

## Appendix 1: Current Major Development Applications

Planning and Development Services Staff participated in the review of a number of major development applications in 2021. A summary of some of these major development applications are provided in the table below.

Municipality	Application	Developer	Details	Status
<b>Fort Erie</b>	<b>7 Central Avenue</b> Type: Official Plan Amendment, Zoning By-law Amendment and Site Plan	Compass Land Developments Ltd.	Applications are for a 12-storey mixed use building with 230 residential units and 879.9 m <sup>2</sup> commercial space.	<ul style="list-style-type: none"> <li>Regional comments were provided on January 7, 2022.</li> </ul>
<b>Grimsby</b>	<b>West Lincoln Memorial Hospital</b> Type: Site Plan	Hamilton Health Sciences	Application relates to the comprehensive redevelopment of the existing hospital.	<ul style="list-style-type: none"> <li>Regional comments were provided for Phase 1 of the Site Plan on April 1, 2021.</li> <li>Construction is planned to begin in 2022, with the new hospital opening in early 2025.</li> </ul>
<b>Grimsby</b>	<b>Century Condos 6 Doran and 21-23 Main Street</b> Type: Local Official Plan Amendment, Zoning By-law Amendment and Site Plan	DeSantis Homes	Applications are for a 4-storey mixed use building with 92 residential units with 2 commercial units totaling 463m <sup>2</sup> on the first floor.	<ul style="list-style-type: none"> <li>A comprehensive public Urban Design Charrette with Town, Region and Applicant was completed in early 2021.</li> <li>Site plan approved.</li> </ul>

Municipality	Application	Developer	Details	Status
<b>Lincoln</b>	<b>3221 North Service Road</b>  Type: Zoning By-law Amendment	LJM Developments	Application proposes 2 residential towers (25 and 23 storeys, respectively) that share a common 6-storey podium, with a total of 431 residential units. The site is located in the Prudhommes Secondary Plan Area adjacent to the proposed Prudhommes Landing development.	<ul style="list-style-type: none"> <li>Regional comments were provided for the third submission on October 15, 2021.</li> <li>A comprehensive public Urban Design Charrette with Town, Region and Applicant was completed in Spring 2021.</li> </ul>
<b>Lincoln</b>	<b>Prudhommes Landing 3245, 3293, 3305, 3319, 3325, 3335 and 3339 North Service Road</b>  Type: Zoning By-law Amendment	Prudhommes General Partner Inc.	Application proposes various amendments to the previously approved zoning for the Prudhommes Landing site to reflect an updated concept plan prepared by the developer that proposes approximately 2,090 residential units in a range of low, medium and high density as well as mixed-use housing forms, employment, commercial, natural environment, park and open space uses. In addition to proposed adjustments to the approved zone boundaries, the amendment proposes flexibility for additional height and units in the high-rise residential areas at the east end of the site.	<ul style="list-style-type: none"> <li>Regional comments were provided on February 9, 2022.</li> </ul>

Municipality	Application	Developer	Details	Status
<b>Niagara Falls</b>	<b>New South Niagara Hospital</b> Type: Site Plan	<b>Niagara Health System</b>	Application relates to the Campus Planning for new Niagara South Hospital site.	<ul style="list-style-type: none"> <li>• Campus Plan was finalized in September 2019.</li> <li>• Project was incorporated into Ministry of Health Functional Program Submission.</li> <li>• Stage 1 of the Site Plan has been completed for issuance of RFP.</li> </ul>
<b>Niagara Falls</b>	<b>Riverfront Residential Community</b> Type: Zoning By-law Amendment and Draft Plan of Subdivision	GR (CAN) Investments Ltd.	<p>Applications are for an estimated total of 1,045 residential units (consisting of single-detached, semi-detached, townhouse and apartment units), 1.86 hectares of parkland and open space, and 17 hectares of natural area.</p> <p>Regional conditions of approval include servicing, natural heritage requirements, site remediation, etc.</p>	<ul style="list-style-type: none"> <li>• Draft Plan and Zoning By-law Amendment approved.</li> <li>• Developer proceeding to address conditions of draft approval for first phase.</li> </ul>

Municipality	Application	Developer	Details	Status
<b>Niagara Falls</b>	<b>Upper's Quarry</b> Type: Regional Official Plan Amendment, Local Official Plan Amendment, Zoning By-law Amendment	Walker Aggregates Inc.	Applications are proposed to permit the establishment of a new quarry on the property.	<ul style="list-style-type: none"> <li>• The Region, with the participation of the City and the NPCA, has implemented a Joint Agency Review Team (JART) to review the application. External agencies and the public have also been circulated for comment.</li> <li>• Public Open House scheduled for March 23, 2022.</li> </ul>
<b>Niagara-on-the-Lake</b>	<b>Stone Eagle Winery</b> Type: Regional Official Plan Amendment, Zoning By-law Amendment	Solmar Inc.	Applications are proposed to permit a new estate winery and secondary uses (wine retail, indoor and outdoor hospitality areas, restaurant/function room, and kitchen and dry food services). The Regional Official Plan Amendment is proposed to permit a new private sanitary connection to serve the proposed winery.	<ul style="list-style-type: none"> <li>• Staff are reviewing the applications, and have circulated external agencies and the public for comment.</li> <li>• Public Open House scheduled for March 3, 2022</li> <li>• Statutory Public Meeting (for the Regional Official Plan Amendment) scheduled for April 6, 2022.</li> </ul>

Municipality	Application	Developer	Details	Status
<b>Pelham</b>	<b>Park Place North</b> Type: Local Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision	Mountainview Homes	Applications are to permit the creation of two blocks, with zoning permissions for an apartment dwelling, nursing home, senior citizens home, or townhouse dwellings. The development will have approximately 180 to 287 dwelling units in total, depending on the concept plan selected to be built.	<ul style="list-style-type: none"> <li>Regional comments were provided on January 21, 2021, August 31, 2021 and January 3, 2022.</li> <li>Applications were approved by Town Council on January 24, 2022.</li> </ul>
<b>Port Colborne</b>	<b>Port Colborne Quarry – Pit 3 Expansion</b> Type: Regional Official Plan Amendment, Local Official Plan Amendment, Zoning By-law Amendment	Port Colborne Quarries Inc. (Rankin Construction Inc.)	Applications are proposed to permit an expansion of the existing Port Colborne Quarry onto lands to the east of the existing Pit 3.	<ul style="list-style-type: none"> <li>The Region, with the participation of the City and the NPCA, has implemented a Joint Agency Review Team (JART) to review the application. External agencies and the public have also been circulated for comment.</li> <li>Public Open House held on September 9, 2021.</li> </ul>

Municipality	Application	Developer	Details	Status
<b>Thorold</b>	<b>1149 Kottmeier Road</b> Type: Zoning By-law Amendment and Draft Plan of Subdivision	800460 Ontario Limited	Applications are for the creation of 52 single-detached lots and 42 street townhouse dwellings.	<ul style="list-style-type: none"> <li>Regional comments were provided on September 13, 2021.</li> <li>Applications were approved by City Council on November 2, 2021.</li> </ul>
<b>St. Catharines</b>	<b>88 James Street</b> Type: Site Plan	88 James Street Holdings Inc.	Application is for a 30-storey mixed use building with 276 dwelling units and 452.2 m <sup>2</sup> commercial space.	<ul style="list-style-type: none"> <li>Regional comments provided to City on May 27, 2021 and September 24, 2021.</li> </ul>

Municipality	Application	Developer	Details	Status
<b>Welland</b>	<b>John Deere – Dain West Subdivision</b>  Type: Regional Official Plan Amendment, Local Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision	Empire Homes	Application is for a mixed use subdivision that allows for a maximum development of 870 residential dwelling units (consisting of detached, semi-detached and townhouse dwellings), a 4 hectare mixed-use employment block, a stormwater management pond, an elementary school, parks and open space on approximately 74 hectares of land.	<ul style="list-style-type: none"> <li>• Applications were approved by City Council on May 4, 2021.</li> <li>• Local Official Plan Amendment and Regional Official Plan Amendment approved by Regional Council on June 24, 2021.</li> <li>• Developer proceeding to address conditions of draft approval.</li> </ul>
<b>West Lincoln</b>	<b>Smithville West</b>  Type: Zoning By-law Amendment and Draft Plan of Subdivision	Marz Homes	Applications are to permit the creation of 46 single-detached lots and 9 future development blocks, totalling approximately 268 units.	<ul style="list-style-type: none"> <li>• Regional comments were provided on December 4, 2020 and July 23, 2021.</li> <li>• Applications were approved by Township Council on May 28, 2021 (Zoning By-law Amendment) and November 25, 2021 (Draft Plan of Subdivision).</li> </ul>