expansions in advance of a municipal comprehensive review where detailed conditions are met. While difficult to meet, in this case the City of Welland has done so.</p>
<p>It is unclear how the proposed expansion lands can be justified when the preliminary land needs assessment demonstrates a need for 42 hectares of additional greenfield land.</p>	<p>At the time the Scoped PJR materials were prepared, the August 2020 <i>Growth Plan</i> had not been released. The rationale relating to the 42 ha of land is no longer current.</p> <p>The Region is relying on its draft land needs assessment materials, as noted above. The Region is of the view that the NWE lands and allocation of growth can be fully accounted for in the final land needs assessment for its new Official Plan.</p>
<p>It is unclear how the minimum Designated Greenfield Area density target will be achieved for the proposed lands to be added.</p>	<p>The NW Welland Secondary Plan will provide additional direction on targets to be achieved based on the final land use plan and policy permissions.</p> <p>Information provided for the NW Welland Secondary Plan indicates the NWE area has been planned to meet or exceed the minimum density target.</p>
<p>Concerns with the Agricultural Impact Assessment, including that no alternative locations which avoid prime agricultural areas were evaluated.</p>	<p>The City of Welland provided an addendum to the Agricultural Impact Assessment to address this comment, amongst other things. The Addendum considered other areas of Niagara and concluded that the NWE area was the most suitable location to accommodate an expansion for Welland.</p>

## **Conclusion**

The rules for a Pre-MCR expansion are new. They were not in the *Growth Plan* when Welland started its process in 2017. The City elected to adjust its process to conform with those new policies. It submitted additional material to complete its Regional Official Plan Amendment application in summer 2020, subsequent to the passing of LOPA 24 in December 2019.

As a result of the materials submitted after the adoption of LOPA 24, and the release of the revised August 2020 *Growth Plan*, the Region modified LOPA 24. The Region removed policies that do not align with the current Regional Official Plan.

The Region and City have worked together on the work plan for NWE expansion. The Region is satisfied the City has met the requirements for this expansion.

In making this recommendation, the Region has relied on the justification of the supporting studies and Scoped PJR, although staff note this was completed prior to the August 2020 *Growth Plan*.

The Region must satisfy itself that the lands and associated forecasted growth of the NWE applications will be fully accounted for in the land needs assessment associated with the next MCR. Although still draft, the Region's DLNA suggests the NWE area lands can be fully accounted for when the Region completes its land needs assessment for its new Official Plan.

Staff are supportive of this application as it represents the collective effort to plan for growth and has been sufficiently justified through the required technical studies.

The Northwest Welland Secondary Plan will be brought forward for Regional approval following the completion of ROPA 18 and LOPA 24.

## **Alternatives Reviewed**

Alternative Option 1:

Council could choose not to approve ROPA 18 and LOPA 24. This alternative is not recommended because Staff are satisfied the City has met the Provincial policy requirements and have sufficient justification in its materials and planning opinion. The Region has worked with Welland on its NWE work program to consider the expansion and secondary plan process.



#### Alternative Option 2:

Council could choose to approve ROPA 18 and LOPA 24, without modifications. This alternative is not recommended because LOPA 24 was modified as a result of the materials submitted after the initial passing of LOPA 24 in December 2019 and the release of the revised *Growth Plan* in August 2020. The Region modified LOPA 24 to remove policies that do not align with the current Regional Official Plan and ensure conformity with ROPA 18.

#### Alternative Option 3:

Council could choose to support one 40 ha expansion, or another amount that is less than the full NWE area. This option is not recommended because it has been demonstrated through the Region's DLNA that the entire area can be fully accounted for in the Region's new Official Plan. The Region is satisfied that any remaining matters can be addressed through the forthcoming NW Welland Secondary Plan.

### **Relationship to Council Strategic Priorities**

ROPA 18 and LOPA 24 will support the following Council strategic priorities:

- Healthy and Vibrant Community – the NWE area will provide DGA for future growth and appropriately recognize DBUA in the City of Welland. The NWE area has been proactively planned through the various studies and Secondary Plan work to evolve into a complete community.
- Responsible Growth and Infrastructure Planning – the NWE area currently has infrastructure that traverses the area. The expansion will allow for orderly growth to occur and to utilize this infrastructure in a fiscally responsible manner.

### **Other Pertinent Reports**

PDS 6-2020 - City of Welland Application for Regional Official Plan Amendment

CWCD 300-2020 - Regional Official Plan Amendment 18 – NW Welland Boundary Expansion – Ministries' Comments

PDS 23-2020 - Statutory Public Meeting for Regional Official Plan Amendment (ROPA) 18 (Northwest Welland Urban Boundary Expansion)

PDS 29-2020 - Settlement Area Boundary Review Program: Growth Plan Forecasts and Land Needs Assessment Update

---

**Prepared by:**

Kirsten McCauley, MCIP, RPP  
Acting Manager, Long Range Planning  
Planning and Development Services

---

**Recommended by:**

Doug Giles, MES, BUP  
Acting Commissioner  
Planning and Development Services

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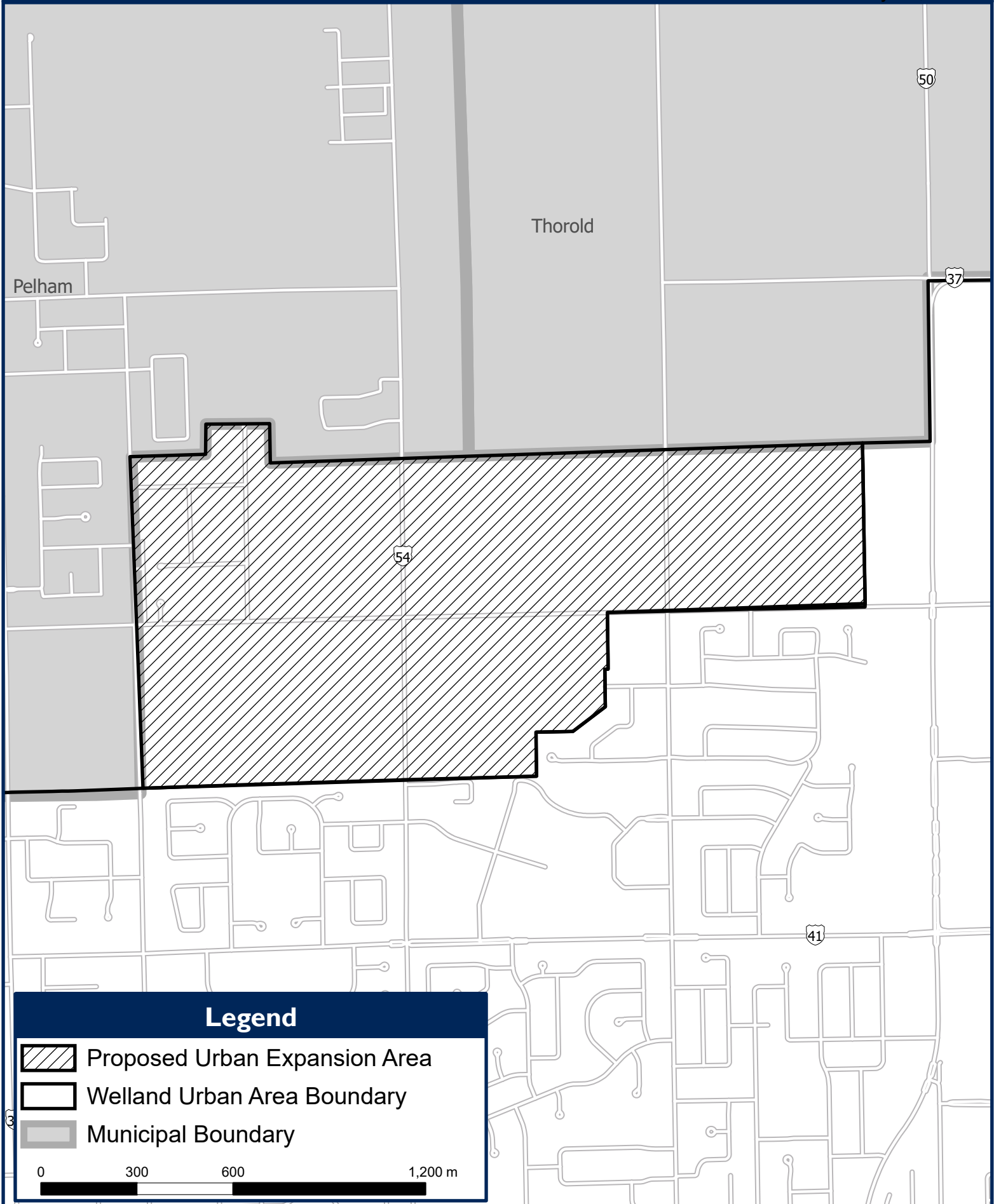
**Submitted by:**

Ron Tripp, P.Eng.  
Acting Chief Administrative Officer

*This report was prepared in consultation with Isaiah Banach, Acting Director, Community and Long Range Planning.*

**Appendices**

Appendix 1	Location Map
Appendix 2	Regional Official Plan Amendment 18
Appendix 3	Welland's Official Plan Amendment 24 (as modified)
Appendix 4	Modifications to LOPA 24
Appendix 5	Public and Agency Comments on ROPA 18



**Amendment No. 18  
To The Official Plan  
for the Niagara Planning Area**

**PART “A” – THE PREAMBLE**

The preamble provides an explanation of the Amendment including the purpose, location, background, and basis of the policies and implementation, but does not form part of this Amendment.

- Title and Components
- Purpose of the Amendment
- Location of the Amendment
- Background
- Basis for the Amendment
- Implementation

**PART “B” – THE AMENDMENT**

The Amendment describes the modifications to the mapping of Official Plan for the Niagara Planning Area, which constitute Official Plan Amendment No. 18.

**PART “C” – THE APPENDICES**

The Appendices provide information regarding public participation and agency comments relevant to the Amendment, but do not form part of this Amendment.

## **PART “A” – THE PREAMBLE**

### **TITLE AND COMPONENTS:**

This document, when approved in accordance with Section 17 of the *Planning Act, 1990*, shall be known as Amendment 18 to the Official Plan of the Niagara Planning Area.

Part “A” – The Preamble, contains background information and does not constitute part of this Amendment.

Part “B” – The Amendment constitutes Amendment 18 to the Official Plan of the Niagara Planning Area.

Part “C” – The Appendices, does not constitute part of the Amendment. These Appendices contain information related to public involvement and agency comments associated with the Amendment.

### **PURPOSE OF THE AMENDMENT:**

The purpose of this Amendment is to amend the urban boundary of the City of Welland to add approximately 190.3 hectares of lands known as the Northwest Welland and designate these lands as Designated Greenfield Area and Built-Up Area, as applicable.

### **LOCATION OF THE AMENDMENT:**

The amendment affects land within the City of Welland, generally running along Quaker Road and bounded by the Town of Pelham and City of Thorold to the north, the rear lot lines of properties along Niagara Street to the east, Niagara College Welland Campus to the south and Line Avenue and Clare Avenue on the west.

### **BACKGROUND:**

Welland’s urban settlement area boundary expansion process commenced in 2017, a two phase process involving justifying the boundary expansion and the creation of a Secondary Plan.

When the work plan started in 2017, the Growth Plan for the Greater Golden Horseshoe (Growth Plan) only permitted municipalities to consider urban boundary expansions as part of the Region’s municipal comprehensive review (MCR). In Niagara’s case, the MCR is the new Regional Official Plan (ROP) which is targeting a 2021 completion. The Region agreed to the City’s work program on the basis that the required supporting information to justify a boundary expansion would feed into the Region’s new ROP in 2021.

The Growth Plan was amended in May, 2019 to include new policies which allow for consideration of urban boundary expansions of 40ha in advance of a municipal comprehensive review, subject to specific criteria. The Province later clarified through a November 12, 2019 letter that an upper-tier municipality may consider multiple 40 ha expansions so long as the proposal meets the applicable policies of the Growth Plan. The Province also confirmed that 40 ha boundary expansion applications would be considered by the Region as the approval authority in accordance with Section 17 of the Planning Act, 1990.

The City of Welland submitted an application for a Regional Official Plan Amendment (ROPA) to consider the urban settlement area boundary expansion for the entire Northwest study area via multiple, concurrent 40 ha expansions, as set out in the Growth Plan and the above-mentioned Provincial letter.

The ROPA application is supported by the following technical reports:

- Planning Justification Report and Scoped Planning Justification Report
- Transportation Impact Study
- Functional Servicing Study
- Stormwater Management Report
- Natural Heritage Study/Environmental Impact Study
- Cultural Heritage Assessment
- Agricultural Impact Assessment
- Financial Impact Assessment

The technical information has been used to evaluate the boundary expansion based on the preferred land use concept for the associated Secondary Plan.

In total, the amendment area comprises approximately 190.3 hectares, of which approximately 31 hectares are protected environmental features within Natural Heritage System and approximately 58 hectares of the area is currently occupied by existing uses and designated as Built-Up Area on Schedule A of the City's Official Plan and the Province's Built Boundary Mapping. Therefore, approximately 102 hectares of the amendment area will contribute to future designated greenfield development.

#### BASIS FOR THE AMENDMENT:

- a) The Amendment was the subject of a Public Meeting held in accordance with the *Planning Act, 1990* on October 14, 2020.

- b) The amendment has been supported by numerous required technical studies to justify the expansion in accordance with policies 2.2.8.3, 2.2.8.5 and 2.2.8.6 of the Growth Plan.
- c) Based on the Region's review of the *Planning Act, 1990*, the Provincial Policy Statement, applicable Provincial plans, the Regional Official Plan, and public and agency comments, Regional staff is of the opinion that the Amendment is consistent and conforms with provincial policy and represents good planning.

#### IMPLEMENTATION:

Section 14, Implementation of the Official Plan for the Niagara Planning Area, shall continue to apply where applicable.

## **PART “B” – THE AMENDMENT**

### **Amendment 18 To The Official Plan for the Niagara Planning Area**

The Official Plan for the Niagara Planning area is amended as follows:

#### **Map Changes (attached)**

1. The following Regional Official Plan schedules are hereby amended to modify Niagara Region’s Urban Area Boundary for the City of Welland and redesignate the subject lands as shown on Schedule A to this amendment (attached) as follows:
  - a. Schedule A: Regional Structure is amended to extend the Urban Area Boundary to include the amendment area and to redesignate the Good General Agriculture Area and Rural Area to Built-Up Area and Designated Greenfield Area;
  - b. Schedule B: Agricultural Land Base is amended to redesignate the amendment area from Good General Agriculture Area and Rural Area to Urban Area;
  - c. Schedule C: Core Natural Heritage is amended to identify the amendment area as Urban Area;
  - d. Schedule E1: Transportation Infrastructure is amended to identify the amendment area as Urban Area;
  - e. Schedule E2: Strategic Cycle Network is amendment to identify the amendment area as Urban Area;
  - f. Schedule G1: Niagara Economic Gateway is amended to identify the amendment area as Gateway Economic Centre;
  - g. Schedule G2: Niagara Economic Gateway Employment Lands is amended to identify the amendment area as Urban Area; and
  - h. Schedule H: Source Water Protection is amended to identify the amendment area as Urban Area.

A key map of the subject lands will be provided for reference purposes and does not constitute part of the Amendment. (see Appendix 1)



## **Text Changes**

### **Part II – New Policies**

The following text is added as Policy 13.K.1.5:

Notwithstanding Policy 4.D.1.1, or any other policies of this Plan that may prohibit the following, the following applies to the lands generally located along Quaker Road and bounded by the Town of Pelham and City of Thorold to the north, the rear lot lines of properties along Niagara Street to the east, the former urban boundary and Niagara College campus to the south and Line Avenue and Clare Avenue on the west, and more specifically shown on the Key Map, as being within the urban boundary of the City of Welland:

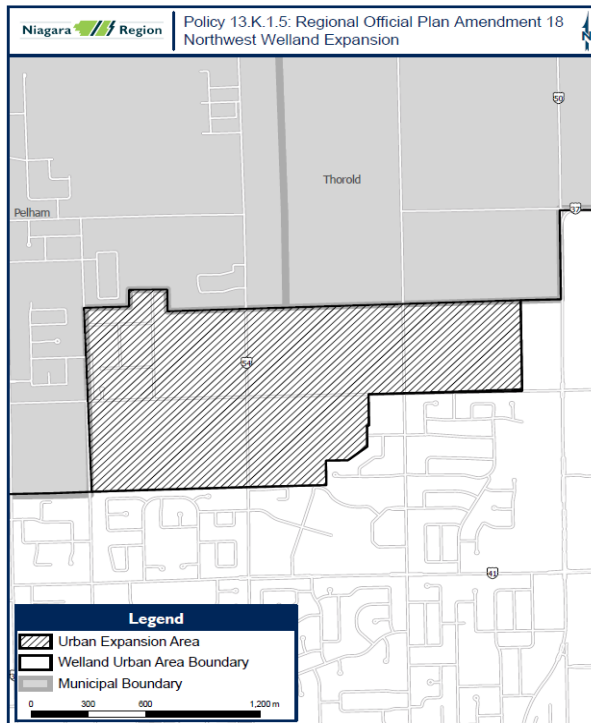
The land use permissions shall be in accordance with land use schedule and policies of the Northwest Welland Secondary Plan. No development shall occur prior to the approval of this Secondary Plan.

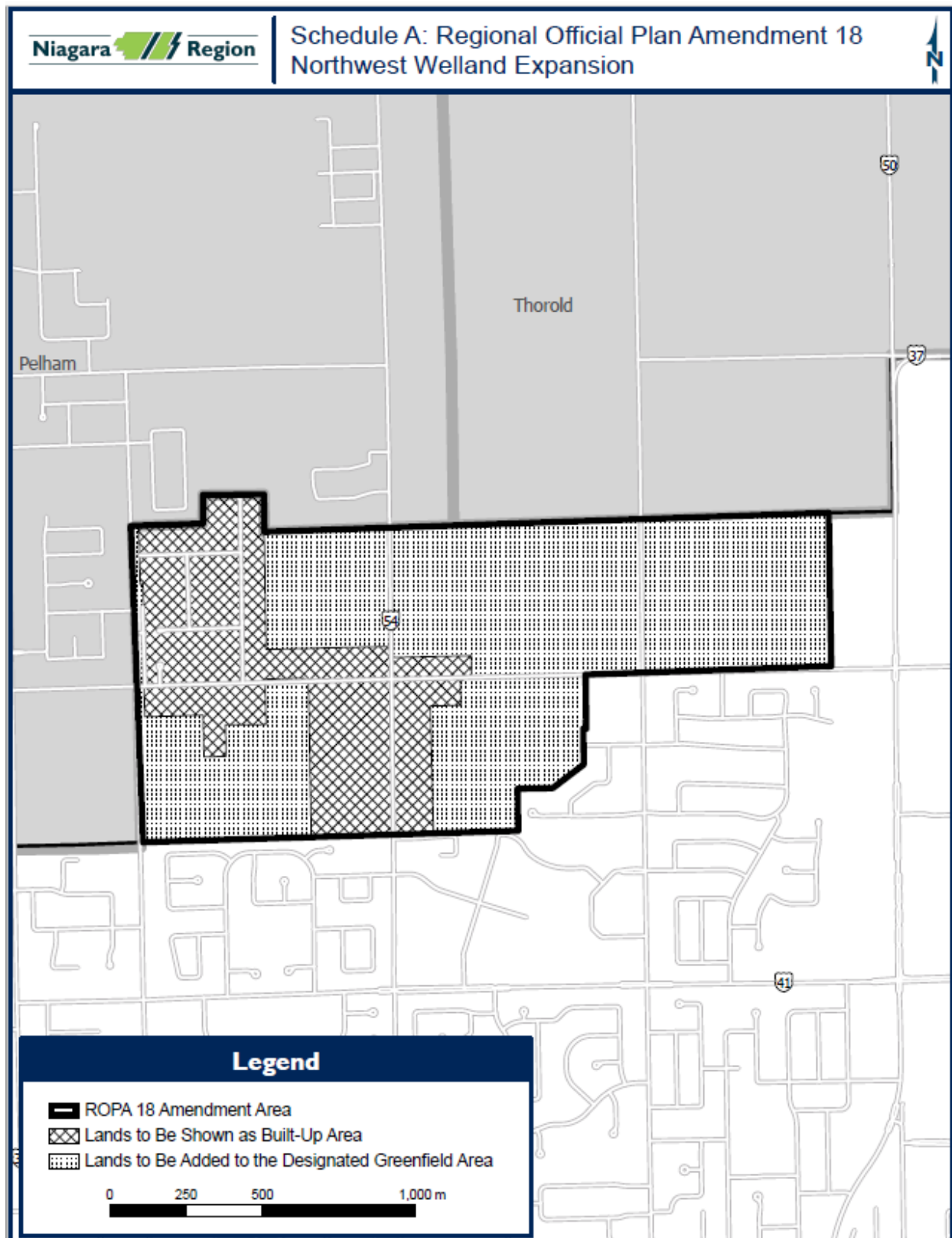
The boundaries of the Environmental Protection Area and Environmental Conservation Area shall reflect the approved Northwest Welland Secondary Plan, as informed by the Natural Heritage Review, and any other approval authority requirements.

The Northwest Welland 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).

### **Appendix 1:**

The following is added to Section 13.K:





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 17<sup>th</sup> 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.P.I., M.Sc., MCIP, RPP  
MANAGER OF POLICY PLANNING  
INFRASTRUCTURE AND 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

PART A- THE PREAMBLE (This does not constitute part of the Amendment).....	1
TITLE AND COMPONENTS .....	1
 PART B - THE AMENDMENT .....	2
SCHEDULE "A" LAND USE PLAN .....	6
 PART C - THE APPENDICES .....	7
APPENDIX I           -AFFIDAVIT .....	8
SCHEDULE "A" TO APPENDIX 1 -AFFIDAVIT .....	9
APPENDIX II          - NOTICE OF ADOPTION.....	10
APPENDIX III         - MINUTES OF PUBLIC MEETING · .....	12
APPENDIX IV         - STAFF REPORT .....	13
APPENDIX V          - COUNCIL RESOLUTION .....	73

## **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 sufficient lands not exceeding the horizon of the Growth Plan, based on the analysis provided for in Policy 3.5.2.2 a), while minimizing 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 in existing 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 Policies 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 assessment associated with the next municipal comprehensive review.~~

~~6. For a settlement area boundary expansion undertaken in accordance 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.~~

Modification 5  
Adding new  
policies for  
Area 8

Adding Section 6.7.8 – Area 8: Northwest Welland

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).

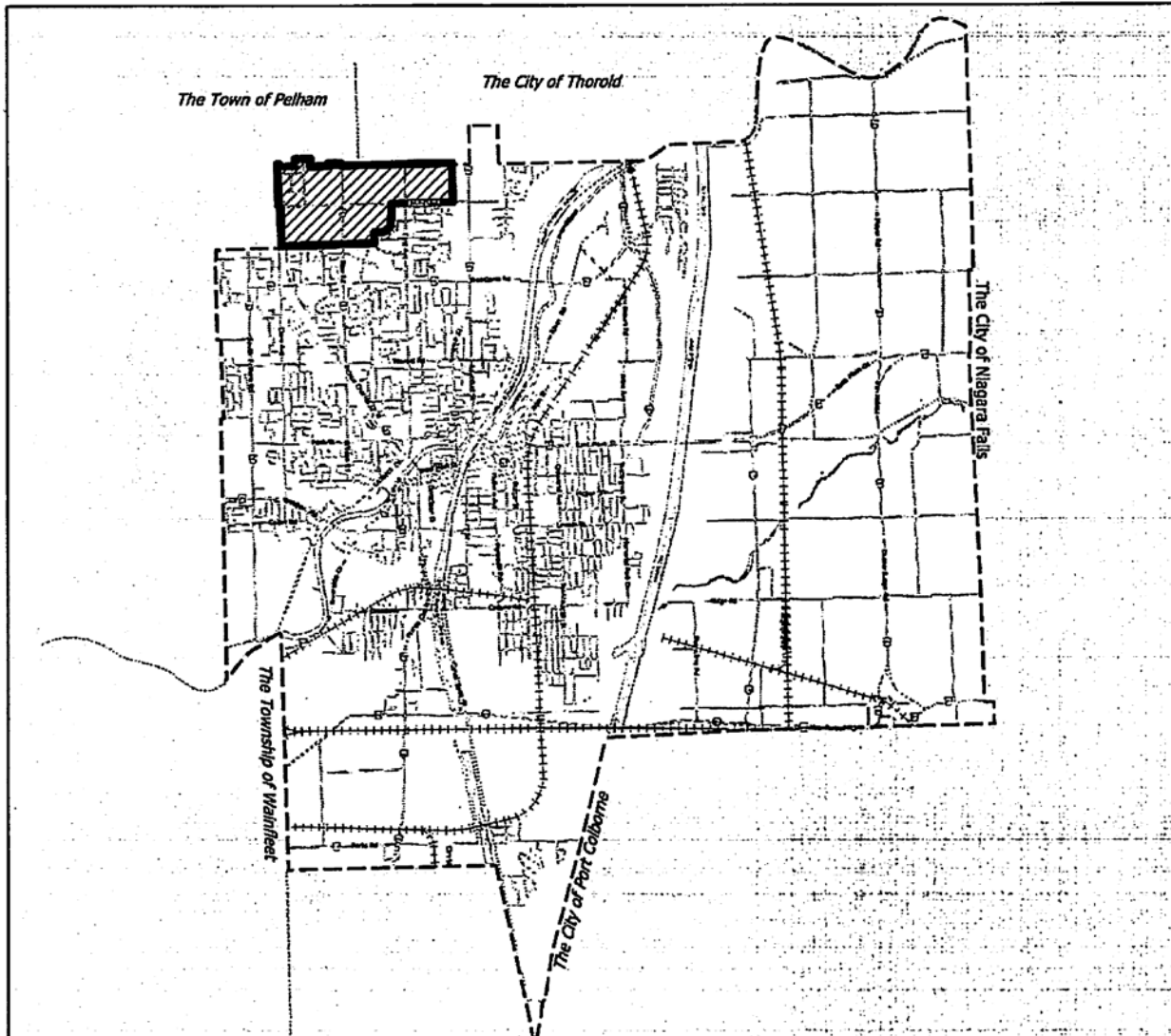
Deleting Section 3.5.3 Approval and replacing it with:

Modification 6  
Remove  
strikethrough

3.5.3 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 CORPORATION 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*



## **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, Rose Di Felice of the City of Welland in the Regional Municipality of Niagara,  
make oath and say as follows:

1. I am the Manager of Policy Planning, Infrastructure and Development Services 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.

Rose Di Felice

Christine Rossetto

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](http://www.welland.ca)).

Dated at the City of Welland this 26<sup>th</sup> 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

***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 south-east 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 L3B 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 L2R 3M3

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



concluded.

**2019-762**

**19-1**

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**

**12-113**

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**

**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**

**19-23**

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.

**19-1**

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 3<sup>rd</sup> day of December, 2019.

**CARRIED**

Council adjourned at 10:55 p.m.

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

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**MAYOR**


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**CITY CLERK**

***APPENDIX IV***

***STAFF REPORT***

Appendix IV

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

13-86

**COUNCIL**  
**INFRASTRUCTURE AND DEVELOPMENT SERVICES**

**REPORT P&B-2019-66**  
**DECEMBER 17, 2019**

**SUBJECT: NORTHWEST WELLAND URBAN AREA BOUNDARY EXPANSION**

**AUTHOR: ROSE DI FELICE, M.Pl., 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.

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

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.



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.

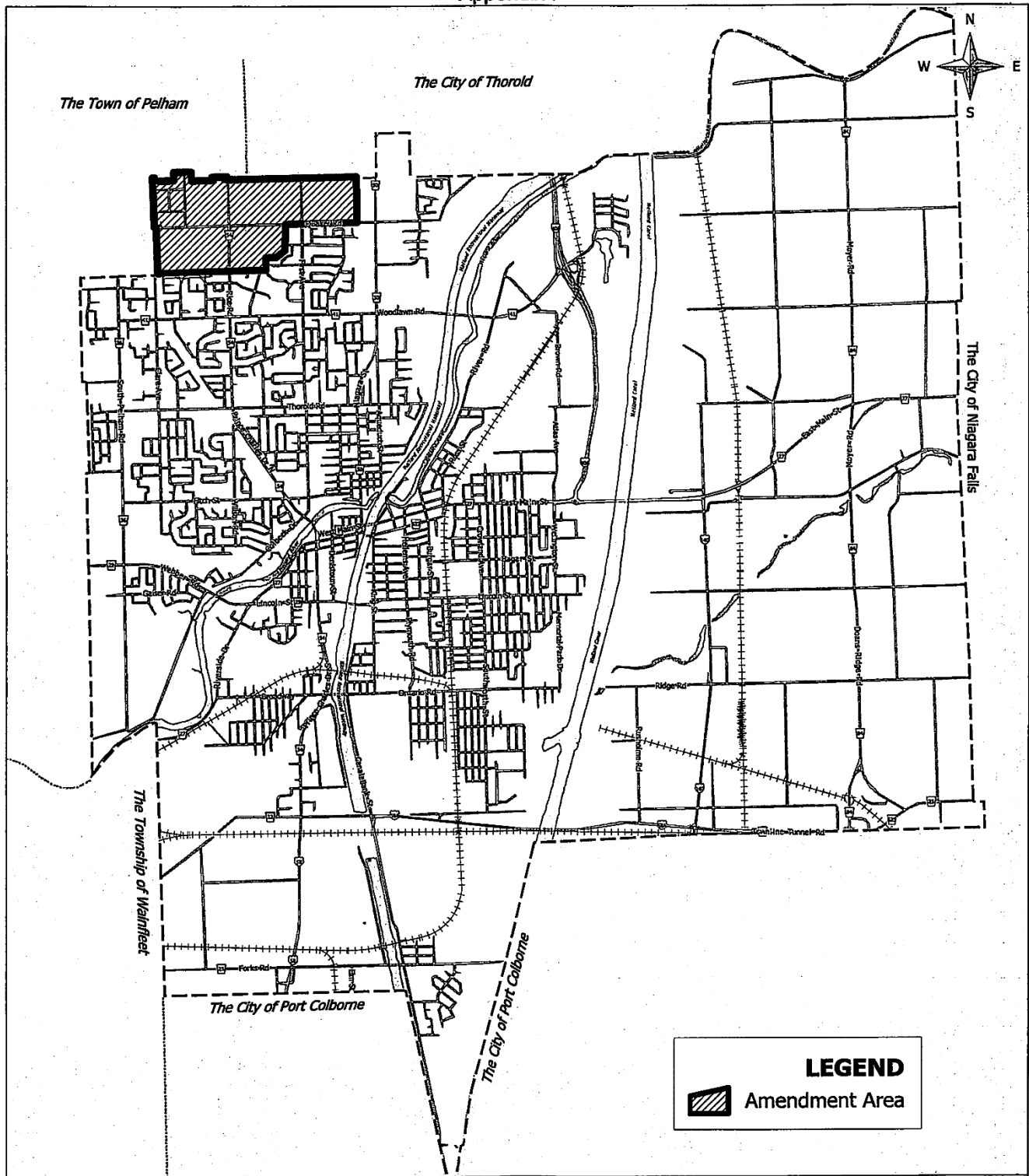
### **SUMMARY AND CONCLUSION:**

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

Appendix I



**LOCATION MAP**

Copyright © 2019 The Corporation of the City of Welland and its Suppliers.  
The information contained in this map may represent unintended errors or distortions of fact and the City of Welland (the City) makes no representations or warranties, express or implied, as to the accuracy or completeness of the data and all information should be verified independently. No part of these drawings, or information, or hard copies made from them may be reproduced and/or distributed without written permission from the City.  
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*Infrastructure and  
Development Services  
Planning Division*

**SULLIVAN MAHONEY** LLP  
LAWYERS  
Client Committed. Community Minded.

December 4, 2019

Via Email to [tara.stephens@welland.ca](mailto:tara.stephens@welland.ca)

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.

Client Committed, Community Minded

40 Queen Street, P.O. Box 1360, St. Catharines, ON L2R 6Z2  
4781 Portage Road, Niagara Falls, ON L2E 6B1

[sullivanmahoney.com](http://sullivanmahoney.com)

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-Mr. and Mrs. Dan Froude

Travers Fitzpatrick

---

**From:** Chris Armstrong [mailto:chris.armstrong@traversfitzpatrick.com]  
**Sent:** December 2, 2019 5:08 PM  
**To:** Travers Fitzpatrick; Irene Armstrong [mailto:irene.armstrong@traversfitzpatrick.com]; Robert Gaspich [mailto:robert.gaspich@traversfitzpatrick.com]; Tara Gaspich Gamble [mailto:tara.gaspichgamble@gmail.com]  
**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.

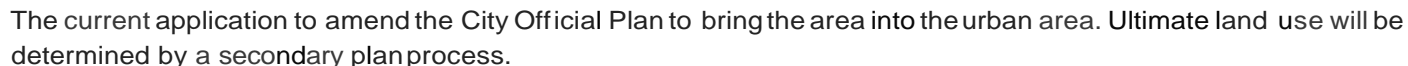
Can you please tell me the steps required to have this lot re-evaluated and put in the secondary plan as existing residential similar to all the properties that surround this one.

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 3<sup>rd</sup>, 2019 as we will be unable to attend.

Chris Armstrong  
Irene Armstrong  
Robert Gaspich  
Tara Gaspich Gamble





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:** Chris Armstrong  
**Sent:** November 20, 2019





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:** Chris Armstrong [mailto:[REDACTED]]  
**Sent:** November 17, 2019 9:53 AM  
**To:** Travers Fitzpatrick <[travers.fitzpatrick@welland.ca](mailto:travers.fitzpatrick@welland.ca)>  
**Cc:** [REDACTED]  
**Subject:** Northwest Area 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 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 [REDACTED]
- Address [REDACTED]
- Owners [REDACTED]

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 Munday**

---

**From:** Mike Schout [REDACTED]  
**Sent:** December 2, 2019 1:48 PM  
**To:** Grant Munday  
**Cc:** Dan Degazio; Travers Fitzpatrick; Roman Grocholsky; 'Ben [REDACTED]  
**Subject:** RE: North-West Expansion Area Public Meeting etc.

**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

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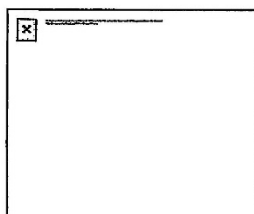
**From:** Grant Munday <grant.munday@welland.ca>  
**Sent:** Monday, November 18, 2019 10:10 AM  
**To:** Mike Schout [REDACTED]  
**Cc:** Dan Degazio <dan.degazio@welland.ca>; Travers Fitzpatrick <travers.fitzpatrick@welland.ca>  
**Subject:** North-West Expansion Area Public Meeting etc.

Mike,

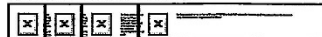
Find attached a Notice of Public Information Meeting, Notice of Statutory Public Meeting for OPA #24, the City's North-West Urban Expansion which includes lands your group has an agreement to purchase from City. We are taking advantage of changes to Growth Plan made recently by the Ontario Government 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**  
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  
[www.welland.ca](http://www.welland.ca)





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 c/o ANTONIO MAIORANO  
851924 Ontario Inc.  
Address 103 SAWMILL ROAD  
City ST. CATHARINES , ONT Postal Code L2S 3K1  
Telephone No. [REDACTED] Email [REDACTED]

Would you like to be notified by? ☐ Email ☒ Regular Mail

OWN PROPERTY CORNER OF QUAKER RD & FIRST AVE.  
WE HAVE SERIOUS CONCERNS REGARDING THE ROAD  
PROPOSED. SEE NO NEED FOR IT ESPECIALLY SINCE SEVERELY  
IMPACTS DEVELOPABLE LAND.

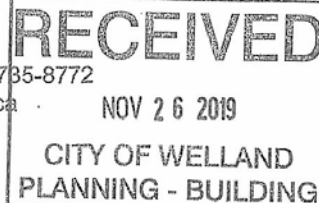
WILL BE ENGAGING CONSULTANTS TO ADDRESS THE  
ENVIRONMENTAL CONSERVATION AREA AS FEEL IT CAN BE  
REDUCED TO ALLOW FOR SOME DEVELOPMENT.

WANT TO ENSURE THAT TRAIL SYSTEM PROPOSED ALSO  
HAS MINIMAL IMPACT ON POTENTIAL DEVELOPMENT.

Antonio Maiorano



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)**

Re: Section 3.5.2.3.  
d) + e)

Name Mr & Mrs N. McCall  
Address 90 College Park Drive  
City Welland Postal Code L3C 6Z7  
Telephone No. [REDACTED] Email [REDACTED]

Would you like to be notified by? ☒ Email ☐ 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:** Travers Fitzpatrick  
**Sent:** November-25-19 9:08 AM  
**To:** Rose DiFelice; Grant Munday; Irene McDonald  
**Subject:** 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](http://www.welland.ca)  
f t YourChannel

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---

**From:** [REDACTED]  
**Sent:** November 22, 2019 8:48 AM  
**To:** Travers Fitzpatrick <[travers.fitzpatrick@welland.ca](mailto:travers.fitzpatrick@welland.ca)>  
**Subject:** City of Welland - Official Plan Amendment Application (File No. OPA 24)

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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 L0S 1E4

**Rose DiFelice**

---

**From:** Travers Fitzpatrick  
**Sent:** November-25-19 9:10 AM  
**To:** Rose DiFelice; Grant Munday; Irene McDonald  
**Subject:** FW: Official Plan Amendment Application (File No. OPA 24)



**Travers Fitzpatrick**  
General Manager  
Infrastructure & Development Services  
Corporation of the City of Welland  
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**From:** Betty Boyd [bettyboyd@welland.ca](mailto:bettyboyd@welland.ca)  
**Sent:** November 21, 2019 7:46 PM  
**To:** Travers Fitzpatrick <[travers.fitzpatrick@welland.ca](mailto:travers.fitzpatrick@welland.ca)>  
**Subject:** Official Plan Amendment Application (File No. OPA 24)

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

Thank you.

---

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

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

Name Sandra Brookeman  
Address 107 Montgomery Rd  
City Welland Postal Code L3C2V5  
Telephone No. [REDACTED] Email [REDACTED]

Would you like to be notified by? ☐ Email ☒ Regular Mail

My complaint is that the notification by mail is only 1 week ahead. People are working, and please if you want a good communication with the people who live this area, please make sure you inform them at least 4 weeks ahead.

\*The Rainwater problem will increase in the Summerlea subdivision. Right now, the houses on the even number side of Summerlea are do have big problems with the water that won't run down to the creek,

the creek is now already too small to get the water towards the soccer field, where the collection is.

\* The road on Summer Lea Ave never ever should be opened for traffic.

\* We have to keep the green barrier around the Summer Lea subdivision it's the only green space left for the wild animals.

\* The water pressure is a problem on Montgomery Rd, and it smells like soil.

\* What is the time planning of this plan to complete?  
And what are the total cost?

If you would like more information on the project please contact Travers Fitzpatrick, General Manager of Infrastructure and Development Services, 905-735-1700, Extension 2138 or email [devserv@welland.ca](mailto:devserv@welland.ca)





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

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

Name KORRAWE KLEIN  
Address 85 MONTGOMERY RD.  
City WELLAND Postal Code L3C 2Y4  
Telephone No. [REDACTED] Email [REDACTED]

Would you like to be notified by? ☒ Email ☒ Regular Mail

WORRIED ABOUT OPENING OUR ROADS Summerlea to new  
SUBDIVISION OR LINE AVE. WORRIED ABOUT OUR 32 YEARS OLD  
SEWAGE INFRASTRUCTURE SO WORRIED WITH NEW BUILD. ALSO  
THE WATER WE HAVE IN OUR BACKYARDS APPARENTLY WE HAVE  
A DRAINAGE CATCH BASIN THAT IS TOO HIGH TO HAVE THE  
WATER FLOW<sup>AWAY</sup> LEAVING THE BACK YARDS. AND THE WATER PRESSURE  
SUCKS IN OUR SUBDIVISIONS SO WILL THESE NEW HOMES MAKE  
IT EVEN WORSE. WE HAVE VERY NARROW ROADS, CAN'T HAVE  
EXTRA TRAFFIC GOING ~~THROUGH~~<sup>THROUGH</sup> LOTS OF PETS AND CHILDREN  
IN THIS VETERAN'S SUBDIVISION. WE HAVE LOTS OF DEER  
AND HAWKS THAT SURVIVE IN THIS BEAUTIFUL OPEN SPACE  
HOPE THAT YOU THINK OF THEM AS WELL. TAKING AWAY THE  
GREEN SPACE TAKES AWAY THEIR HOMES.  
THANK YOU FOR YOUR TIME.



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Infrastructure and Development Services  
Planning and Building Division  
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Email: devserv@welland.ca | www.welland.ca

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

Name JORDAN BYNKOSKI  
Address 72 Summerlea Ave  
City WELLAND Postal Code L37 3E7  
Telephone No. [REDACTED] Email [REDACTED]

Would you like to be notified by? ☒ Email ☒ Regular Mail

YOUR CURRENT PLAN SHOWS REMOVING THE GREEN-  
SPACE ALONG LINE AVE AND OPENING UP THE  
DEAD END FROM SUMMERLEA AVE TO LINE AVE.  
THIS IS PROBLEMATIC AS IT WILL CREATE A  
THOROUGHFAIR FROM LINE TROUGH TO QUAKER RD  
WHICH WILL CREATE A DANGER FOR OUR CHILDREN  
AND OTHER PEDESTRIANS USING OUR NARROW  
SIDEWALKLESS ROADS. DRIVERS ATTEMPTING TO  
AVOID THE CORNER OF PELHAM RD AND QUAKER RD  
WILL USE THIS ROUTE.

PLEASE SEND A COPY OF THE STAFF REPORT ON THIS  
APPLICATION.

PLEASE SEE BACK ... continued ...

I'M FURTHER CONCERNED THAT THE PROPOSED PLAN  
WILL ~~ONLY~~ INCREASE THE PROBLEMS WE ALREADY  
FACE WITH PROPERTY WATER DRAINAGE. THE  
BUILDING OF TIMBER CREEK AFFECTS US NEGATIVELY  
AS THEIR PROPERTIES ALREADY DRAIN INTO OUR  
BACKYARDS AND ~~THE~~ THE CATCH BASIN ISN'T  
ACCESSIBLE AS IT WAS PUT IN AT A HIGHER  
ELEVATION THAN OUR YARDS. I'M CONCERNED  
THE NEW SUBDIVISIONS WILL FURTHER BACK  
UP WATER INTO OUR SUBDIVISION.

If you would like more information on the project please contact Travers Fitzpatrick, General Manager  
of Infrastructure and Development Services, 905-735-1700, Extension 2138 or email  
[devserv@welland.ca](mailto:devserv@welland.ca)

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

Would you like to be notified by? ☒ Email ☐ Regular Mail

- Bike path and sidewalk on Quaker Rd.
- Ensure that Summerlea subdivision remains closed to through traffic. - Narrow road, lots of children.
- Ensure drainage concerns of Summerlea are considered
- Ensure that sewers and water pressure are not impacted

**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.
  - e. 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



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 HENRY KLEIN  
Address 85 MONTGOMERY RD  
City WELLAND Postal Code L3C 2Y4  
Telephone No. [REDACTED] Email [REDACTED]

Would you like to be notified by? ☒ Email ☐ Regular Mail

TO CONTINUE SUMMERLEA AVE INTO THE SOCCER FIELD  
WOULD PUT A UNNECESSARY BURDEN ON OUR SUBDIVISION  
WE HAVE NO SIDEWALKS, NARROW STREETS AND LOTS  
OF KIDS. THIS IS A RECIPE FOR DISASTER. UNLESS  
YOU KEEP TRAFFIC FROM TAKING A SHORT CUT  
THROUGH OUR SUBDIVISION. WE LIVE RIGHT ON THE  
CORNER OF MONTGOMERY RD & SUMMERLEA AND WE  
OPPOSE ANYTHING THAT WILL INCREASE TRAFFIC  
AT OUR CORNER. ALSO, THE OTHER END OF SUMMERLEA  
AT LINE AVE SHOULD REMAIN CLOSED. AS THE  
TRAFFIC WOULD BE A NIGHTMARE. ALSO THE  
GREEN SPACE BEHIND MONTGOMERY RD, SHOULD REMAIN  
AS A BUFFER FROM THE NEW SUBDIVISION.



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

Name <sup>LISA</sup> DAN ROBINSON  
Address 131 BRIARSDALE CRES  
City WELLAND Postal Code L3C 6S1  
Telephone No. [REDACTED] Email [REDACTED]

Would you like to be notified by? ☒ Email ☐ Regular Mail

I have sent a letter of concerns to  
Travers Fitzpatrick and wish to be  
notified of any developments regarding  
this PROPOSED ~~develop~~ expansion.





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

Name ROBERT LUCASIA  
Address 402 RICE RD.  
City WELLAND Postal Code \_\_\_\_\_  
Telephone No. [REDACTED] Email [REDACTED]

Would you like to be notified by? ☒ Email ☐ Regular Mail

- I WOULD LIKE TO BE NOTIFIED ABOUT THE  
SECONDARY PLAN PROCESS AND BE PRESENT  
FOR MEETINGS -

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

Would you like to be notified by? ☐ Email ☒ Regular Mail

full support



City of Welland  
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Planning and Building Division  
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Email: devserv@welland.ca | www.welland.ca

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

Name Marc & Nancy Papineau  
Address 472 Quaker Rd (mailing address 152 Redwood CRT)  
City Welland Postal Code L3C 7C4  
Telephone No. [REDACTED] Email

Would you like to be notified by? ☐ Email ☒ Regular Mail

We would like to inform you that as a property owner we are in favour of the proposed plan to move the line of urban boundary. We purchased our property with the intention of building on the property a building which would allow more units.

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

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. \*



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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 Robert Berkovsky  
Address 436 PARKER RD  
City Welland Postal Code L3G 3G8  
Telephone No. [REDACTED] Email [REDACTED]

Would you like to be notified by? ☐ Email ☒ Regular Mail

~~[REDACTED]~~

I Approve. [Signature]

Land Owner: Noreen Garofalo

Address: 450 Rice Road

Welland, Ontario

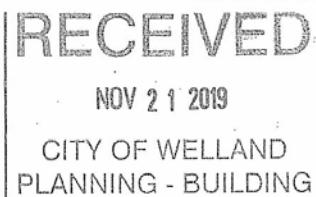
L3C 2W1

Telephone: [REDACTED]

provide  
Recommendation  
Report

November 18th, 2019

PD  
see envelope request



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.

A handwritten signature in cursive script that reads "Noreen Garofalo".

Noreen Garofalo



City of Welland  
Infrastructure and Development Services  
Planning and Building Division  
60 East Main Street, Welland, ON L3B 3X4  
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Email: devserv@welland.ca | www.welland.ca

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

Name LINO VENTRESCA

Address \_\_\_\_\_

City \_\_\_\_\_

Postal Code \_\_\_\_\_

Telephone No. \_\_\_\_\_

Email \_\_\_\_\_

Would you like to be notified by?

☒ Email

☐ Regular Mail

PLEASE KEEP THEM INFORMED OF PROGRESS

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

Name F. ARCUR1

Address

City

Pöstal Code

Telephone No.

Email

☒ Email☐ Regular Mail

PLEASE KEEP THEM NOTIFIED OF ROCESS



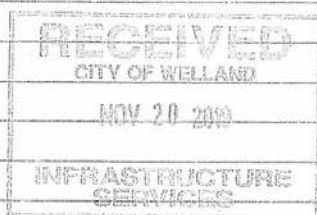
Nov. 15, 2019

To TRAVERS FITZPATRICK

I AM CURIOUS AS TO WHERE THE NORTHERN  
BOUNDARY FOR THE URBAN EXPANSION LIES.

IS IT IDENTIFIABLE BY ONE OF THE  
EAST-WEST ROADS.

I WISH TO BE NOTIFIED OF THE DECISION  
OF THE CITY OF WELLAND ON THE PROPOSED  
OFFICIAL PLAN AMENDMENT AS WELL AS  
RECEIVING A COPY OF THE STAFF REPORT,



THANKYOU

JOE MATICH

526 PARKSIDE CRES.  
BURLINGTON, ON  
L7L 4G9



**Rose DiFelice**

---

**From:** Travers Fitzpatrick  
**Sent:** November-18-19 1:23 PM  
**To:** Kevin Day  
**Cc:** Grant Munday; Rose DiFelice  
**Subject:** RE: OPA 24

Kevin, the proposed changes to the City Official Plan is to bring the lands into the Urban Boundary. The proposed changes will not affect you on Milkwood Trail.

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  
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---

**From:** Kevin Day [REDACTED]  
**Sent:** November 17, 2019 1:04 PM  
**To:** Travers Fitzpatrick <[travers.fitzpatrick@welland.ca](mailto: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  
[REDACTED]

---

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**Rose DiFelice**

---

**From:** Travers Fitzpatrick  
**Sent:** November-21-19 8:57 AM  
**To:** Grant Munday; Rose DiFelice  
**Subject:** 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 [mailto:[dan.robinson@niagararegion.ca](mailto:dan.robinson@niagararegion.ca)]  
**Sent:** November 20, 2019 11:55 PM  
**To:** Travers Fitzpatrick <[travers.fitzpatrick@welland.ca](mailto:travers.fitzpatrick@welland.ca)>  
**Cc:** mayor <[mayor@welland.ca](mailto:mayor@welland.ca)>; Councillor Adam Moote <[adam.moote@welland.ca](mailto:adam.moote@welland.ca)>; Councillor Mary Ann Grimaldi <[maryann.grimaldi@welland.ca](mailto: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 in 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:** Travers Fitzpatrick  
**Sent:** November-21-19 8:52 AM  
**To:** Grant Munday; Rose DiFelice  
**Subject:** FW: Official Plan Amendment Application (File No. OPA 24)  
**Attachments:** Letter to City of Welland\_Nov2019.docx

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  
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---

**From:** Graeme Murphy [redacted]  
**Sent:** November 20, 2019 6:26 PM  
**To:** Travers Fitzpatrick <[travers.fitzpatrick@welland.ca](mailto: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!

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:
  - 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.
  - e. Insects such as Monarch butterflies feeding on milkweed at the back of the property

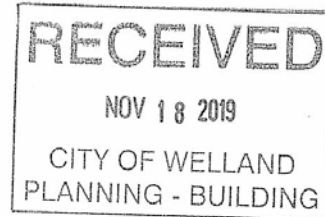
Photos of some of the key wildlife noted above were included in the original submission and should still be on file, but we have many more available should you wish to see them.

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

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.

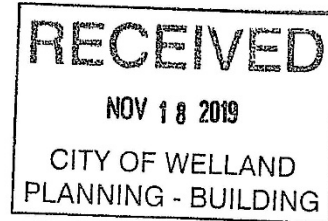
Sincerely,

A handwritten signature in cursive script, appearing to read "S. Arcuri".

Shelley Wilson Arcuri  
41 Cedarvale Crescent  
Welland, ON  
L3C 6W8

Two lines of text that have been completely blacked out for redaction, likely containing a phone number and an email address.





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.

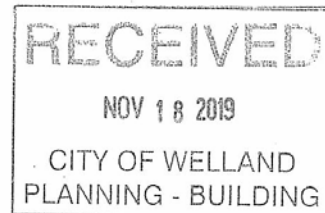
Sincerely,

*Robert Wilson*

Robert Wilson  
14 Pancake Lane  
Fonthill, ON  
L0S 1E2

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



**Rose DiFelice**

---

**From:** Travers Fitzpatrick  
**Sent:** 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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If you have received this email in error, please contact the sender immediately and delete all copies.

-----Original Message-----

**From:** blrpalmer [REDACTED]  
**Sent:** November 13, 2019 7:54 PM  
**To:** Travers Fitzpatrick <[travers.fitzpatrick@welland.ca](mailto: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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This email has been scanned for spam and viruses by Proofpoint Essentials. Visit the following link to report this email as spam:

**Irene McDonald**

---

**From:** Travers Fitzpatrick  
**Sent:** November 13, 2019 10:51 AM  
**To:** 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](http://www.welland.ca)  
 **YourChannel**

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**From:** sstanyar@aol.com [redacted]  
**Sent:** November 12, 2019 2:26 PM  
**To:** Travers Fitzpatrick <travers.fitzpatrick@welland.ca>  
**Subject:** Letter received re official plan amendment application

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

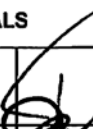


We would like to receive all information in regards to this application.  
Thank you

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

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43

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

13-86

**COUNCIL**

**INFRASTRUCTURE AND DEVELOPMENT SERVICES**

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

**SUBJECT:            NORTHWEST WELLAND URBAN AREA BOUNDARY  
EXPANSION**

**AUTHOR: ROSE DIFELICE, 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 21<sup>st</sup> 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

44

REPORT P&B-2019-61  
Page2

to its municipal boundary. In total 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 7<sup>th</sup> and 14<sup>th</sup>, 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:**

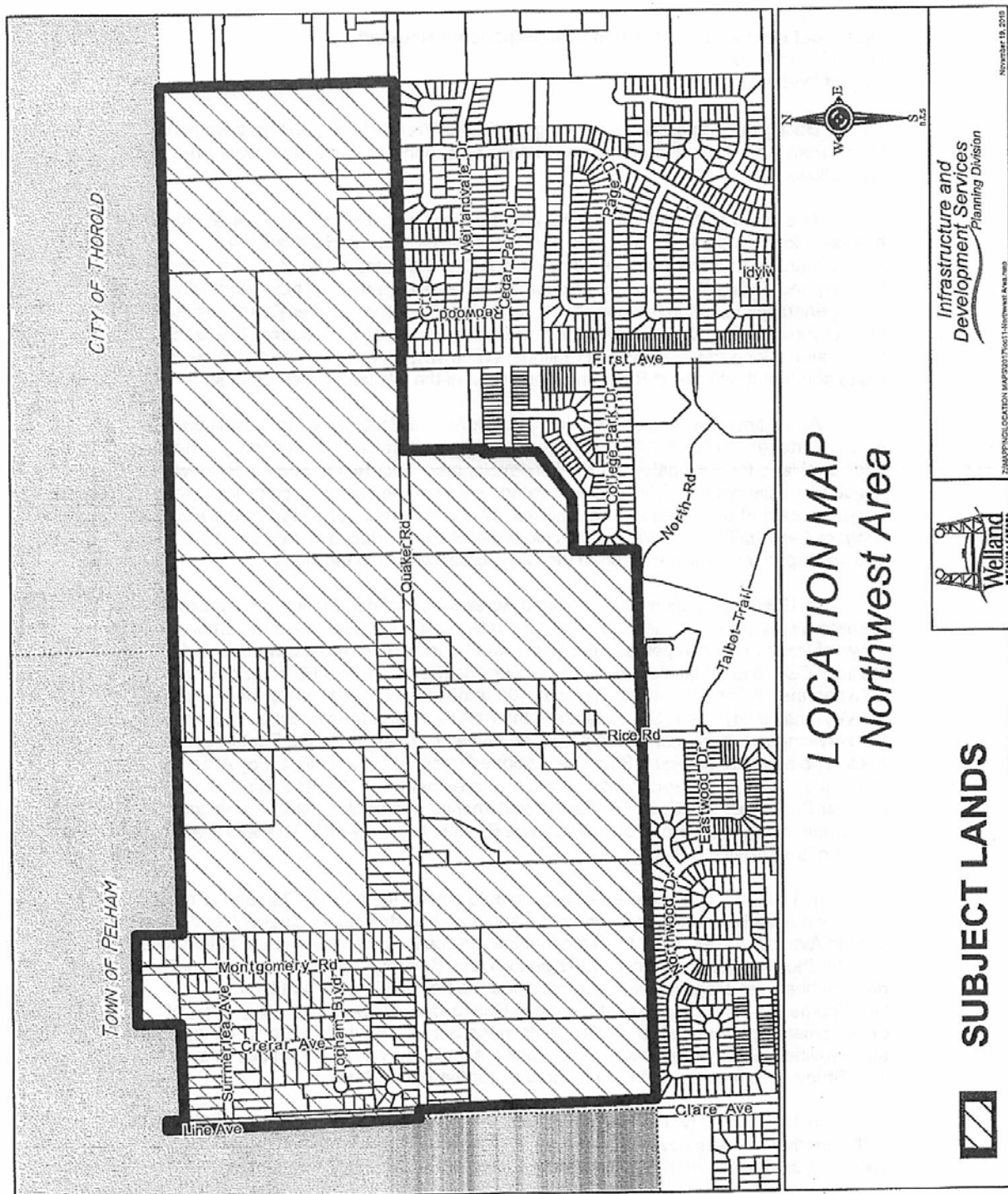
The purpose of this Report is two-fold 1. to provide Council with an overview of the processing of the Official Plan Amendment Application initiated by the City to bring lands in northwest Welland not currently within the City's Urban Area Boundary to within it so as to permit urban type uses; and, 2. 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





**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 land for 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.



*Bridging the past, present and future*





# Welcome To The Public Information Meeting

## For Official Plan Amendment #24

49

### North-West Welland Urban Expansion

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

[www.welland.ca](http://www.welland.ca)

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## Public Information Meeting - Purpose

50

- The purpose of this Public Meeting is to provide information respecting the proposed Planning Application and is required by the Planning Act.
- Public input is an important component of the Planning Process and we want to hear from you.
- If you have concerns regarding the subject Application you must provide written comments on or prior the Statutory Public Meeting or 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.

[www.welland.ca](http://www.welland.ca)

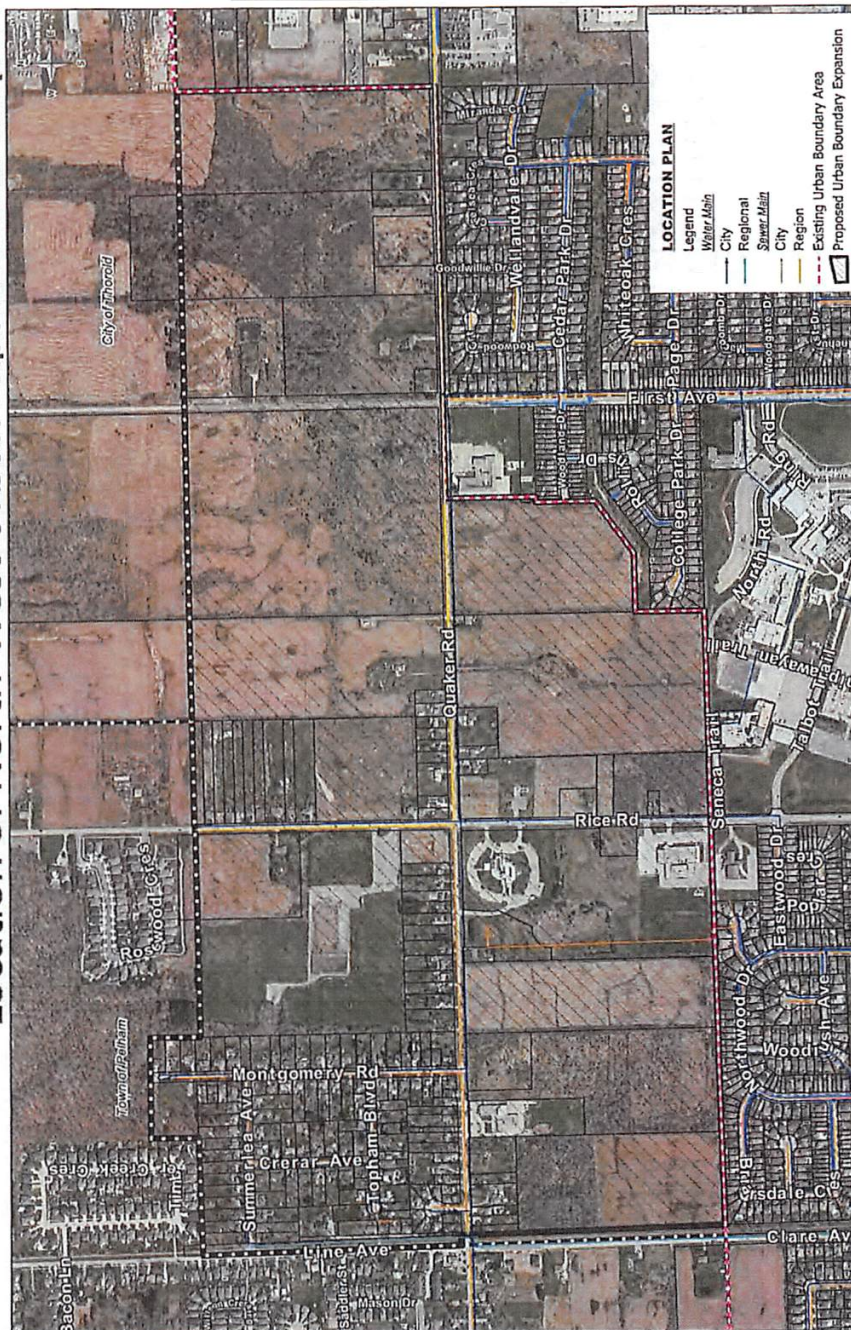
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## Key Dates

- **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

## Location of North-West Urban Expansion Area (OPA #24)



The subject lands are approximately 190 Hectares (470 acres) in size. They are bordered by the City of Welland to the north, the 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.

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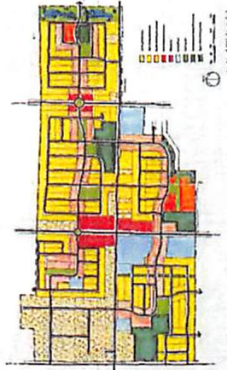
## Purpose of the Official Plan Amendment #24

- A Complete Application for Official Plan Amendment #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.

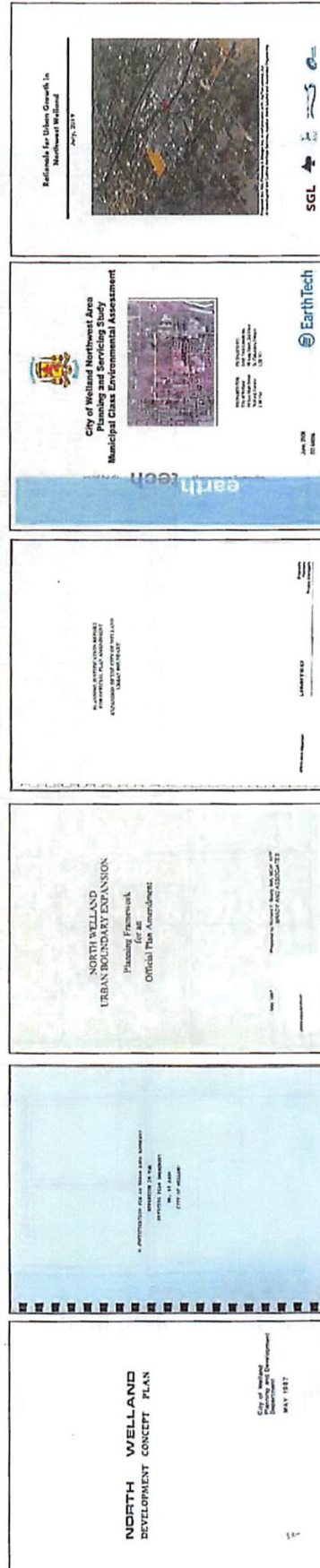
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# Studies and Reports Completed to Date

1987	1988	1996/1997 Studies	1998	2008	2019
<ul style="list-style-type: none"> <li>North Welland Development Concept Plan</li> </ul>	<ul style="list-style-type: none"> <li>A Justification for an Urban Boundary Expansion in the Official Plan Amendment No. 68 Area City of Welland</li> </ul>	<ul style="list-style-type: none"> <li>Servicing Plan for South Thorold, north Welland and the eastern portion of the Town of Pelham</li> <li>Regional Niagara Pelham/Thorold/Welland Development Study</li> <li>North Welland Urban Boundary Expansion Planning Framework for an Official Plan Amendment</li> <li>North Welland Development Concept Plan</li> </ul>	<ul style="list-style-type: none"> <li>Planning and Justification Report for Official Plan Amendment – Expansion of the City of Welland Urban Boundary</li> </ul>	<ul style="list-style-type: none"> <li>City of Welland Northwest Planning and Servicing Study Municipal Class Environmental Assessment</li> </ul>	<ul style="list-style-type: none"> <li>Planning Rationale For Urban Growth in North West Welland</li> <li>Agricultural Impact Assessment Study</li> <li>Archaeological Resource Assessment</li> <li>Cultural Resource Assessment</li> <li>Municipal Servicing Study</li> <li>Transportation Study</li> <li>Natural Heritage</li> </ul>



54



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# 2007 Concept Plan

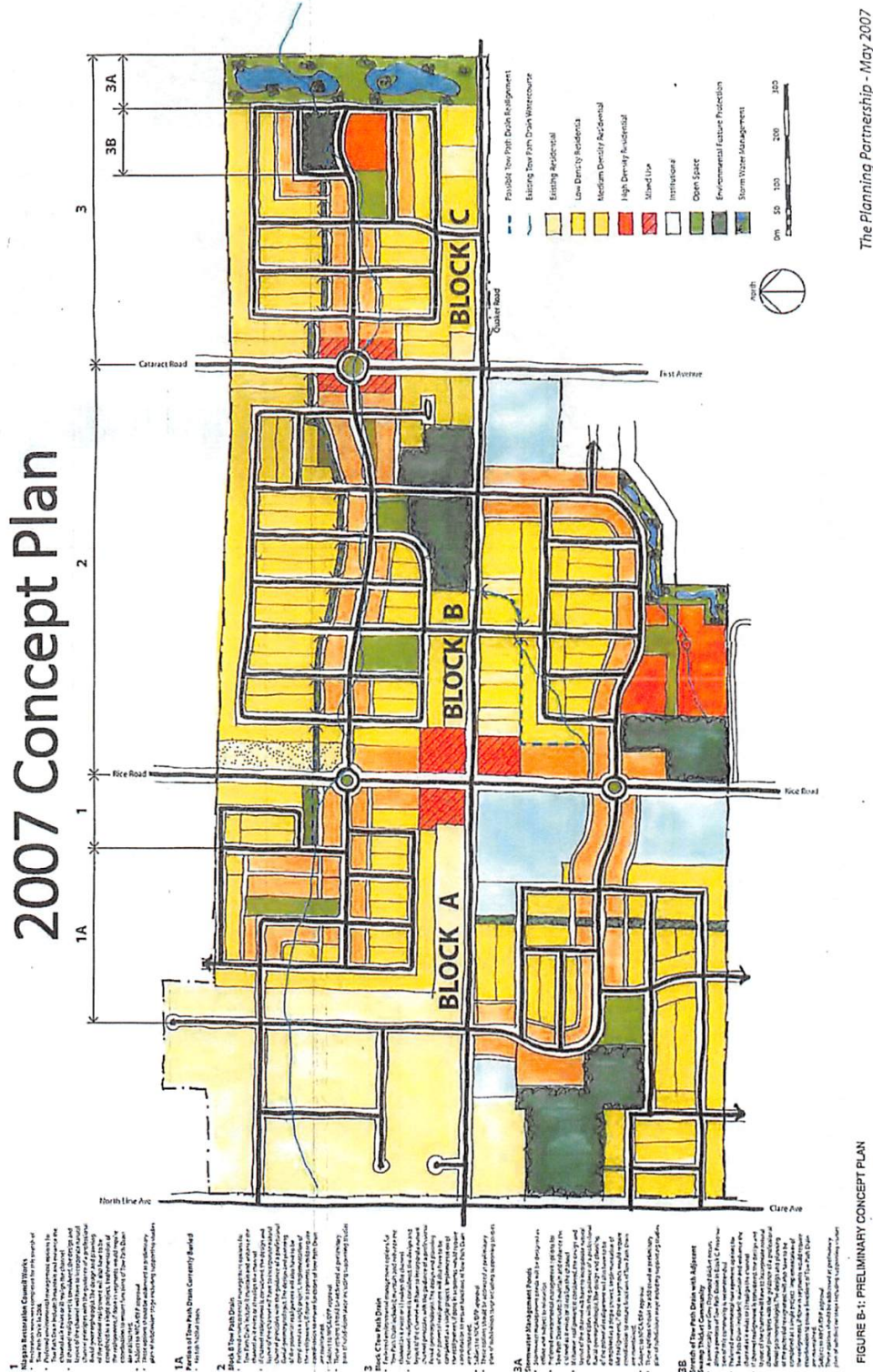


FIGURE B-1: PRELIMINARY CONCEPT PLAN



## 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.
- Is readily serviceable as no major extension or upgrading of water and sewer infrastructure is 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 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

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



- OPA #24 helps implement Ontario's five-point Plan for housing supply as follows:
  - ✓ Addresses speed by expediting the process to add these lands to the urban area for Welland.
  - ✓ Addresses cost by bringing more land supply closer to a shovel ready state. Also recognizes the costs of reports, studies and infrastructure works completed over the last 30+ years to justify and accommodate the subject lands.
  - ✓ Will address the mix of housing types in the development of the final Secondary Plan for the area.

[www.welland.ca](http://www.welland.ca)

## Housing Supply: Ontario's Five-Point Plan

1. **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.
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.
5. **Innovation:** This means everything from new housing designs and materials to creative approaches to home-ownership and more. We'll encourage more innovation and creativity in Ontario's housing sector and make sure government isn't standing in the way.

57

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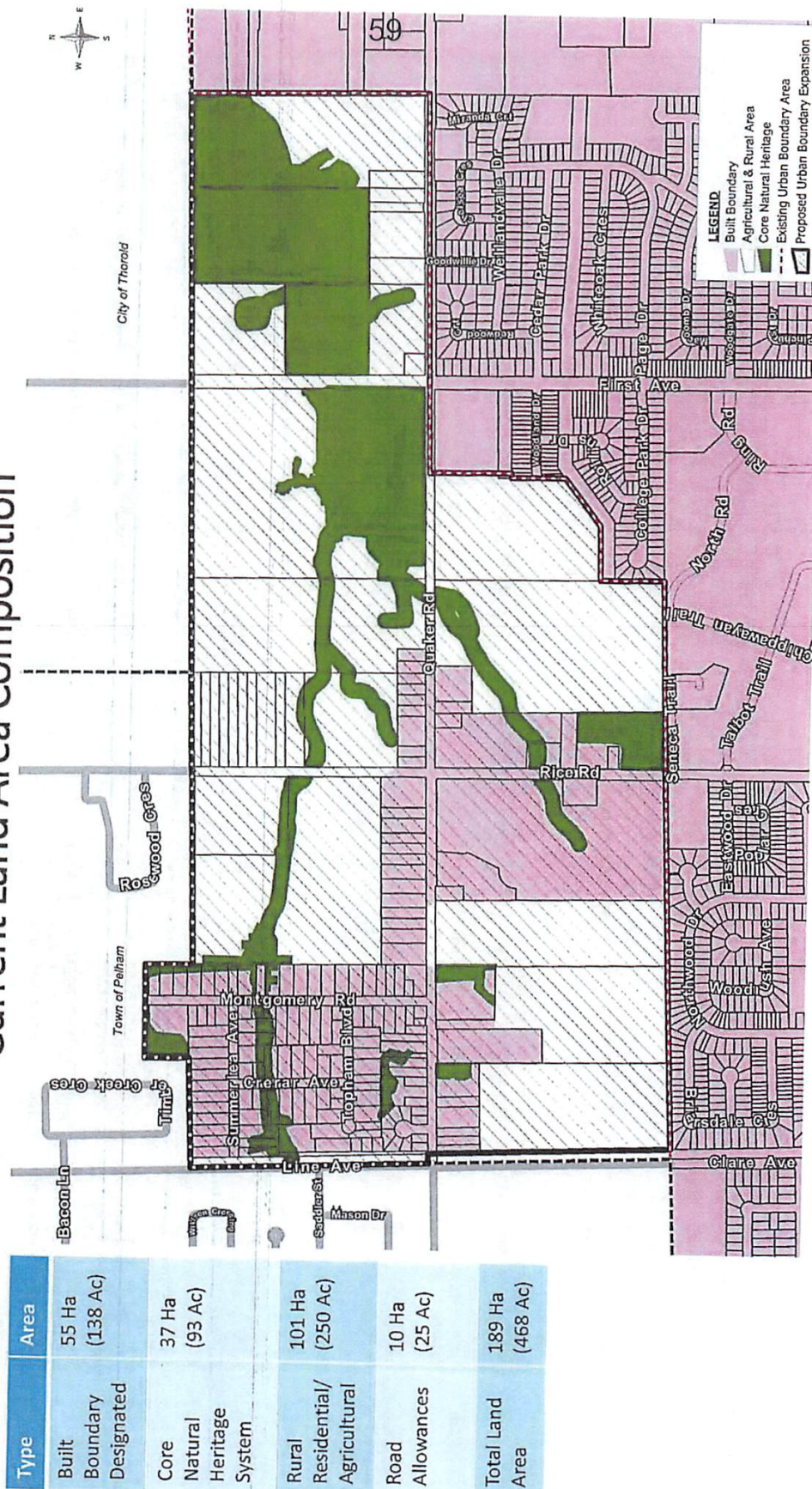


### Criteria for Settlement Expansion (Urban Expansion) under Growth Plan Section 2.2.8.3

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

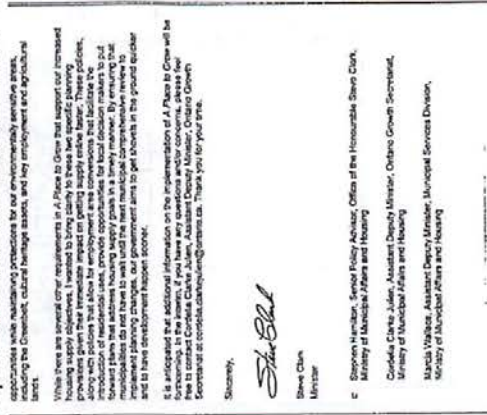
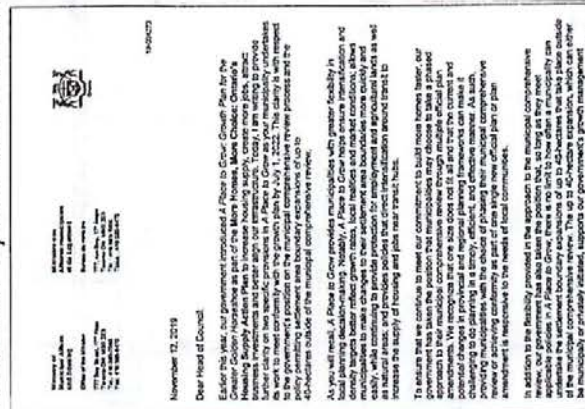


## Current Land Area Composition



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

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

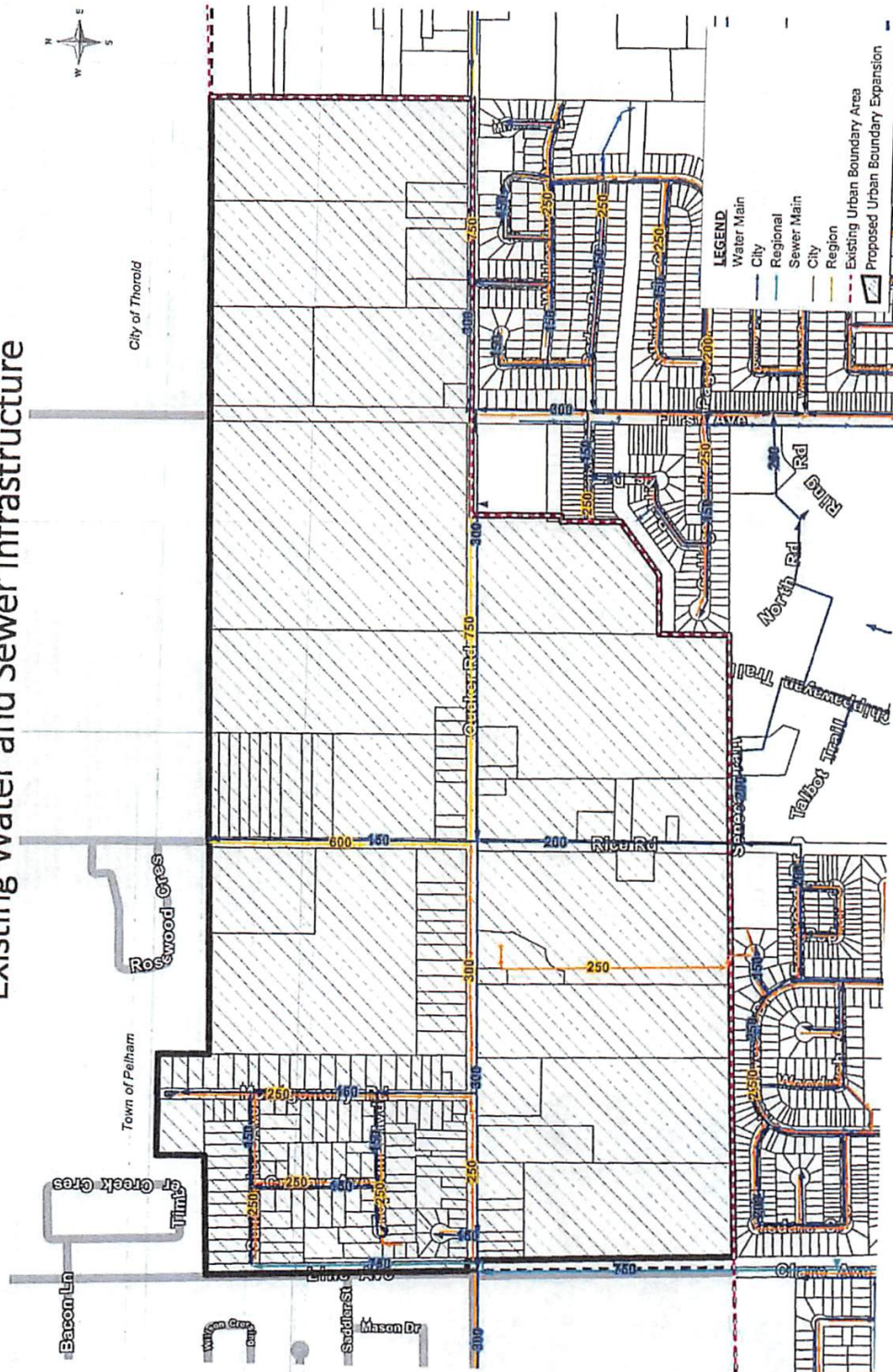


[www.welland.ca](http://www.welland.ca)

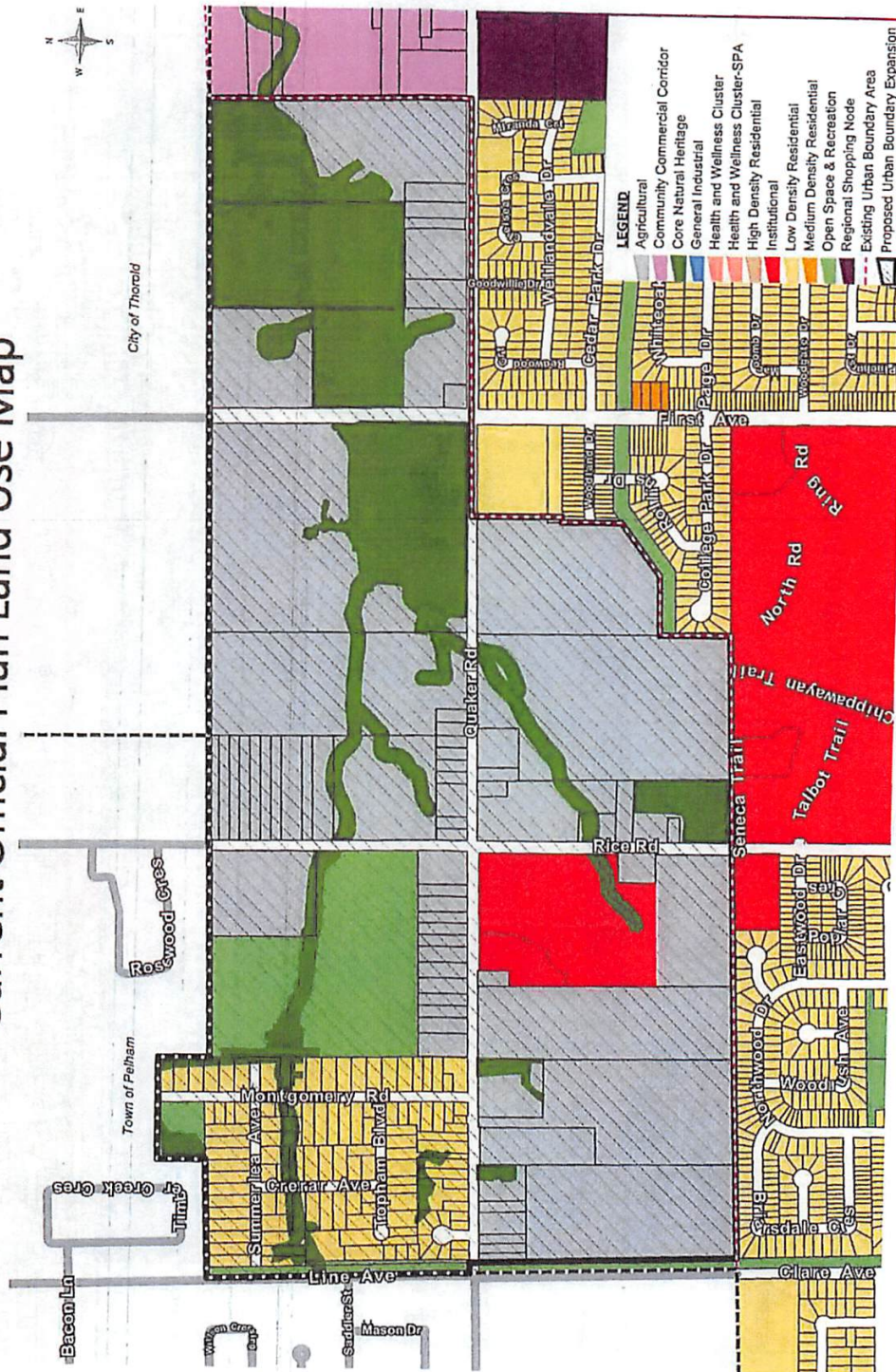
*Bridging the past, present and future*



# Existing Water and Sewer Infrastructure

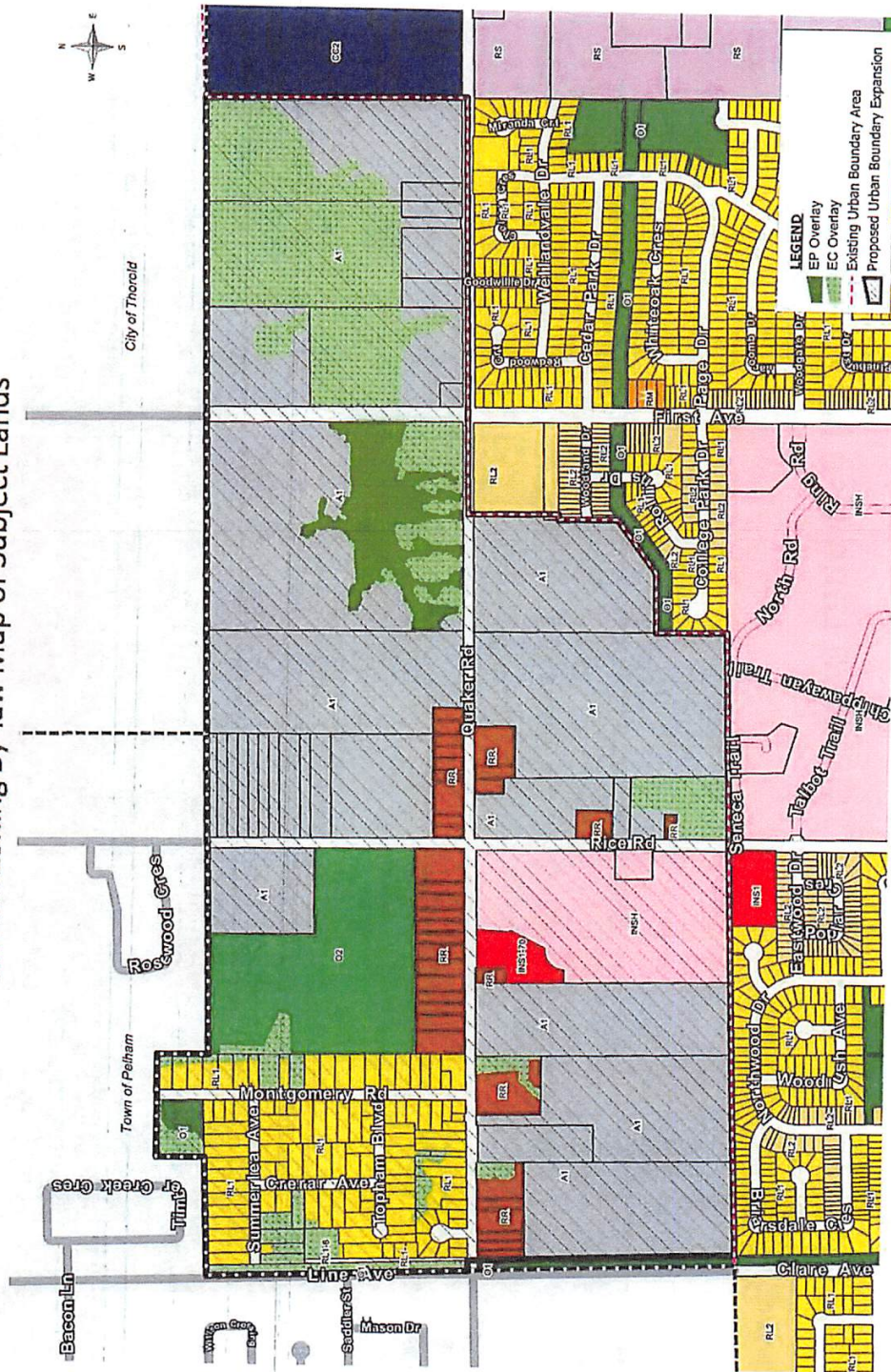


# Current Official Plan Land Use Map

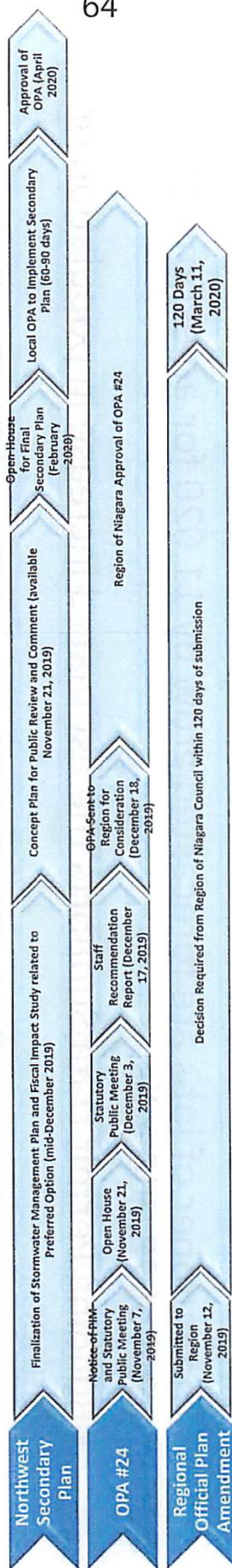




# Current Zoning By-law Map of Subject Lands



# Process & Timeline Moving Forward



*Bridging the past, present and future*

[www.welland.ca](http://www.welland.ca)



# Population & Employment Growth In Welland

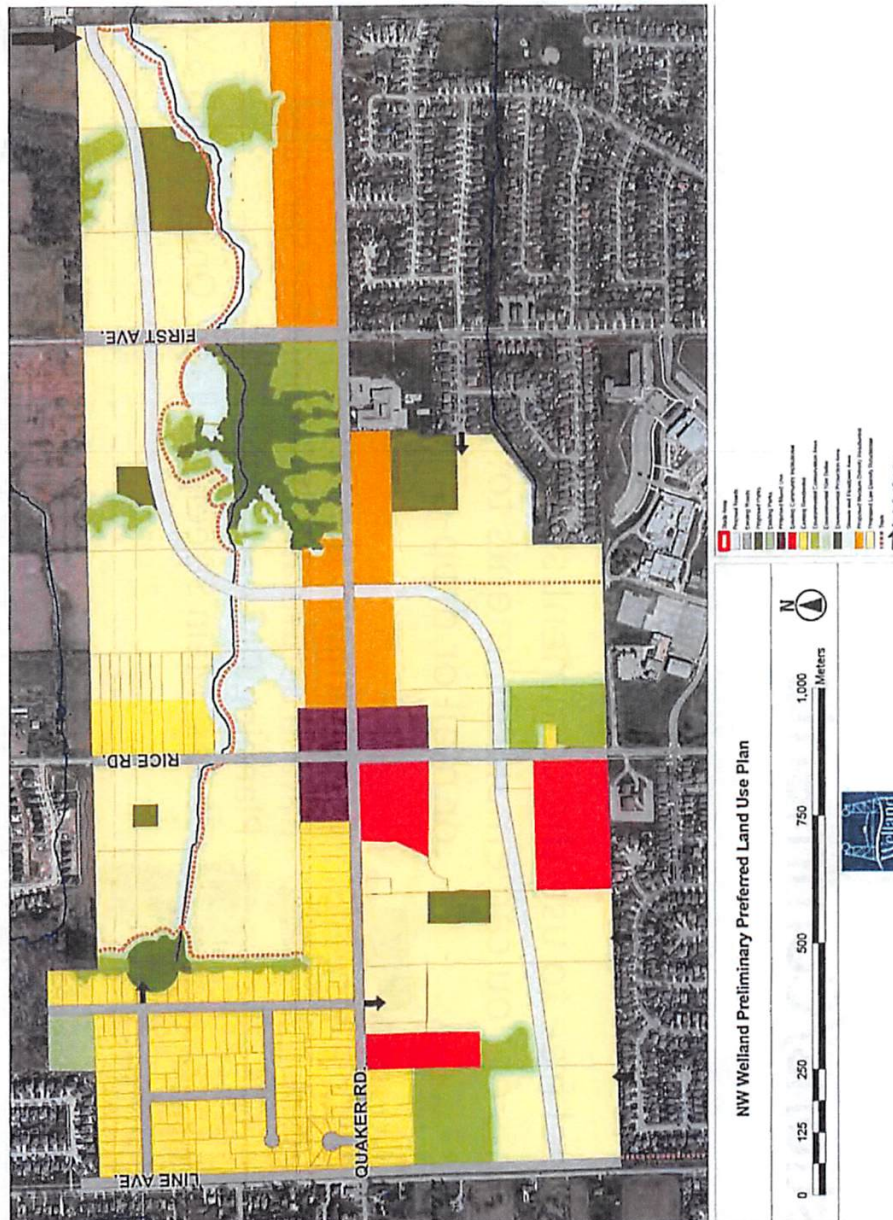
- The population is forecasted to grow by 18,630 people between 2016-2041. This would bring the estimated total population of Welland to 72,520 by 2041.
- The number of jobs are forecasted grow by 11,020 for an estimated total of 28,760 jobs.
- Building Permit Data Supports the estimated increase in population or higher:

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

[www.welland.ca](http://www.welland.ca)

*Bridging the past, present and future*

## 2019 PROPOSED SECONDARY PLAN



# 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](mailto: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

[www.welland.ca](http://www.welland.ca)

*Bridging the past, present and future*

***APPENDIX V***

-

***COUNCIL RESOLUTION***



Appendix V

AGENDA PAGE 75 - 123  
NUMBER



REF. NO. 13-86

## RESOLUTION

RESOLUTION NO. 2019 - 806

**MOVED BY:** Moote

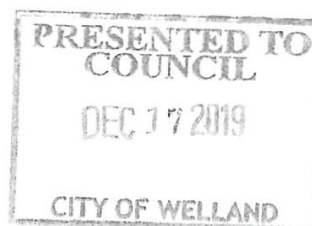
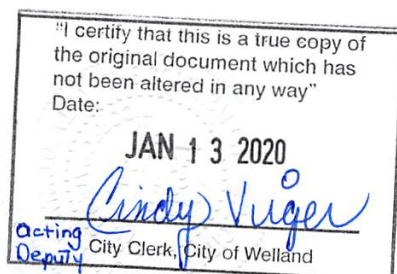
**SECONDED BY:** Grimaldi

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
LAROCHE		
GREEN		
SPECK		
CHIOCCHIO		
MCLEOD		
DIMARCO		
RICHARD		
GRIMALDI		
SPINOSA		
FOKKENS		
MOOTE		
VAN VLIET		
MAYOR CAMPION		



CARRIED



LOST



NOT PUT



**Modification and Approval of  
NW Welland Urban Boundary Expansion, Official Plan Amendment 24  
City of Welland**

The following modifications are hereby made to the NW Welland Urban Boundary Expansion adopted by the City of Welland on December 17, 2019 as a consolidated document titled “**Amendment 24 to the Official Plan for the Corporation of the City of Welland.**” As modified, OPA 24 for the City of Welland is approved under subsection 17 (34) of the Planning Act, R.S.O. 1990, as amended.

**Part A: Text**

The Region has made 6 modifications to Official Plan Amendment 24. The recommended modifications are referenced within the attached document as Appendix 3 to PDS 3-2021.

Modification 1-3 amends wording in Part A – The Preamble for minor errors and to reflect the modifications made in Part B – The Amendment.

Modification 4 – removes the deletion of Policy 3.5.1 and 3.5.2 to keep these policies in the City’s Official Plan.

Modification 5 – creates a new Section 6.7.8 Area Specific Policy Area – Area 8: Northwest Welland. Section 6.7.8 contains a “notwithstanding” introduction to clarify that the boundaries for these lands can be expanded regardless of other policies of the local Official Plan. The modified policy set also creates a site specific policy area for the NWE to recognize the Northwest Welland Secondary Plan, urban design direction and the requirement to account for this growth in the Niagara Official Plan (municipal comprehensive review).

Modification 6 – modifies the adopted wording for Section 3.5.3.

**Part B: Mapping**

None

## Appendix 5 – Public and Agency Comments Received for ROPA 18

23Jan2020

To: Niagara Region Planning & Economic Development Committee  
RE: Welland Urban Boundary Expansion Plan

I recently attended a round table session at the City of Welland 09Jan2020, where it was stated that further consideration for the urban boundary expansion plan was now with the Niagara Region Planning Committee for review.

As a resident of Welland whose property falls within the area of discussion, I wanted to express my full support of this expansion. Not only will it personally be of benefit for myself and my family, however also for the City of Welland. Opening up the area will allow for the city to grow and prosper.

As an interested party, I would appreciate to be informed of any decisions that will be made for the area.

With Regards,  
Jack Passero

---

Dear Councillor Rino Mostacci,

We are writing to you as a land owner in the City of Welland that falls within the proposed North-West Urban Expansion (south side of Quaker Road, first property west of Quaker Road Public School) and a strong proponent of OPA #24 recently submitted by the Town of Welland for your consideration and approval.

With both population and job growth at our door step, it is hard to ignore the requirements that this explosion of economic growth will create. The time is now to move forward with a plan that makes sense for both the town and the region and we are confident that the one put forth on November 12th, 2019 is a strong one.

The plan submitted addresses many considerations and includes the following:

- Infrastructure and public service facilities needed would be financially viable over the full life cycle of these assets
- The subject area contains an elementary school and the NCDSB Headquarters, and abuts two other elementary schools and the Welland Niagara College Campus
- Is readily serviceable as no major extension or upgrading of water and sewer infrastructure is required
- 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

Thank you for your support and consideration and look forward to working with you and the team at Niagara Region on this exciting growth plan for the Golden Horseshoe.

Sincerely,  
Josephine Martella and Mirella DiNardo

---

Dear Councillor,

My name is Roman Grocholsky, I represent several clients who own land in the proposed Welland Urban expansion and I am seeking your support to approve the City of Welland's application.

We would like to bring to the attention of Regional Council the history surrounding the City of Welland's urban area expansion request and the reasons for providing its support for the City's urban area expansion.

Over the years constraints on these lands, which negated them being included within the urban area boundary of the City, have been eliminated (servicing, location of the mid-peninsula corridor). As a result of the expansion of the Town of Pelham and related commitment on the part of the Region to service those lands, the northwest area of the City became economically feasible to service. The mid-peninsula corridor designation has been eliminated from this area.

Given the foregoing, the City, in 2017, initiated the preparation of a Secondary Plan so as to bring the lands in the northwest portion of the City within its urban area boundary. The Secondary Plan process is near completion resulting in the preparation of a Secondary Plan for the area as well as studies supporting the urban area expansion to include the northwest area of the City. This has further initiated a local Official Plan Amendment as well as a Regional Official Plan Amendment which must be undertaken and approved. To this end, City Council has approved the local Amendment and has directed that an Application to Amend the Regional Official Plan so as to align the City's urban area boundary with its municipal boundary in northwest Welland also be made.

The inclusion of lands in the City of Welland's northwest area to within its urban area boundary has a long history. Welland Council and Staff have, over the years, supported their inclusion for many reasons. This area has many characteristics of an urban area including water and sewer services and existing urban land uses. The services were put in as the result of a partnership between the Province, the Region and the City of Welland. Existing land uses within the subject lands include a mix of single-detached residential properties, institutional uses (3 elementary schools and a School Board

Headquarters), some fallow and active agricultural land, recreation/open space (former Welland Soccer Club), wooded areas and provincially significant wetlands.

Based on the above, we would request your support for, and approval of, the Application to Amend the Regional Official Plan to bring the northwest area of Welland to within its urban area boundary.

**Roman Grocholsky**  
**Sales Representative**  
**Integrity | Experience | Results**  
**Royal LePage NRC Realty, Brokerage**

---

Hi Kirsten,

City Planning staff have reviewed Niagara Region's ROPA 18 and offer the following comments for your consideration.

The Welland Urban Area and the proposed Northwest urban expansion is not adjacent to and therefore does not impact the Niagara Falls Urban Area. Accordingly, the City of Niagara Falls has no objection to the proposed urban expansion.

Regards,

Brian Dick

Brian Dick, MCIP, RPP | Manager Policy Planning | Planning, Building & Development | City of Niagara Falls

---

**From:**

**Sent:** Thursday, 24 September 2020 17:22:22 (UTC-05:00) Eastern Time (US & Canada)

**To:** Clerks

**Subject:** Fwd: north west plan meeting sept 22nd 2020

Please review my concerns with this proposal stated at welland s meeting.

I would like to be able to view this up coming meeting, and register my concerns if necessary.

My main objection to this plan is the fact that my and other current properties will be rezoned.

and there is not information as to when and how Quaker Road and Rice Road will be altered to allow for their development.

I have seen this plan being presented for the last decade or more and the same basic proposal remains with out expected time lines, and methods of carrying out this expansion, The present property owners deserve to have this as part of the plan, to know how it will affect us.

Thank you  
S. Stanyar

-----Original Message-----

From:

To: rachelle.larocque@welland.ca <rachelle.larocque@welland.ca>

Sent: Tue, Sep 22, 2020 10:16 pm

Subject: Re: north west plan meeting sept 22nd 2020

Some of my concerns were addressed but not all.

Is it the intention of the city to rezone this area as laid out in the proposal, and if so what would the timing be?

To allow developers to proceed as shown Quaker Road would require widening and storm sewers added, how and who would this be doing this work and when? assuming there would be multiple developers and this is Wellands Road.

I would like confirmation that property owners will not be forced into selling their properties for this proposal now or in the future, and that we will continue to have our access to Quaker Road as we do now.

Thank you  
S. Stanyar

In your planning and presentation the present owners do not seem to be considered . As a property owner on Quaker Rd. near rice I am very angered by my property being changed into mixed use and medium density.

How in the future would our property be acquired and by who?

What would the expected time line for this development to start ?

Why not keep the present properties as they are and develop the vacant lands. This plan seems to be out of scale to the rest of wellands present method of development.

Let it be said I am against the plan as shown.

S. Stanyar  
Quaker Rd

---

Wednesday, October 7, 2020

Mrs. Faye Suthons Regional Rd 27

(taxpayer of Wainfleet)

Regional Clerk: This will be sent via the mail as well just did not want to miss deadline but want you to have a hand held copy as well.

Re Northwest Welland Urban Boundary Expansion Request.

My husband and I, Douglas and Faye Suthons both AGAINST Welland has gone overboard with the cramming of cookie cutter houses and buildings everywhere paving over proper mature forests, wetland and all other nature that believe it or not sustains our lives. Politicians need to smarten up and realize what is happening with climate change, COVID, while they are merrily paving over ecosystems. Take a look at Weber Road sickening. Our farmland in Southern Ontario is disappearing at a fast horrible rate soon we will be depended on foreign countries like China. God granted us this beautiful natural setting and it is daily being destroyed with no thought for future generations what they will be left with and no thought whatsoever of wildlife they don't even make the list. I was told by someone in a high position at Region that Growth growth it is coming and we MUST abide by what the provincial and federal government dictate. To that we say Bull. But we must admit it takes a backbone to speak up and you can. While driving around the area you have mapped out for expansion we were sick. Nature. Like it be for once and for all. All this expansion does not come without problems for all 1. more roads, more bridges, more sidewalks so that adds major costs. 2.traffic jams, traffic pollution killing people's lungs, longer wait times.

3.ugly cookie cutter type houses put up in record time. Tomorrow slums. 4. bringing Toronto people who soon tire of it and then we see for sale signs on lands that never needed to be destroyed in the first place. 4. people crammed into together with no green spaces equals mental illness. How many thousands of needles were found in Welland and throughout Niagara? Damn sad. Put your money there.

Greed of developers, Toronto people with chunks of money from careers in the city and huge amounts for selling their Toronto homes. Did they ask for you to come along on their journey or share their wealth from selling? How stupid are all of us that we must now provide them lodging? Does that mean if we move to Toronto that the government will dictate that we must be provided for lodging in Toronto?

Fed up with the mindset of politicians ruining this area.

STOP STOP STOP STOP STOP STOP!!!!

Douglas and Faye Suthons

---

**From:** Aurelio Magazzeni

**Sent:** Thursday, 08 October 2020 22:17:59 (UTC-05:00) Eastern Time (US & Canada)

**To:** Clerks; Rose DiFelice

**Subject:** ROPA 18 Northwest Welland Urban Boundary Expansion

Sorry, I forgot to include a subject line in my first email.

Re: ROPA 18 Northwest Welland Urban Boundary Expansion

Hello,

My name is Aurelio Magazzeni and I live at Rice Rd., Welland, ON .

I own two parcels of property side-by-side. Both parcels of land are zoned residential in the front half and agricultural in the back half. In 1988 I purchased the property in order to enjoy the lifestyle I'm currently living. I enjoy a small

hobby farm and operate a tree service. This urban boundary expansion will change the way I currently enjoy my property. I will be surrounded by residential development and it's likely that I won't be able to continue with my regular activities. If I am forced to stop my current activities I will have a loss of revenue.

I am therefore opposed to the Northwest Welland Urban Boundary Expansion. I would like to take this opportunity to ask a few questions:

The plan indicates that Rice Rd will be four lanes. Is there going to be expropriation of lands to accommodate? Are there turning lanes, sidewalks, and bicycle lanes?

What is the timeline for a local sewer to be installed?

Will we be forced to hook up and decommission septic?

Are homeowners responsible for sewer along the frontage of our property?

Will there be storm sewers in place of the ditch as well as curbs and gutters?

As I understand my zoning to be 50% residential and the back half agricultural. Will I be able to carry out agricultural activities as I have for the past 30 years, including the raising of livestock?

It appears from the plans that east of my rear property line it will be converted to low density residential. Will there be a buffer substantial enough for me to continue my hobby farm, both livestock and gardening?

I currently operate tractors, chainsaws, wood splinters, saw mill, etc. in the rear yard for firewood processing and occasionally burn fruit tree branches.

Will I be permitted to continue to operate these machines, and open burn as per fire department permit?

In order to allow for low density residential, are there plans to expropriate the back half of my property?

I request a copy of the report and the notice of decision of council.

Regards,  
Aurelio Magazzeni

---

**From:** b p

**Sent:** Friday, 25 September 2020 07:08:53 (UTC-05:00) Eastern Time (US & Canada)

**To:** Clerks

**Subject:** re: northwest urban boundary expansion Welland - ROP#18

I am interested in the outcome of this upcoming public hearing on Oct 14, 2020 in regards to the ROP#18 either via email or post.

I am requesting for family who have lands being discussed within this ROP who are in agreement of the proposed changes. (Quaker Rd)



You may email me [REDACTED] or address B Passero - [REDACTED], Welland, ON [REDACTED]  
thank you

---

Thank you for the notice. Outside the Plan Area so we have no comment.

Nancy Mott, MCIP, RPP  
Senior Strategic Advisor  
Niagara Escarpment Commission  
Cell: 289-839-0106

---

Hi Kirsten,

No specific comments for ROPA 18, I am confident that all outstanding issues can be adequately addressed through the Secondary Plan.

**Cara Lampman**  
Manager Environmental Planning  
Planning and Development Services, Niagara Region

**Ministry of Municipal Affairs  
and Housing**

Municipal Services Office  
Central Ontario

777 Bay Street, 13<sup>th</sup> Floor  
Toronto ON M7A 2J3  
Fax.: 416 585-6882

**Ministère des Affaires municipales  
et Logement**

Bureau des services aux municipalités  
du Centre de l'Ontario

777, rue Bay, 13<sup>e</sup> étage  
Toronto ON M7A 2J3  
Télé. : 416 585-6882

November 2, 2020

Sent via email only

Kirsten McCauley, MCIP, RPP  
Senior Planner – Secondary Plans  
Niagara Region  
Planning and Development Services  
1815 Sir Isaac Brock Way, P.O. Box  
1042 Thorold, ON L2V 4T7  
Kirsten.mccauley@niagararegion.ca

Dear Kirsten McCauley,

**Re: One Window Provincial Review Comments  
Region of Niagara Proposed Regional Official Plan Amendment No. 18  
Northwest Welland urban boundary expansion  
MMAH File No.: 26-EOPA-203456**

---

Thank you for requesting comments from the Ministry of Municipal Affairs and Housing (MMAH) through the One-Window Provincial Planning Service on proposed Regional Official Plan Amendment No. 18 (ROPA 18) by letter dated August 31, 2020. The proposed ROPA 18 is proceeding under section 17 of the *Planning Act* and therefore the Region of Niagara (the Region) is the approval authority.

The purpose of ROPA 18, which has been initiated by the City of Welland (the City), is to expand the City's urban area boundary to add approximately 190 hectares of land known as 'Northwest Welland' into the urban settlement area and designate these lands as Designated Greenfield Area and Built-Up Area, as applicable. In total, the amendment area comprises approximately 190 hectares, of which 31 hectares are protected environmental features within the Natural Heritage System, approximately 58 hectares of the area is currently occupied by existing uses and designated as Built-Up Area and approximately 102 hectares of the amendment area will be Designated Greenfield Area.

The draft ROPA 18 is limited in scope as it consists of mapping changes to the applicable Regional Official Plan schedules to modify Niagara Region's Urban Area boundary for the City to add the Northwest Welland expansion area. The amendment also adds a site-specific policy to recognize the expansion area as being within the urban boundary of the City.

We also understand there is a related local Official Plan Amendment No. 24 (OPA 24) to amend the urban boundary in the City of Welland Official Plan, which was adopted by City Council on December 17, 2019 and submitted to the Region for approval and that an associated draft Northwest Welland Secondary Plan has been prepared which identifies the detailed land use permissions. As per the Region's circulation letter, the local and Regional amendments will be reviewed and brought forward by the Region concurrently for a decision.

The following comments relate to the *Planning Act*, *Places to Grow Act*, 2005, consistency with the Provincial Policy Statement, 2020 (PPS), and conformity with A Place to Grow: Growth Plan for the Golden Horseshoe, 2019, as amended by Amendment 1 (Growth Plan). MMAH staff comments are based on a review of draft ROPA 18 and supporting documentation, including the Scoped Planning Rationale Report for the Northwest Welland Amendment Area (June 2020) and the Rationale for Urban Growth for Northwest Welland (July 2019). We circulated the proposed ROPA 18 to the following partner ministries through the One-Window Provincial Planning Service: Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA), Ministry of Natural Resources and Forestry (MNRF) and the Ministry of Transportation (MTO). The pre-consultation comments are intended for the Region's consideration in their decision-making.

Ministry staff have identified the following issues with proposed ROPA 18:

- ROPA 18 does not appear to conform with the in-effect Niagara Regional Official Plan.
- The proposed expansion area is larger than 40 hectares which does not conform with policy 2.2.8.6 of the Growth Plan.
- ROPA 18 proposes a major settlement area boundary expansion which is required to be considered through the Region's new Official Plan / Municipal Comprehensive Review program as per policy 2.2.8.2 of the Growth Plan.
- It is unclear how the proposed expansion lands can be justified when the preliminary land needs assessment demonstrates a need for 42 hectares of additional greenfield land.
- It is unclear how the minimum Designated Greenfield Area density target will be achieved for the proposed lands to be added.
- Concerns with the Agricultural Impact Assessment, including that no alternative locations which avoid prime agricultural areas were evaluated.

### **Existing Niagara Regional Official Plan Urban Boundary Expansion Policies**

The City is proceeding with the proposed ROPA 18 application pursuant to policies 2.2.8.5 and 2.2.8.6 of the Growth Plan and is seeking multiple, concurrent 40 hectare expansion requests ahead of the completion of the Region's new Official Plan and Municipal Comprehensive Review (MCR).

The Growth Plan was amended on May 16, 2019, to allow for consideration of settlement area boundary expansions that are no larger than 40 hectares in advance of the MCR, subject to criteria (policies 2.2.8.5 and 2.2.8.6). However, policy 2.2.8.5 is a 'discretionary policy' in that it does not mandate an outcome but instead provides flexibility to consider settlement area boundary expansions in certain circumstances.

Subsection 24(1) of the *Planning Act* continues to apply, providing that planning decisions are required to conform with the official plan policies which are in effect. While subsection 14(2) of the *Places to Grow Act* provides that the Growth Plan prevails in the case of conflict between the Growth Plan and an official plan, this would only be relevant where there is a conflict.

In the absence of a conflict with the Growth Plan, existing prohibitive policies in official plans, therefore, would have to be amended in order to enable a settlement area boundary expansion under policy 2.2.8.5 of the Growth Plan.

The in-effect Niagara Regional Official Plan (ROP) urban area expansion policies provide that an urban area boundary expansion may only occur where a municipal comprehensive review has been completed by the Region, subject to criteria (policy 4.D.1.1).

ROPA 18 does not include any proposed amendments to the Region's existing urban boundary expansion policies in Section 4.D (Municipal Comprehensive Review) of the Niagara ROP.

Proposed ROPA 18 consists of mapping changes to redesignate the Northwest Welland study area to Urban Area and add a site-specific policy to recognize the expansion area.

Therefore, if the Region considers updating its in-effect official plan's policies for urban boundary expansions to implement the Growth Plan's discretionary policies, it would enable consideration of settlement area boundary expansions in advance of the MCR. The Region may also include additional criteria in the ROP further to the criteria in policy 2.2.8.5 of the Growth Plan as the policies of the Growth Plan represent minimum standards and municipalities can go beyond the minimums provided, they do not conflict with any policy of the Growth Plan.

### **Proposed Expansion Area is Larger than 40 hectares**

In total, the proposed ROPA 18 expansion area comprises approximately 190 hectares as the City is seeking multiple, concurrent 40 hectare expansion requests ahead of the completion of the Region's new Official Plan / MCR. There is no limit to how often a municipality may undertake a settlement area boundary expansion in advance of the MCR, provided the criteria in policy 2.2.8.5 and all other applicable policies in the Growth Plan are met.

However, any individual official plan amendment implementing a settlement area boundary expansion undertaken outside the MCR is limited to a maximum of 40 hectares pursuant to policy 2.2.8.6 of the Growth Plan. Draft ROPA 18, as written, is proposing a settlement area boundary expansion larger than 40 hectares which does not conform with policy 2.2.8.6 of the Growth Plan.

In this regard, the Region may want to consider opportunities to differentiate between multiple 40 hectare portions, or phasing of one or smaller portions (of up to 40 hectares) to be approved rather than contemplation of the entire 190 hectares area.

### **Niagara new Official Plan Program**

We understand Regional staff are preparing background studies for a new Official Plan, including four interrelated studies to support the comprehensive growth management program / MCR, including a Regional Structure Review, Settlement Area Boundary Review, Employment Lands Strategy, and a Housing Strategy. Regional staff recently provided updates to Regional Council at its September 17, 2020 meeting on its Regional Structure and Settlement Area Boundary Review, which are key components of the new Official Plan program.

The Regional Structure will outline where growth and development are to occur across the Region, including a new Schedule "A" to the ROP that sets out the land use structure for the Region, including the boundaries of Urban Settlement Areas, Rural Settlement Areas, Agricultural Areas and Rural Lands, among other components. The Settlement Area Boundary review, including a Regional Land Needs Assessment (LNA) will determine the amount of land required to accommodate the updated Growth Plan, Schedule 3 forecasts.

The Region should consider whether it is premature for a major settlement area expansion in the Region (Welland) to proceed in the interim period while the above-noted Growth Plan conformity work is underway and will address regional structure and land supply needs, among other matters, including any potential settlement area boundary expansions.

### **Designated Greenfield Area Density Target**

Policy 2.2.8.5 a) of the Growth Plan requires that lands that are added to a settlement area will be planned to achieve at least the minimum density target in policy 2.2.7.2, which means for Niagara Region, a designated greenfield area (DGA) minimum density target that is not less than 50

residents and jobs combined per hectare. This applies to the 102 hectares of the total proposed expansion area of 190 hectares which is planned as future designated greenfield lands.

Based on a review of the Scoped Planning Rationale Report, prepared by SGL Planning & Design Inc., dated June 2020 (the Report), it is unclear how the proposed expansion can be justified when the preliminary LNA identified a need for only an additional 42 hectares of DGA land whereas draft ROPA 18 proposes to add 102 hectares of future DGA. In addition, it is unclear how the proposed lands to be added will be planned to meet the Growth Plan's minimum DGA density target of 50 residents and jobs per hectare when the existing DGA is only 35.5 hectares. It appears that the planning rationale in the Report is premised on future population allocation by the Region to Welland which would seem to be premature until the Region completes its next MCR and updated LNA.

## **Agricultural System**

### Agricultural System Location Alternatives

The majority of the Northwest Welland study area is part of the Agricultural System for the Greater Golden Horseshoe (GGH) identified by the Province which comprise prime agricultural areas. Policy 2.2.8.5 b) of the Growth Plan requires that the location of any lands added to a settlement area will satisfy the applicable requirements of policy 2.2.8.3. This includes policy 2.2.8.3 f) which requires alternative locations which avoid prime agricultural areas to be considered across the upper-tier municipality (Niagara).

The Report addresses policy 2.2.8.3 f) with a very brief summary of the findings of the Agricultural Impact Assessment (AIA) conducted for the Northwest Welland Secondary Plan and identified no alternative locations were identified in the AIA. The AIA for the secondary plan specifically excludes location alternatives noting that it would be completed at the settlement area boundary expansion stage. No other AIA work or assessment of alternative locations were found.

Until it is demonstrated that alternative locations outside of the prime agricultural area and on lower quality agricultural land were evaluated and found unsuitable, OMAFRA does not consider this policy to be met.

### Agricultural Impact Assessment Technical Comments

OMAFRA staff reviewed the AIA that provided context of soil class, productivity, and other agricultural trends in Welland and Niagara. However, study area specific information was limited. The connection between broader identified trends and the impact of the proposed settlement area boundary expansion was unclear.

OMAFRA staff advise that the assessment of Minimum Distance Separation (MDS) Guideline # 12 is incorrect. The AIA suggests that it does not apply if there are four or more non-agricultural uses within close proximity of the barn. Guideline # 12 allows for a reduced MDS setback with specific criteria including that the uses are within the intervening area (a 120° arc between the existing livestock facility and the proposed new use), located on separate lots, and that the uses are the same or greater sensitivity (i.e. Type A or B land use). A settlement area is considered a Type B land use (Guideline # 34). The uses in the intervening area must also be a Type B land use. The conclusion of the AIA recommends that MDS be revisited at the time of application of Plans of Subdivision. Please note that the MDS must be completed at the time of the settlement area boundary expansion as per Growth Plan policy 2.2.8.3 g). Additionally, MDS is not designed to apply within settlement areas. Therefore, OMAFRA recommends the Region confirm the presence or absence of livestock facilities and anaerobic digesters.

The agri-food network is briefly mentioned in Section 2.7 of the AIA. The agri-food network is a component of the Agricultural System, not the reverse as described in the AIA. The limited description of the assessment does not provide enough information to evaluate the sufficiency of review of potential impacts to the agri-food network. It also does not appear that consultation was undertaken as a component of the AIA. This can be a beneficial source of information that goes beyond what is visible from an aerial survey or fieldwork and provide insight on all aspects of the AIA, especially the agri-food network.

The above identifies the main concerns with the submitted AIA. OMAFRA does not consider the AIA to meet the requirements of Growth Plan policy 2.2.8.3 h). OMAFRA's draft AIA guidance document notes that municipalities have the discretion to peer review AIA documents. Therefore, OMAFRA encourages the Region to consider the benefits of a peer review of this AIA by a qualified person. Peer reviews may be conducted in-house if appropriate knowledge and capacity exist.

## **Natural Heritage Technical Comments**

### Species at Risk

Aquifor Beech's Natural Heritage Report prepared in April 2019 refers to the role of MNRF for considering, screening or evaluating species at risk (SAR). This does not reflect the recent transfer of SAR-related matters and the *Endangered Species Act* to the Ministry of Environment, Conservation and Parks (MECP). Comments or technical advice related to SAR and their habitats in the land use planning for the Northwest Secondary Plan Area should be sought from MECP.

### Niagara Street – Cataract Road Provincially Significant Wetland

In Section 5.2.3 Wetlands of Aquifor Beech's Natural Heritage Report, it is noted that a portion of the Niagara Street - Cataract Road Wetland Complex Provincially Significant Wetland (PSW) is located within the Northwest Welland area. The scope of the Background Study was not to re-evaluate the wetland, however, Aquifor Beech identified that MNRF's confirmed wetland boundary excluded several large areas that were previously cultivated and have now become naturalized. They recommended re-evaluation of the PSW during site-specific assessment studies carried out later in the land use planning process. We note that MNRF's confirmed wetland is reflected as Environmental Protection Area on Figure 3: Preliminary Land Use Plan in the Scoped Planning Rationale Report (June 2020) and the excluded areas identified as Environmental Conservation Area.

MNRF has no concerns with the above-noted approach. At the time that a site-specific assessment is undertaken and if some of these larger areas are confirmed by MNRF to be within the PSW, an appropriate vegetative buffer (generally recommended to be 30 metres from the wetland boundary) should be maintained between the wetland and the adjacent land uses (i.e. proposed low density residential, proposed road).

## **Transportation Technical Comments – Northwest Welland Secondary Plan**

MTO appreciates the City's assessment of the transportation facilities within the proposed expansion area (Northwest Welland Secondary Plan). MTO is supportive of the City's plan to create a unified and integrated network for all modes of transportation and has noted the several opportunities to improve active transportation facilities, expand transit service, and implement traffic level improvements.

## Conclusion

Thank-you for the opportunity to review proposed draft ROPA 18. Please send the ministry a copy of the Notice of Decision when a decision is made. MMAH staff look forward to discussing these matters further with the Region and the City.

If you have any questions, please do not hesitate to contact me by phone at 416-629-6399 or by email at [Louis.Bitonti@ontario.ca](mailto:Louis.Bitonti@ontario.ca).

Sincerely,

*< Original Signed By >*

Louis Bitonti, MCIP, RPP  
Senior Planner  
Municipal Services Office – Central

- c. Anneleis Eckert, OMAFRA  
Elaine Hardy and Anna Golovkin, MTO  
Ian Thornton and Kim Benner, MNRF

October 02, 2020

Our File No.: PLROPA202001048

BY E-MAIL ONLY

Planning and Development Services  
Niagara Region  
1815 Sir Isaac Brock Way, P.O. Box 1042  
Thorold, ON L2V 4T7

Attention: Kirsten McCauley, MCIP, RPP  
Senior Planner, Secondary Plans

**Subject: Niagara Peninsula Conservation Authority (NPCA) Comments  
Application for Regional Official Plan Amendment (ROPA 18)**

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NPCA staff have received the above noted application to amend Niagara's Regional Official Plan to add Northwest Welland into the urban boundary. The NPCA has also reviewed several reports and studies including a background report titled "Welland Northwest Area Secondary Plan, Phase 1: Background Studies – Natural Heritage and Natural Hazards Existing Conditions" (dated April 11, 2019) by Aquafor Beech Limited as well as the Draft Secondary Plan Policies, Stormwater Management/Subwatershed Study and the Key Directions Report in support of this application. NPCA staff note that this application is also related to the City of Welland's local Official Plan Amendment 24 (adopted in December) and OPA 29 (Northwest Welland Secondary Plan). Based on our review of the above, NPCA staff offer the following comments.

The NPCA regulates watercourses, flood plains (up to the 100 year flood level), Great Lakes shorelines, hazardous land, valleylands, and wetlands under *Ontario Regulation 155/06 of the Conservation Authorities Act*. The NPCA's *Policies, Procedures and Guidelines for the Administration of Ontario Regulation 155/06 and Land Use Planning* features. The following comments are offered in that context. The comments below also reflect the NPCA's delegated responsibility (through a Memorandum of Understanding with the Province) to provide comments on Planning Applications as they relate to Section 3.1 (Natural Hazards) of the Provincial Policy Statement (PPS).

The Secondary Plan area contains several NPCA regulated watercourses including the Towpath Drain and associated floodplain lands as well as portions of the Niagara Street Cataract Road Woodlot Provincially Significant Wetland (PSW) Complex. There are additional areas of unmapped features that could potentially meet the criteria to be wetlands regulated by the NPCA within the subject area.

In general, the NPCA is supportive of the Urban Boundary expansion provided all NPCA regulated features are appropriately protected. While the mapping does not show all NPCA regulated lands, there are appropriate policies within the Secondary Plan and the City's Official Plan to ensure protection of NPCA



regulated lands. Further, more detailed comments were given to the City regarding the NPCA's review of OPA 29. Those comments are also attached for your information.

## **Conclusion**

NPCA staff are supportive ROPA 18 to add the lands within the Northwest Welland Secondary Plan into the urban boundary. Please send a copy of any staff reports to Committee/Council once they are available. If you have any questions, please let me know

Yours truly,

A handwritten signature in dark ink, reading "S. Mastroianni". The signature is written in a cursive, flowing style.

Sarah Mastroianni,  
Watershed Planner  
(905) 788-3135, ext. 249