

Northwest Welland Secondary Plan Recommendation Report

Presented by:

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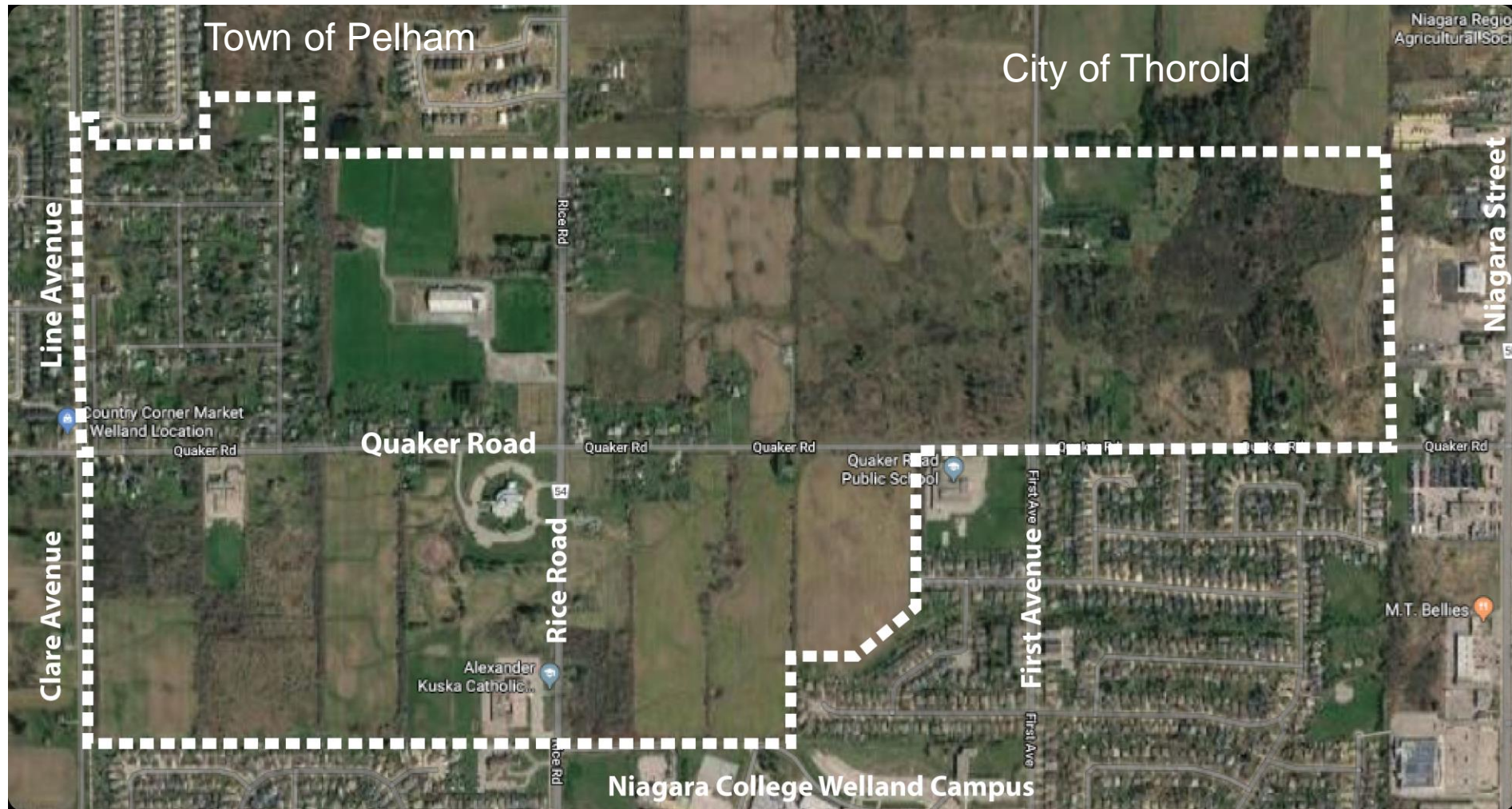
Associated report:

PDS 29-2021

July 14, 2021

Official Plan Amendment 29

Northwest Welland Secondary Plan Area



Northwest Welland Timeline

2017

NW Welland
UBE and SP
commenced
September -
Region and City
partnered on
project

2018/2019

Background and
existing conditions
review and public
consultation

2019/2020

November
2019/July 2020 City
makes application
for urban boundary
expansion
(pre-MCR)

October 2020
City adopts NW
Welland Secondary
Plan

2021

January 2021
Urban boundary
expansion approved
by Regional Council

May 2021
Additional study work
submitted to address
outstanding items

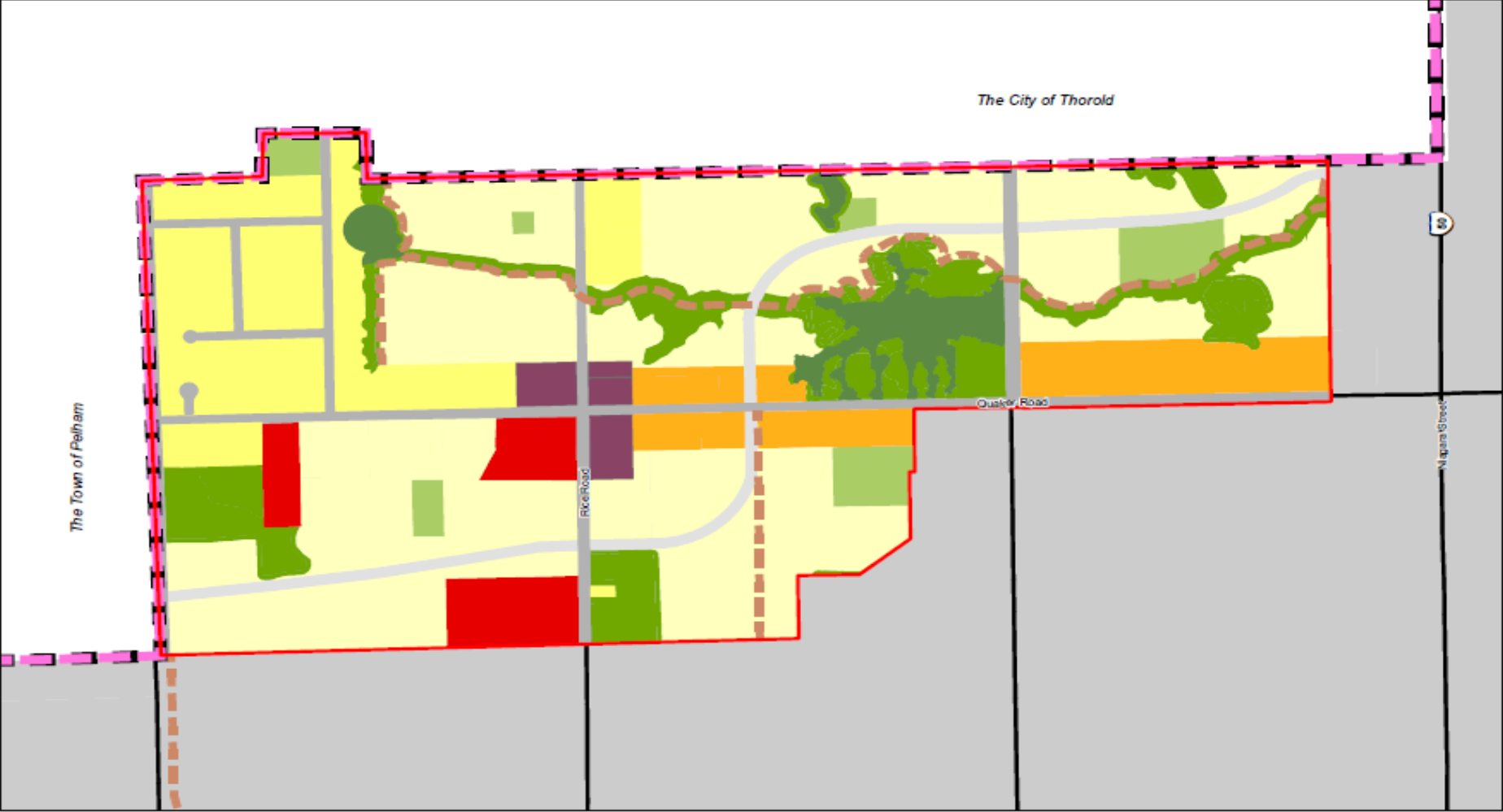
Vision and Objectives

Northwest Welland is envisioned as a complete, balanced community that:

- Promotes a mix of land uses and built form;
- Protects and enhances natural heritage features, areas, and corridors linked to the broader linked natural heritage system;
- Provides active transportation options through a connected, safe and walkable public realm that links to community destinations;
- Incorporates sustainable community design initiatives.



NW Welland Land Use Schedule



SCHEDULE G: NORTHWEST WELLAND SECONDARY PLAN

- | | | |
|-------------------------------------|----------------------------|---------------------------------|
| Secondary Plan Boundary | Medium Density Residential | Trails |
| Urban Boundary | Mixed Use | Open Space & Recreation |
| Welland Boundary Line | General Institutional | Environmental Conservation Area |
| Low Density Established Residential | Existing Roads | Environmental Protection Area |
| Low Density Greenfield Residential | Proposed Roads | |



Supporting Technical Studies

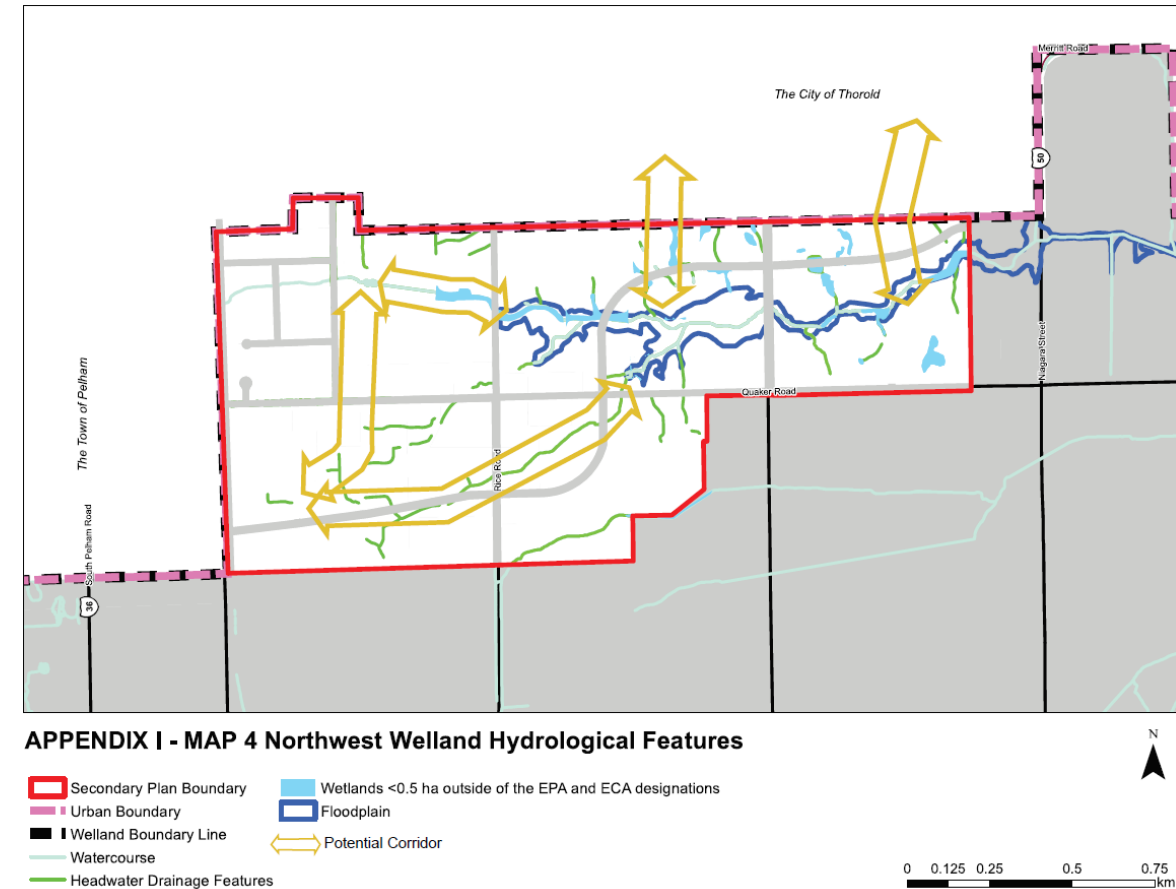
Prepared with the following technical inputs:

- Background Report and Key Directions Report
- Transportation Impact Study
- Functional Servicing Study
- Stormwater Management Report
- Natural Heritage Study/Environmental Impact Study
- Archaeological and Cultural Heritage Assessment



Modifications to LOPA 29

- Natural heritage corridor policies
- Transportation policies
- Direction for infrastructure
- Phasing and cost sharing



Recommendation for LOPA 29

- ✓ Public and agency comments reviewed and considered.
- ✓ Consistent with and conforms with Provincial and Regional policy.
- ✓ Modifications supported by Welland.
- ✓ Consulted with Thorold and Pelham.
- ✓ Represents a proactive plan for growth that has been sufficiently justified through the required technical studies.

