

MEMORANDUM

TO: Potentially Interested Parties

FROM: Taylor Meadows,  
Planning Supervisor - Development  
Planning & Development Services

DATE: February 22, 2024

SUBJECT: Application to Amend Zoning By-law 2017-117 (File No. 2024-01)

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A Complete Application has been made by NPG Solutions on behalf of The Development Squad to rezone the lands legally described as PT TWP LOT 239, Thorold and municipally known as 418, 424, 430 Aqueduct Street and 650, 656, 664, 670, 678 Niagara Street. The property is proposed to be rezoned from the existing Single-Detached Dwelling – First Density Zone – R1 in Zoning By-law 2667 to Site-Specific Residential High Density – RH in Zoning By-law 2017. The purpose of the amendment is to permit the construction of three (3) apartment buildings with commercial uses at grade, two (2) blocks of stacked townhouse dwellings and underground parking. The Official Plan designation of the subject land is High Density Residential. An application for Official Plan Amendment (File No. OPA 49) was also submitted in conjunction with application for Zoning By-law Amendment (File No. 2024-01).

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.

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: <https://www.welland.ca/Media/Notices.asp>

A Virtual/In-Person Public Information Meeting, to be held by City Staff, has been scheduled for 6:00 p.m., **March 13, 2024**, at the Civic Square, Council Chambers, 60 East Main Street, Welland. If you would like to participate virtually in the Public Information Meeting, please contact Taylor Meadows at [taylor.meadows@welland.ca](mailto:taylor.meadows@welland.ca) no later than 12:00 P.M. on **March 13, 2024**, to be provided with a link to participate.

A Statutory Public Hearing in accordance with the requirements of the Planning Act will be held by Council at 7:00 P.M., **April 2, 2024**, 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 **March 29, 2024**, to be provided with a link to participate. 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 **March 21, 2024**, will be presented to City Council as part of the staff report on this matter.

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.



**Planning and Development Services**

60 East Main Street, Welland, ON., L3B 3X4

[devserv@welland.ca](mailto:devserv@welland.ca)

(905) 735-1700 Ext. 2251

[www.welland.ca](http://www.welland.ca)

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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.

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)

If you wish to receive a copy of the staff report on this Application you should advise the undersigned in writing by **March 21, 2024**.

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

Additional information will be available after March 14, 2024.