

MEMORANDUM

TO: Potentially Interested Parties

FROM: Taylor Meadows, BURPI, CPT, RPP, MCIP  
Manager of Development Planning  
Planning & Development Services

DATE: October 9, 2025

SUBJECT: Application for Zoning By-law Amendment (File No. 2025-07)

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Application Details

A complete application for Zoning By-law Amendment has been made by Upper Canada Consultants on behalf of 2861238 Ontario Inc. for the lands PT TWP LT 175 THOROLD AS IN RO483123; Welland, municipally known as 506 Quaker Road. The purpose of the Zoning By-law Amendment is to rezone the subject lands from Rural Residential - RR to Community Commercial Corridor - CC2. The intention of the application is to permit a 4-storey mixed-use building, with commercial and residential units on the first floor and 60 residential units in the stories above.

A key map showing the subject lands is attached. Studies and reports that have been submitted in conjunction with these applications can be found on the City of Welland website at: [www.welland.ca/Media/Notices.asp](http://www.welland.ca/Media/Notices.asp)

This notice must be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

Important Dates

**A Public Information Meeting is to be held by City Staff. Scheduled for 6:00PM, October 29, at the Civic Square, in Room 108/109, at 60 East Main Street, Welland.**

**A Statutory Public Hearing in accordance with the requirements of the Planning Act will be held by Council at 7:00PM, November 18, 2025, at the Civic Square, Council Chambers, 60 East Main Street, Welland. To participate virtually, please contact the City Clerk, Tara Stephens at [clerk@welland.ca](mailto:clerk@welland.ca) no later than 12:00 p.m. on November 14, 2025. Please ensure to identify the file number(s) in the email request for participation in the Statutory Public Meeting.**

All Council meetings are livestreamed on the City's Website at:  
[www.welland.ca/Council/LiveStream.asp](http://www.welland.ca/Council/LiveStream.asp)

The public is invited to these meetings to make oral or written submissions. All written submissions received by 12:00 p.m. on November 7, 2025, will be presented to City Council as part of the staff report on this matter.

If you wish to receive a copy of the staff report on this Application, you should advise the undersigned in writing by November 7, 2025.

#### Appeal Rights

If a person or public body would otherwise have an ability to appeal the decision of Welland City Council to the Ontario Land Tribunal, but the person or public body does not make oral submissions at a public meeting or make written submissions to Welland City Council before the By-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to Welland City Council before the proposed By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

#### Further Information

If you wish to be notified of the Decision of the City of Welland on the proposed Zoning By-law Amendment, you must make a written request to the City of Welland, 60 East Main Street, Welland, ON L3B 3X4, or [devserv@welland.ca](mailto:devserv@welland.ca)

For more information about this matter, including information about preserving your appeal rights contact Taylor Meadows, Planning and Development Services, City of Welland, Civic Square, 60 East Main Street, Welland, Ontario, L3B 3X4, phone 905-735-1700, Extension 2246, Email: [taylor.meadows@welland.ca](mailto:taylor.meadows@welland.ca) or fax to 905-735-8772.

Additional information will be available after October 29, 2025.