

## **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

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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

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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**

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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

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**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

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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

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**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

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**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

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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

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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



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](mailto: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**

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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