

Appendix 1: Current Major Development Applications

Growth Management and Planning staff participated in the review of several major development applications in 2024. A summary for some of the major development applications reviewed are provided in the table below.

Municipality	Application	Developer	Details	Status
Fort Erie	<p>1211, 1225, and 1237 Pettit Road</p> <p>Application Type(s): Local Official Plan Amendment (“LOPA”), Zoning By-law Amendment (“ZBA”), Draft Plan of Subdivision</p>	Marina (Pettit Road) Developments Inc.	Applications to facilitate five single-detached dwellings, eight semi-detached dwellings, 17 blocks for 87 townhouse units, and a stormwater management pond on a new proposed public street network with two blocks of land being retained for future development	<ul style="list-style-type: none"> Approved.
Fort Erie	<p>436, 440 and 0-8481 Ridge Road North</p> <p>Application Type(s): LOPA, ZBA</p>	2855546 Ontario Inc.	Applications to facilitate a 91-unit, four-storey apartment building, 12 semi-detached dwellings and a three-story mixed-use building containing three commercial units and 15 dwelling units.	<ul style="list-style-type: none"> Approved.

Municipality	Application	Developer	Details	Status
<p>Fort Erie</p>	<p>Black Creek Signature Phase 2 (0-17507 Netherby Road)</p> <p>Application Type(s): LOPA, ZBA, Draft Plan of Subdivision</p>	<p>9136916 Canada Ltd. / Great Summit (Fort Erie) Nominee Inc.</p>	<p>Applications to facilitate 135 dwelling units (73 single detached and 13 blocks for 62 street townhouse dwellings), two blocks for a watercourse, one block for a park, one block for a stormwater management facility and walkway, and three blocks for 0.30 metres reserves.</p>	<ul style="list-style-type: none"> • Approved.
<p>Fort Erie</p>	<p>Crescent Acres Subdivision (0-10747 Kraft Road)</p> <p>Application Type(s): ZBA, Draft Plan of Subdivision</p>	<p>Crescent Acres Limited</p>	<p>Applications to facilitate a total of 238 dwellings (85 single detached units, eight semi-detached and 145 townhouse units).</p>	<ul style="list-style-type: none"> • Regional staff provided comments on July 4, 2024. • The applications were deemed complete on December 5, 2024. An Open House meeting was held January 8, 2025.

Municipality	Application	Developer	Details	Status
Wainfleet	<p>Bell Meadows (32035 Bell Road)</p> <p>Application Type(s): ZBA, Draft Plan of Subdivision</p>	<p>1000063419 Ontario Inc.</p>	<p>Applications to facilitate the creation of ten (10) lots for single detached dwellings, three utility blocks (Block 11, 12 and 13 for stormwater management) and a public road.</p>	<ul style="list-style-type: none"> • Approved.
Wainfleet	<p>Law Quarry Expansion</p> <p>Application Type(s): Regional Official Plan Amendment ("ROPA"), LOPA, ZBA</p> <p>Aggregate Resource Act (ARA) Licence</p>	<p>Waterford Sand & Gravel Ltd.</p>	<p>Applications 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.</p>	<ul style="list-style-type: none"> • Approved

Municipality	Application	Developer	Details	Status
Lincoln	<p>Prudhommes Landing</p> <p>Application Type(s): Draft Plan of Subdivision, Site Plan</p>	Prudhommes General Partner Inc.	Applications to facilitate the development of approximately 2,090 residential units in a range of low, medium and high density housing forms, and employment, commercial, natural environment, park and open space uses.	<ul style="list-style-type: none"> • Development was subject to previous OPA and ZBA applications, which have been approved. • Site Plan for Phase 1 (commercial block) was approved by Town Council in 2024. • A phased final approval of the Subdivision is in progress.

Municipality	Application	Developer	Details	Status
<p>Niagara-on-the-Lake</p>	<p>Queenston Quarry Redevelopment (5523 Niagara Townline Road)</p> <p>Application Type(s): Niagara Escarpment Commission (“NEC”) Development Permit</p>	<p>Queenston Quarry Reclamation Company</p>	<p>Applications to facilitate the development of 829 residential units (consisting of street townhomes, a manor house, and 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.</p>	<ul style="list-style-type: none"> Approved via Ontario Land Tribunal (“OLT”) settlement.
<p>Niagara-on-the-Lake</p>	<p>253 Taylor Road (White Oaks)</p> <p>Application Type(s): LOPA, ZBA</p>	<p>White Oaks Tennis World Inc.</p>	<p>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 m² of ground floor commercial/retail space are proposed as part of the development.</p>	<ul style="list-style-type: none"> Approved.

Municipality	Application	Developer	Details	Status
<p>Port Colborne</p>	<p>5088 Highway 140</p> <p>Application Type(s): Site Plan</p>	<p>Asahi Kasei</p>	<p>Construction of an Electric Vehicle (EV) Separator Plant, comprising:</p> <ul style="list-style-type: none"> • Phase 1 building (±60,387 m²) and tank yard • Phase 2 building (±65,032 m²) with tank yards • Phase 3 building (±60,387 m²) with tank yards • Three stormwater ponds • Municipal road from Highway 140 	<ul style="list-style-type: none"> • Minister's Zoning Order (Ontario Regulation 337/24) was issued on August 30, 2024, to permit the use. • Site Plan application is currently underway.
<p>Port Colborne</p>	<p>Mapleview Subdivision (South of Killaly Street West, East of Cement Road)</p> <p>Application Type(s): LOPA, ZBA, Draft Plan of Subdivision</p>	<p>1000046816 Ontario Ltd.</p>	<p>Applications to facilitate the development of 96 single-detached lots, 783 townhouse units, and 1,231 apartment units.</p>	<ul style="list-style-type: none"> • A Public Meeting was held on June 4, 2024. • Regional staff provided comments on July 5, 2024.
<p>Port Colborne</p>	<p>Stonebridge Village (North of Barrick Road, West of West Side Road)</p> <p>Application Type(s): LOPA, ZBA, Draft Plan of Subdivision</p>	<p>Elevate Fourth Developments Ltd.</p>	<p>Applications to facilitate the development of 385 residential dwelling units, comprising:</p> <ul style="list-style-type: none"> • 53 single-detached lots • One block of semi-detached dwellings with two units • 10 blocks of street townhouses with 52 units 	<ul style="list-style-type: none"> • Approved.

Municipality	Application	Developer	Details	Status
			<ul style="list-style-type: none"> • Six blocks of back-to-back townhouses with 62 units • Four blocks of live/work street townhouse dwellings with 22 units • One block of stacked townhouse dwellings with 12 units • One medium/high residential density block with a six-storey apartment building with 166 units and eight blocks of semi-detached dwellings with 16 units 	
<p>Port Colborne</p>	<p>Elite Killaly Secondary Plan (806 Killaly Street East)</p> <p>Application Type(s): LOPA (Secondary Plan), ZBA</p>	<p>Elite Capital Developments Incx.</p>	<p>Applications to facilitate a privately initiated Secondary Plan, which proposes 2,242 residential units through a variety of single detached (46%) and townhouse (54%) dwelling unit sizes and types.</p>	<ul style="list-style-type: none"> • A Public Open House was held October 3, 2024. • Regional staff provided comments on December 10, 2024.
<p>Port Colborne</p>	<p>Port Colborne Quarries – Proposed Pit 3 Expansion</p> <p>Application Type(s): ROPA, LOPA, ZBA</p>	<p>Port Colborne Quarries Inc.</p>	<p>Applications to permit an eastward expansion of the existing Port Colborne Quarry operation located south of Second Concession Road, and west of Miller Road.</p>	<ul style="list-style-type: none"> • Approved

Municipality	Application	Developer	Details	Status
	Aggregate Resource Act (“ARA”) Licence		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.	
Niagara Falls	Proposed Uppers Quarry Application Type(s): ROPA, LOPA, ZBA ARA Licence	Walker Aggregates Inc.	Applications 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. 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"> • Appealed to the OLT by the Applicant in August 2024 on the basis of failure of Regional Council to make a decision on the application.
Niagara Falls	4709, 4725, and 4745 Bender Street and 5655 Ontario Avenue	Great Lakes Entertainment Canada Ltd.	Applications to facilitate the development of a 17-storey, 402 room hotel with an ice sculpture gallery and tropical garden.	<ul style="list-style-type: none"> • Approved, subject to holding provisions.

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	Application Type(s): LOPA, ZBA			
Niagara Falls	6546 Fallsview Boulevard and 6503-6519 Stanley Avenue Application Type(s): LOPA, ZBA	Hennepin Realty Holdings Inc. And Hennepin’s View Inc.	Applications to facilitate the development of a mixed-use building consisting of two, 58-storey towers (maximum of 60-storeys to accommodate roof features), with a total of 1,140 hotel suites and 126 dwelling units, along with space for restaurants, retail, gaming facilities, offices, and banquet and meeting facilities. A seven-storey parking garage and hotel guest terminal facility is also proposed.	<ul style="list-style-type: none"> • Approved, subject to holding provisions.
Niagara Falls	7630 Oakwood Drive Application Type(s): LOPA, ZBA, Draft Plan of Subdivision, Draft Plan of Condominium	Branthaven Belmont Oakwood Inc.	Applications to facilitate the development of 255 dwelling units, comprising: <ul style="list-style-type: none"> • 46 three-storey rear lane towns, • 36 two-storey towns, • 106 three-storey back-to-back towns, • 67 three-storey towns, and 	<ul style="list-style-type: none"> • City Council approved the LOPA, ZBA and Draft Plan of Subdivision applications, subject to holding provisions. • Removal of Holding was approved on October 16, 2024. • Draft Plan of Condominium Application circulated

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			<ul style="list-style-type: none"> up to 46 additional dwelling units). 	to the Region on January 17, 2025.
Niagara Falls	9304 McLeod Road Application Type(s): LOPA, ZBA, Draft Plan of Subdivision Modification	800460 Ontario Limited	Applications to facilitate the development of 544 dwelling units, comprising: <ul style="list-style-type: none"> 149 detached lots, 395 townhouse dwellings, and parkland and a stormwater management facility) 	<ul style="list-style-type: none"> Approved, subject to holding provisions.
St. Catharines	37 Ontario Street and 3 Ontario Lane Application Type(s): ZBA	FIRST ONTARIO STREET LTD.	Application to facilitate the development of a 33-storey mixed use condominium building consisting of 308 new residential units, as well as retail and offices uses.	<ul style="list-style-type: none"> Regional staff provided comments on December 11, 2024.
St. Catharines	1024 Vanisckle Road North Application Type(s): LOPA, ZBA, Site Plan	Royal Tuscan Townhomes Niagara Ltd.	Applications to facilitate the development of two five-storey apartment buildings, each building consisting of 58 units (for a total of 116 new units).	<ul style="list-style-type: none"> City Council approved the LOPA and ZBA. Site Plan application circulated to the Region on December 18, 2024.
St. Catharines	1298 Fourth Avenue	Shannex Ontario Development Ltd.	Application to facilitate the development of a new long-term care facilitate with 430 units.	<ul style="list-style-type: none"> Approved.

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	Application Type(s): ZBA		"Phase 1" consists of a three-storey podium and two 8- and 10-storey towers. "Phase 2" consists of one 8-storey building.	
West Lincoln	<p>North Side of St. Catharines Street (Regional Road 20), East of Industrial Road</p> <p>Application Type(s): ZBA, Draft Plan of Subdivision</p>	Kanthville Holdings Inc.	<p>Applications to facilitate the development of 37 blocks for a mix and range of dwelling types, including:</p> <ul style="list-style-type: none"> • 36 semi-detached dwellings, • 34 townhouse dwellings, • retirement home with 104 units, • apartment building with 152 units • 20 business park units, approximately 756 m² of commercial gross floor area, and • 0.63 hectares of parkland. 	<ul style="list-style-type: none"> • Regional staff provided comments on March 12, 2024 and November 8, 2024.
Pelham	<p>1415 Station Street</p> <p>Application Type(s): LOPA, ZBA</p>	Hummel Properties	Applications to facilitate the development of a three-storey condominium building with a total of 22 new dwelling units.	<ul style="list-style-type: none"> • Regional staff provided comments on December 9, 2024. • A Public Meeting was held on January 22, 2025.
Pelham	51 Meridian Way	MFS FONTHILL GP INC.	Application for a three phase development, including a five-storey retirement home (Phase 1) and two residential apartment	<ul style="list-style-type: none"> • Regional staff provided comments on April 12, 2024.

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	Application Type(s): Site Plan		<p>buildings consisting of 60 and 66 units, respectively (Phase 2 and 3).</p> <p>It is intended that a Draft Plan of Vacant Land Condominium will be brought forward in the future to create individual land units for each phase and common elements for the site.</p>	
Welland	<p>418-430 Aqueduct Street & 650-678 Niagara Street</p> <p>Application Type(s): LOPA, ZBA</p>	The Development Group	Applications to facilitate three high-rise residential towers ranging from 8- to 16-storeys consisting of 853 residential units & two blocks of stacked townhouses consisting of 26 units.	<ul style="list-style-type: none"> Regional staff provided comments on March 18, 2024 and January 3, 2025.
Welland	<p>436 Quaker Road</p> <p>Application Type(s): LOPA, ZBA, Draft Plan of Subdivision</p>	PRIMONT	Applications to facilitate a mix and range of dwelling types for a total of approximately 711-741 residential dwelling units.	<ul style="list-style-type: none"> Regional staff provided comments on October 11, 2024.

Municipality	Application	Developer	Details	Status
Welland	<p>210 Quaker Road and 276 Quaker Road</p> <p>Application Type(s): LOPA, ZBA, Draft Plan of Subdivision</p>	Ashton Homes	Applications to facilitate 263 single detached dwelling units and 76 street townhouses for a total of 339 residential dwelling units.	<ul style="list-style-type: none"> Regional staff provided comments on December 19, 2024.
Welland	<p>Northern Reach Phase 1 (Block 1 of Lock and Quay -1 Quaker Road)</p> <p>Application Type(s): Site Plan</p>	Liv Communities	Application to facilitate Phase 1 of Lock and Quay including 90 two storey townhouses. All phases of Lock and Quay are anticipated to yield 3,800 to 4,500 residential dwelling units.	<ul style="list-style-type: none"> The application was circulated on December 11, 2024. Regional staff provided comments on January 10, 2025 and January 23, 2025.
Welland	<p>744 First Avenue</p> <p>Application Type(s): LOPA, ZBA</p>	Ambria (First-Welland) Limited	Applications to facilitate 22 residential blocks, consisting of 357 stacked townhouse residential units.	<ul style="list-style-type: none"> Approved.
Thorold	<p>13030 Lundy's Lane (Highway 20)</p> <p>Application Type(s): LOPA, ZBA, Draft Plan of Subdivision</p>	Rudanco Hospitality Corporation	Applications to facilitate 76 new private development blocks, anticipated to accommodate 2,062 residential units.	<ul style="list-style-type: none"> Regional staff provided preliminary comments on May 25, 2024.

Municipality	Application	Developer	Details	Status
Thorold	Uppers Lane Application Type(s): ZBA, Draft Plan of Subdivision	Parkbridge Lifestyle Communities	Application to facilitate a 39.8-hectare site, anticipated to have 603 residential units	<ul style="list-style-type: none"> Regional staff provided preliminary comments on August 16, 2024.
Thorold	75 Ormond Street South Application Type(s): LOPA, ZBA	Jian Peng Zhou	Applications to facilitate a 15-storey building with 275 residential units.	<ul style="list-style-type: none"> Regional staff provided comments on February 27, 2024.
Grimsby	133-137 Main Street East Application Type(s): Site Plan	Burgess Heritage Group	Application to facilitate a five-storey mixed use building with 147 units and 280 m ² of commercial space	<ul style="list-style-type: none"> Regional staff provided comments on July 12, 2024.
Grimsby	725 South Service Road Application Type(s): Site Plan	Anatolia Investment Corporation	Application for three industrial buildings. Building 1 has a proposed area of 27,019.66 m ² , Building 2 has a proposed area of 21,166.68 m ² , and Building 3 has a proposed area of 11,493.93 m ² .	<ul style="list-style-type: none"> Regional staff provided comments on January 26, 2024.