

Appendix 1: Current Major Development Applications

Growth Strategy and Economic Development Staff participated in the review of several major development applications in 2023. A summary for some of the major development applications reviewed are provided in the table below.

Municipality	Application	Developer	Details	Status
Fort Erie	Crescent Acres (0-10747 Kraft Road) Type: Zoning By-law Amendment and Draft Plan of Subdivision	Crescent Acres Ltd.	Applications to facilitate the development of 220 residential units consisting of 67 single-detached dwellings, 8 semi-detached dwellings, 145 townhouse dwellings, a development block for a watercourse, road, and stormwater management facility.	<ul style="list-style-type: none"> Regional staff provided comments on January 27, 2023. Town Council approved the application on May 29, 2023, with the Notice of passing circulated June 8, 2023
Fort Erie	1211, 1225, and 1237 Pettit Road Type: Local Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision	Marina (Petit Road) Development Inc.	Applications to facilitate five single-detached dwellings, eight semi-detached dwelling units, 17 blocks for 87 townhouse units, and a stormwater management pond.	<ul style="list-style-type: none"> Applications circulated August 22, 2023, and re-circulated September 20, 2023. 1st submission Regional comments provided September 28, 2023, with 2nd submission Regional comments provided January 4, 2024.

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Grimsby	9 Windward Drive Type: Local Official Plan Amendment and Zoning By-law Amendment	2723492 Ontario Limited	Application to facilitate the development of a 10-storey mixed-use building with a total of 121 residential units and 1,926m ² of employment floor space.	<ul style="list-style-type: none"> • Applications circulated on January 18, 2023. • Regional comments provided February 13, 2023. • Public Meeting held February 27, 2023.
Grimsby	165 Lake Street Type: Zoning By-law Amendment and Draft Plan of Subdivision	Mary Ann McRae, Malcolm and Barbara McRae	Application to facilitate the development of 31 residential dwellings consisting of 24 semi-detached dwelling units and seven single-detached dwellings, and an amenity clubhouse.	<ul style="list-style-type: none"> • Applications circulated on November 9, 2023. • Regional comments provided on November 28, 2023. • Public meeting held on December 11, 2023
Lincoln	Prudhommes Landing Type: Draft Plan of Subdivision, Site Plan	Prudhommes General Partner Inc.	Applications to facilitate the development of approximately 2,090 residential units in a range of low, medium and high density, as well as mixed-use, housing forms, and employment, commercial, natural environment, park and open space uses.	<ul style="list-style-type: none"> • Development was subject to previous Official Plan and Zoning By-law Amendment applications, which have been approved. • Regional comments on the Site Plan for

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				Phase 1 (commercial block) were provided on September 29, 2022, December 12, 2022, April 12, 2023 and August 21, 2023.
Niagara Falls	Grand Niagara Subdivision (8218, 8228, 8547 Grassy Brook Road) Type: Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision	Empire (Grand Niagara) Project GP Inc.	Application to facilitate the development of approximately 3,558 – 5,387 residential units, 2 school blocks, mixed-use commercial areas, hospital employment blocks, a potential hospice and/or acute care site, and a park and trail system.	<ul style="list-style-type: none"> • The Application was circulated on March 27, 2023. • Regional staff provided comments on May 2, 2023. • City Council approved the application on May 30, 2023.
Niagara Falls	Portage Road Towers (Part of Lot 175, Portage Road) Type: Official Plan Amendment, Zoning By-law Amendment	Rudanco Inc.	Application to facilitate the development of two residential towers: one 29-storey building and one 38-storey building atop a two-three storey connecting podium, 830 residential units, and parking above and below grade.	<ul style="list-style-type: none"> • The Application was circulated on October 5, 2022. 1st submission Regional comments were provided on December 7, 2022 and 2nd submission comments were provided on January 22, 2024.

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Niagara Falls	South Niagara Hospital (9889 Montrose Road) Type: Site Plan	Niagara Health	Application to facilitate the development of a 12-storey, 122,832 m ² hospital.	<ul style="list-style-type: none"> The Application was circulated on April 26, 2023. Regional staff provided comments most recently on July 5, 2023. The City circulated a registered site plan agreement on October 16, 2023.
Niagara Falls	Proposed Uppers Quarry Type: Regional Official Plan Amendment, Local Official Plan Amendment, Zoning By-law Amendment Aggregate Resource Act (ARA) Licence	Walker Aggregates Inc.	Application to develop a new quarry with associated processing and recycling of aggregate material, including asphalt and concrete, and a concrete or asphalt mixing plant on the lands. Joint Agency Review Team (JART) has been established with City and NPCA staff to coordinate the review of the applications and share resources. Aggregate advisor and peer reviewers retained by the Region on behalf of JART.	<ul style="list-style-type: none"> Review of application is ongoing. ARA Public Information Centre (hosted by applicant) March 1, 2023 Statutory Public Meeting for Regional Official Plan Amendment on October 11, 2023
Niagara-on-the-Lake	Queenston Quarry Redevelopment	Queenston Quarry	Applications to facilitate the development of 829 residential units (consisting of street townhomes, a manor house, and	<ul style="list-style-type: none"> Regional comments regarding the NEC Development Permit application were

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	(5523 Niagara Townline Road) Type: Niagara Escarpment Commission (NEC) Development Permit	Reclamation Company	condominium units), and a hotel, on a portion of a former quarry site located within the urban area boundary. Future Local Official Plan Amendment, Draft Plan of Subdivision and/or Plan of Condominium applications will also be required to permit the proposed development.	provided on October 23, 2023.
Niagara-on-the-Lake	253 Taylor Road (White Oaks) Type: Local Official Plan Amendment, Zoning By-law Amendment	White Oaks Tennis World Inc.	Applications to facilitate the development of four high-rise residential and mixed-use towers on the southern portion of the property, adjacent to Glendale Avenue. Approximately 810 residential units and an additional 1,515 square metres of ground floor commercial/retail space are proposed as part of the development.	<ul style="list-style-type: none"> Regional comments on 1st submission were provided on September 27, 2023.
Niagara-on-the-Lake	Lands north of York Road, east of Airport Road Type: Local Official Plan Amendment,	Bob Mavridis	Applications to facilitate the development of one mixed-use building (10-storey residential section, 8-storey hotel section) containing 216 residential units, 154 hotel rooms and 1,400 square metres of ground floor	<ul style="list-style-type: none"> Regional comments on 1st submission were provided on October 26, 2023.

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	Zoning By-law Amendment		commercial space; two 3-storey hotel buildings containing 11 hotel suites, and a 1-storey drive-thru establishment.	
Pelham	105 Welland Road Type: Zoning By-law Amendment, Site Plan	The Board of Concordia Lutheran Church	Application for the construction of a 6-storey apartment building containing 48 units.	<ul style="list-style-type: none"> • The Zoning By-law Amendment was approved on June 5, 2023 • Regional comments were provided on the 1st submission of the Site Plan application on November 27, 2023 and the 2nd submission on December 29, 2023
Port Colborne	563 Killaly Street West Type: Zoning By-law Amendment and Draft Plan of Subdivision	SG Real Estate Opportunities III LP	Application to facilitate the development of 286 residential dwelling units, consisting of 108 block townhouses, 30 street townhouses, 10 semi-detached dwellings, and 138 stacked townhouse units.	<ul style="list-style-type: none"> • Regional staff received circulation of the application on September 7, 2023. • A public meeting was held by the City on October 3, 2023. • Regional staff provided comments on October 6, 2023.
Port Colborne	Westwood Estates Phase 3 (south of	City of Port Colborne	Application to facilitate the development of 315 dwelling units	<ul style="list-style-type: none"> • Regional staff circulated the

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	<p>Stanley Street, east of Cement Road, Part Lot 33, Concession 1)</p> <p>Type: Local Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision</p>		and 195 lot/blocks, consisting of 167 single-detached dwellings, 52 street townhouse dwellings, and 96 apartment units.	<p>application on March 15, 2023.</p> <ul style="list-style-type: none"> A public meeting was held by the City on April 4, 2023. Regional comments provided April 11, 2023.
Port Colborne	<p>Port Colborne Quarries – Proposed Pit 3 Expansion</p> <p>Type: Regional Official Plan Amendment (ROPA), Local Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA)</p> <p>Aggregate Resource Act (ARA) Licence</p>	Port Colborne Quarries Inc.	<p>Application to permit an eastward expansion of the existing Port Colborne Quarry operation located south of Second Concession Road, and west of Miller Road.</p> <p>Joint Agency Review Team (JART) has been established with City and NPCA staff to coordinate the review of the applications and share resources. Aggregate advisor and peer reviewers retained by the Region on behalf of JART.</p>	<ul style="list-style-type: none"> Statuary Public Meeting held by the City of Port Colborne for Local OPA and ZBA March 7, 2023 Statuary Public Meeting held by Niagara Region for ROPA on March 8, 2023 City Staff Recommendation Report on November 14, 2023. LOPA adopted and ZBA approved. Regional Staff Recommendation on ROPA and LOPA to PEDC on January

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				<p>10, 2024 and approved by Council on January 25, 2024.</p> <ul style="list-style-type: none"> • ZBA has been appealed to OLT.
St. Catharines	<p>142 Queenston Street</p> <p>Type: Local Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision</p>	2807823 Ontario Inc.	Application for the construction of four 11- to 16-storey mixed-use buildings and 40 townhouse units.	<ul style="list-style-type: none"> • Regional comments were provided on February 22, 2023 • A public meeting was held on April 6, 2023.
St. Catharines	<p>1956 Third Street Louth</p> <p>Type: Zoning By-law Amendment and Site Plan</p>	Extendicare Canada Inc.	Application to facilitate the development of a 4-storey, 256 bed long-term care home facility with associated parking.	<ul style="list-style-type: none"> • Regional comments on Zoning By-law Amendment provided February 9, 2023. • City Council approved the Zoning By-law Amendment on March 6, 2023. • Regional comments on Site Plan provided most recently June 19, 2023
Thorold	1511 Kottmeier Road	2524964 Ontario Inc.	Applications to facilitate the development of detached, street	<ul style="list-style-type: none"> • Applications provided on August 21, 2023.

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	Type: Zoning By-law Amendment and Draft Plan of Subdivision		townhouses, and rear lane townhouses a minimum of 60 units to a maximum of 100 units depending on final lotting layout.	<ul style="list-style-type: none"> Regional comments provided on September 11, 2023. Public Meeting held September 12, 2023
Thorold	Barron Heights Subdivision (North of Barron Road and Gainer Street) Type: Zoning By-law Amendment and Draft Plan of Subdivision	Cola Holdings	Applications to facilitate the development 86 residential units, including 12 single-detached dwellings, 10 semi-detached dwelling units and 64 street townhouse dwellings.	<ul style="list-style-type: none"> Applications circulated on December 11, 2023 Regional comments provided on January 17, 2024. Public meeting held February 6, 2024.
Wainfleet	Law Quarry Expansion Type: Regional Official Plan Amendment, Local Official Plan Amendment, Zoning By-law Amendment Aggregate Resource Act (ARA) Licence	Waterford Sand & Gravel Ltd.	Application for the expansion of the existing law Crush Stone Quarry located north of Highway 3 between Graybiel Road and Biederman Road in the Town of Wainfleet. Joint Agency Review Team (JART) has been established with Township and NPCA staff to coordinate the review of the applications and share resources. Aggregate advisor and peer reviewers retained by the Region on behalf of JART	<ul style="list-style-type: none"> Review of the application is ongoing. Statutory Public Meeting for the Regional Official Plan Amendment held February 7, 2024

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Welland	Warbler Place - 206 Lancaster Drive (formerly 800 Niagara Street) Type: Consent, Local Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Condominium, Site Plan	Idrakoth Ltd.	Applications to facilitate the redevelopment of the north-east portion of the Seaway mall with 1,300 units, which includes a mix of apartment buildings (mid- to high-rise), townhouses, and accessory dwelling units with a height range of 2 - 30 storeys.	<ul style="list-style-type: none"> • Official Plan Amendment and Zoning By-law Amendment applications passed by City of Welland Council on October 19, 2021. • City of Welland Council approved the Draft Plan of Condominium on September 20, 2022 with conditions.
Welland	1030 Niagara Street Type: Site Plan and Draft Plan of Condominium	Ambria GP Limited	Applications to facilitate the development of 244 residential condominium townhouse units with 14 townhouse blocks ranging in height from 3 – 3 ½ storeys.	<ul style="list-style-type: none"> • Regional comments on the Site Plan application provided to the City on August 22, 2022. • 2nd Site Plan submission comments provided to the City on January 27, 2023. • Draft Plan of Condominium application forthcoming.