



Bridging the past, present and future



Welcome To The Public Information
Meeting
For Official Plan Amendment #24
North-West Welland Urban Expansion

Thursday, November 21, 2019 7pm-9pm
Welland City Hall, Council Chambers

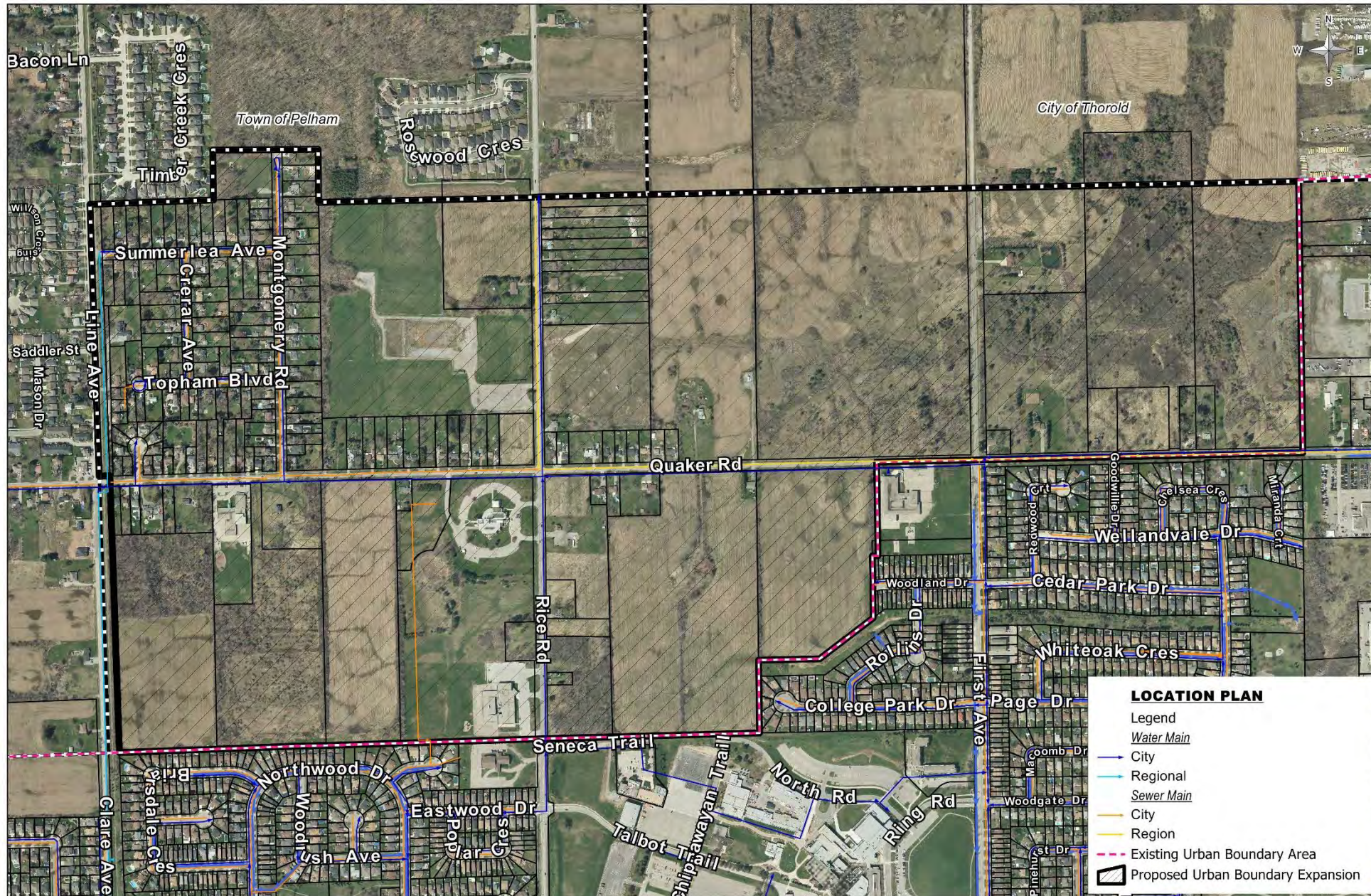
Public Information Meeting - Purpose

- The purpose of this Public Meeting is to provide information respecting the proposed Planning Application and is required by the Planning Act.
- Public input is an important component of the Planning Process and we want to hear from you.
- If you have concerns regarding the subject Application you must provide written comments on or prior the Statutory Public Meeting or oral comments at the Statutory Public Meeting.
- If you do not provide written or oral comments you may lose your right to Appeal the decision of Welland City Council to the Land Planning Appeal Tribunal (LPAT).
- Please feel free to ask City Staff any questions you may have regarding the proposal.

Key Dates

- **November 22, 2019** – Written comments must be received by this date, to be included in the Staff Report. You may also request a copy of the Report in the same letter.
- **December 3, 2019** – Statutory Public Meeting
- **December 17, 2019** – City Staff Final Recommendation Report

Location of North-West Urban Expansion Area (OPA #24)



The subject lands are approximately 190 Hectares (470 acres) in size. They are bordered by the City of Welland northern municipal boundary with the City of Thorold and the Town of Pelham, Niagara Street to the east, the existing City urban boundary to the south and Clare Avenue to the west.

Purpose of the Official Plan Amendment #24

- A Complete Application for Official Plan Amendment #24 has been submitted by THE CORPORATION OF THE CITY OF WELLAND for lands identified as the North-West Expansion Area, to expand the Urban Area Boundary of the City of Welland to include the lands identified on the key map provided, as well as to incorporate textual changes to the City's Official Plan to be in compliance with Provincial Policy with respect to Urban Area Expansions.

Studies and Reports Completed to Date

1987

- North Welland Development Concept Plan

1988

- A Justification for an Urban Boundary Expansion in the Official Plan Amendment No. 68 Area City of Welland

1996/1997 Studies

- Servicing Plan for South Thorold, north Welland and the eastern portion of the Town of Pelham
- Regional Niagara Pelham/Thorold/Welland Development Study
- North Welland Urban Boundary Expansion Planning Framework for An Official Plan Amendment
- North Welland Development Concept Plan

1998

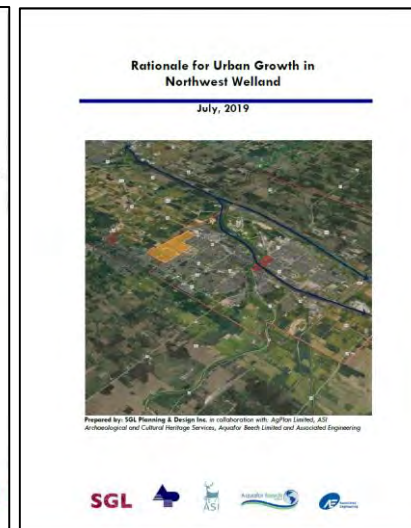
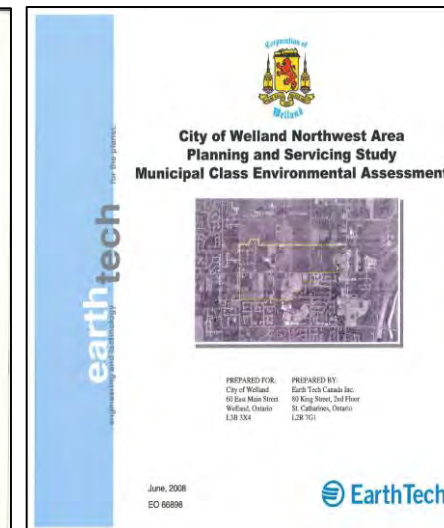
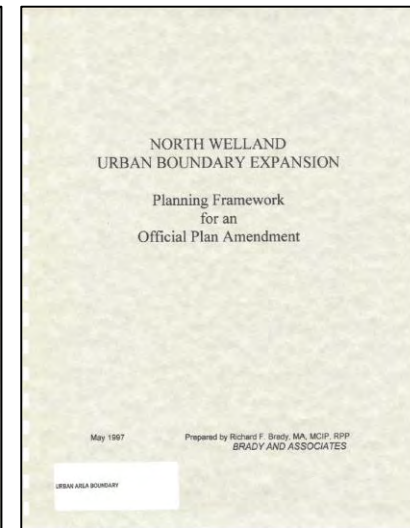
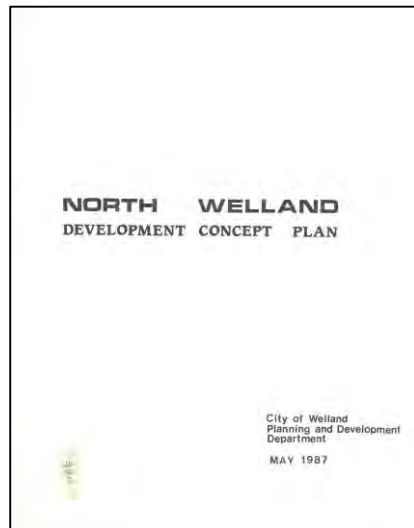
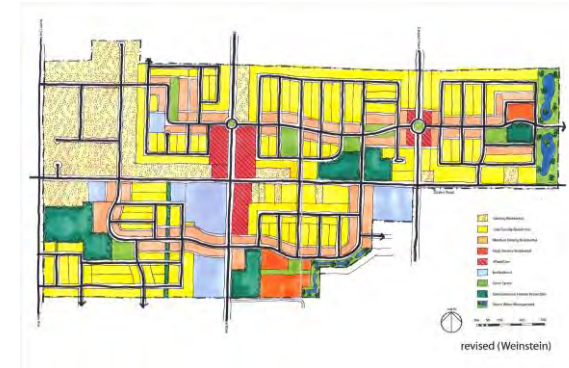
- Planning and Justification Report for Official Plan Amendment – Expansion of the City of Welland Urban Boundary

2008

- City of Welland Northwest Planning and Servicing Study Municipal Class Environmental Assessment

2019

- Planning Rationale For Urban Growth in North West Welland
- Agricultural Impact Assessment Study
- Archaeological Resource Assessment
- Cultural Resource Assessment
- Municipal Servicing Study
- Transportation Study
- Natural Heritage



2007 Concept Plan

- 1**
Niagara Restoration Council Works
- Restoration work was completed for this stretch of Tow Path Drain in 2006
 - Preferred environmental management options for Tow Path Drain include: i) maintain and enhance the channel as it exists or ii) realign the channel
 - If channel realignment is considered, the design and layout of the channel will have to incorporate natural channel principles with the guidance of a professional fluvial geomorphologist. The design and planning of the potential realignment will also have to be completed as a single project. Implementation of the realignment, if done in segments would require coordination to ensure functions of Tow Path Drain are maintained.
 - Subject to NRCA/DFP approval
 - These options should be addressed at preliminary plan of subdivision stage including supporting studies

- 1A**
Portion of Tow Path Drain Currently Buried
- No fish habitat issues

- 2**
Block B Tow Path Drain
- Preferred environmental management options for Tow Path Drain include: i) maintain and enhance the channel as it exists or ii) realign the channel
 - If channel realignment is considered, the design and layout of the channel will have to incorporate natural channel principles with the guidance of a professional fluvial geomorphologist. The design and planning of the potential realignment will also have to be completed as a single project. Implementation of the realignment, if done in segments would require coordination to ensure functions of Tow Path Drain are maintained.
 - Subject to NRCA/DFP approval
 - These options should be addressed at preliminary plan of subdivision stage including supporting studies

- 3**
Block C Tow Path Drain
- Preferred environmental management options for Tow Path Drain include: i) maintain and enhance the channel as it exists or ii) realign the channel
 - If channel realignment is considered, the design and layout of the channel will have to incorporate natural channel principles with the guidance of a professional fluvial geomorphologist. The design and planning of the potential realignment will also have to be completed as a single project. Implementation of the realignment, if done in segments would require coordination to ensure functions of Tow Path Drain are maintained.
 - Subject to NRCA/DFP approval
 - These options should be addressed at preliminary plan of subdivision stage including supporting studies

- 3A**
Stormwater Management Ponds
- Stormwater management ponds will be designed as office and subject to relocation
 - Preferred environmental management options for Tow Path Drain include: i) maintain and enhance the channel as it exists or ii) realign the channel
 - If channel realignment is considered, the design and layout of the channel will have to incorporate natural channel principles with the guidance of a professional fluvial geomorphologist. The design and planning of the potential realignment will also have to be completed as a single project. Implementation of the realignment, if done in segments would require coordination to ensure functions of Tow Path Drain are maintained.
 - Subject to NRCA/DFP approval
 - These options should be addressed at preliminary plan of subdivision stage including supporting studies

- 3B**
Stretch of Tow Path Drain with Adjacent Swamp Thicket Community
- A provincially rare Grey Dogwood thicket occurs along a portion of Tow Path Drain in Block C. Preservation of this community is recommended
 - Preferred environmental management options for Tow Path Drain include: i) maintain and enhance the channel as it exists or ii) realign the channel
 - If channel realignment is considered, the design and layout of the channel will have to incorporate natural channel principles with the guidance of a professional fluvial geomorphologist. The design and planning of the potential realignment will also have to be completed as a single project. Implementation of the realignment, if done in segments would require coordination to ensure functions of Tow Path Drain are maintained.
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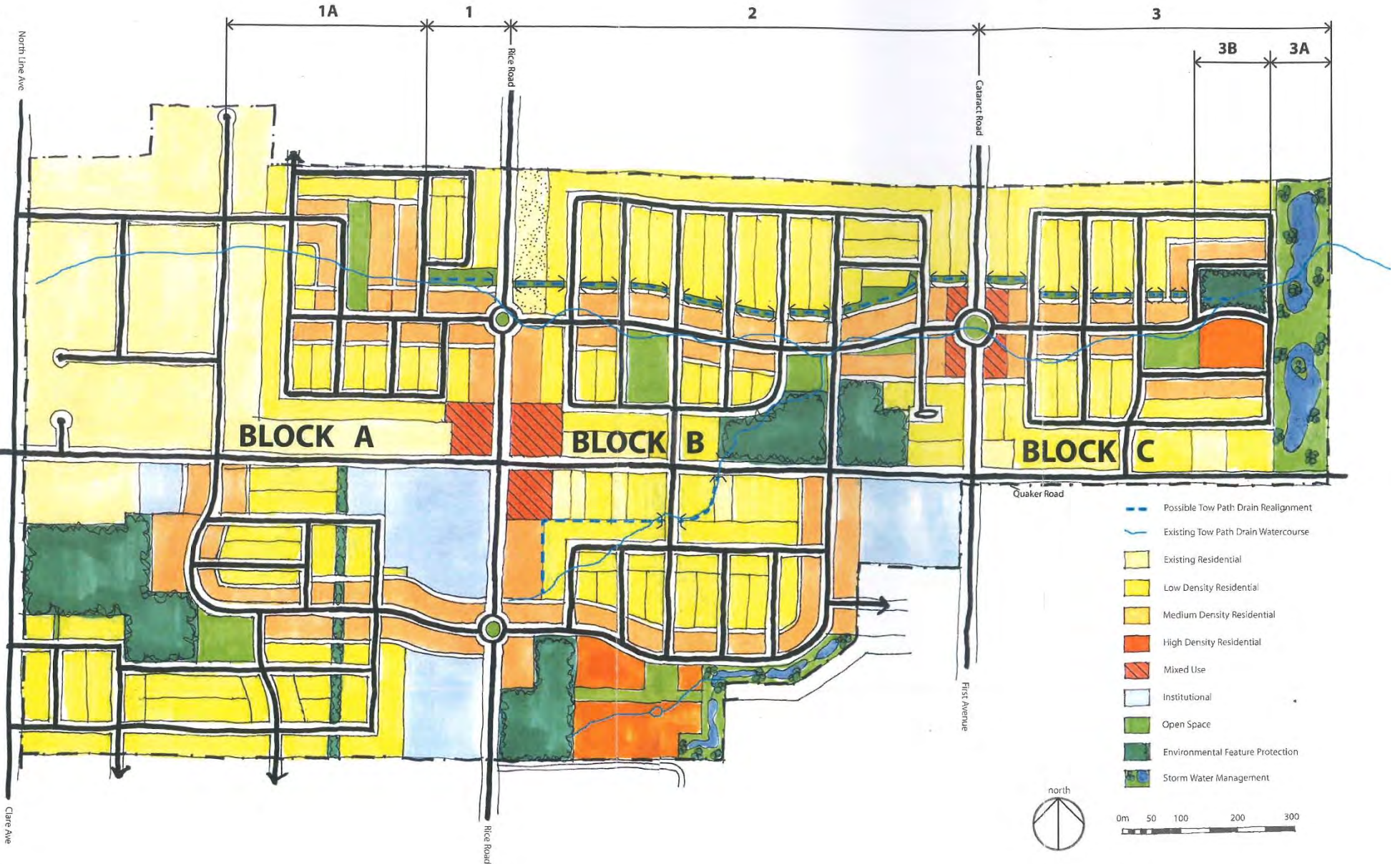


FIGURE B-1: PRELIMINARY CONCEPT PLAN

Why are we making this application now?

- Changes in A Place To Grow: Growth Plan for Greater Golden Horseshoe 2019 now permit an Urban Expansion outside of Municipal Comprehensive Review.
- Amendment will Implement Province of Ontario More Homes, More Choice: Ontario Housing Supply Action Plan.
- The lands have been studied extensively for urban development purposes. It is time to move forward with adding the subject lands to the Welland urban area.
- The subject lands are a logical extension of the existing urban area.
- The City is experiencing growth pressures for development in the area.
- Is readily serviceable as no major extension or upgrading of water and sewer infrastructure is required (750 mm Regional water main on Clare Avenue, 600 mm Regional sanitary main on Rice Road, 750 mm Regional sanitary main on Quaker Road, east of Rice Road, existing City water and sewer services in some areas).
- The subject area contains an elementary school and the NCDSB Headquarters, and abuts two other elementary schools and the Welland Niagara College Campus.
- 55 ha of land is already designated Built Boundary under the Growth Plan.
- Pending City owned land sale of the Former Welland Soccer Club lands.
- Abuts the Urban Boundaries of the Town of Pelham and City of Thorold

More Homes, More Choice: Ontario's Housing Action Plan



- OPA #24 helps implement Ontario's five-point Plan for housing supply as follows:
 - ✓ Addresses speed by expediting the process to add these lands to the urban area for Welland.
 - ✓ Addresses cost by bringing more land supply closer to a shovel ready state. Also recognizes the costs of reports, studies and infrastructure works completed over the last 30+ years to justify and accommodate the subject lands.
 - ✓ Will address the mix of housing types in the development of the final Secondary Plan for the area.

Housing Supply: Ontario's Five-Point Plan

1. **Speed:** Red tape and paperwork can add years to a construction project. We will maintain Ontario's strong environmental protections, while making the development approvals process faster.
2. **Cost:** Layers of permits, government approvals and charges by municipalities add to the cost of building new homes. We will make costs more predictable, to encourage developers to build more housing.
3. **Mix:** We'll make it easier to build different types of housing – from detached houses and townhomes to mid-rise rental apartments, second units and family-sized condos. We need a variety.
4. **Rent:** There are more people looking for homes than there are places to rent. We will protect tenants and make it easier to build rental housing.
5. **Innovation:** This means everything from new housing designs and materials to creative approaches to home-ownership and more. We'll encourage more innovation and creativity in Ontario's housing sector and make sure government isn't standing in the way.


A Place to Grow - Growth Plan for the Greater Golden Horseshoe 2019 (Growth Plan)



- New changes to Growth Plan allow for a settlement area boundary expansion (urban expansion) outside of a municipal comprehensive review for the following situations:
 - Where there would be no net increase in land within the settlement area; and/or
 - Expansions of 40 Ha or less at a time (multiple 40 Ha requests can be made and was confirmed by the Minister of Municipal Affairs on November 12, 2019).

Ministry of Municipal Affairs and Housing
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 Tél. : 416 585-7000
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 Ontario

19-004273

November 12, 2019

Dear Head of Council:

Earlier this year, our government introduced *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* as part of the **More Homes, More Choice: Ontario's Housing Supply Action Plan** to increase housing supply, create more jobs, attract business investments and better align our infrastructure. Today, I am writing to provide further clarity on two specific provisions in *A Place to Grow* as your municipality undertakes its work to meet conformity with the growth plan by July 1, 2022. This clarity is with respect to the government's position on the municipal comprehensive review process and the policy permitting settlement area boundary expansions of up to 40-hectares outside of the municipal comprehensive review.

As you will recall, *A Place to Grow* provides municipalities with greater flexibility in local planning decision-making. Notably, *A Place to Grow* helps ensure intensification and density targets better reflect growth rates, local realities and market conditions; allows municipalities to make changes to their settlement area boundaries more quickly and easily, while continuing to provide protection for employment and agricultural lands as well as natural areas; and provides policies that direct intensification around transit to increase the supply of housing and jobs near transit hubs.

To ensure that we continue to meet our commitment to build more homes faster, our government has taken the position that municipalities may choose to take a phased approach to their municipal comprehensive review through *multiple* official plan amendments. We recognize that one size does not fit all and that the current and potential changes in provincial and regional planning frameworks can make it challenging to do planning in a timely, efficient, and effective manner. As such, providing municipalities with the choice of phasing their municipal comprehensive review or achieving conformity as part of one single new official plan or plan amendment is responsive to the needs of local communities.


In addition to the flexibility provided in the approach to the municipal comprehensive review, our government has also taken the position that, so long as they meet applicable policies in *A Place to Grow*, there is no limit to how often a municipality can undertake the settlement boundary expansions of up to 40-hectares that take place outside of the municipal comprehensive review. The up to 40-hectare expansion, which can either be municipally or privately initiated, supports our government's growth management objectives of allowing communities to develop in ways that expand housing and economic

opportunities while maintaining protections for our environmentally sensitive areas, including the Greenbelt, cultural heritage assets, and key employment and agricultural lands.

While there are several other requirements in *A Place to Grow* that support our increased housing supply objectives, I wanted to bring clarity to these two specific planning provisions given their immediate impact on getting supply online faster. These policies, along with policies that allow for employment area conversions that facilitate the introduction of residential uses, provide opportunities for local decision makers to put forward plans that address housing supply goals in a timely manner. By ensuring that municipalities do not have to wait until the next municipal comprehensive review to implement planning changes, our government aims to get shovels in the ground quicker and to have development happen sooner.

It is anticipated that additional information on the implementation of *A Place to Grow* will be forthcoming. In the interim, if you have any questions and/or concerns, please feel free to contact Cordelia Clarke Julien, Assistant Deputy Minister, Ontario Growth Secretariat at cordelia.clarkejulien@ontario.ca. Thank you for your time.

Sincerely,


 Steve Clark
 Minister

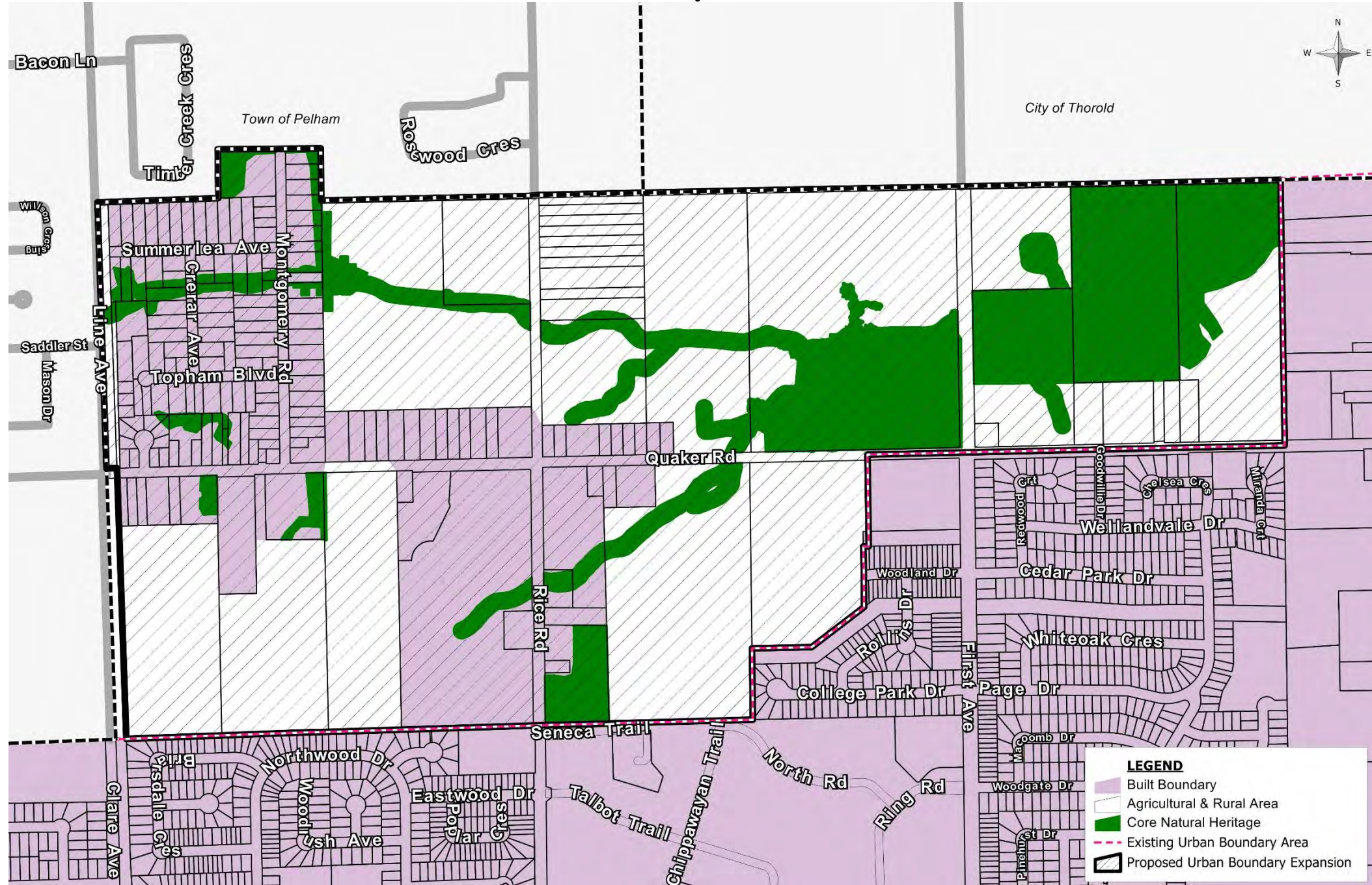
cc: Stephen Hamilton, Senior Policy Advisor, Office of the Honourable Steve Clark, Ministry of Municipal Affairs and Housing
 Cordelia Clarke Julien, Assistant Deputy Minister, Ontario Growth Secretariat, Ministry of Municipal Affairs and Housing
 Marcia Wallace, Assistant Deputy Minister, Municipal Services Division, Ministry of Municipal Affairs and Housing

Criteria for Settlement Expansion (Urban Expansion) under Growth Plan Section 2.2.8.3

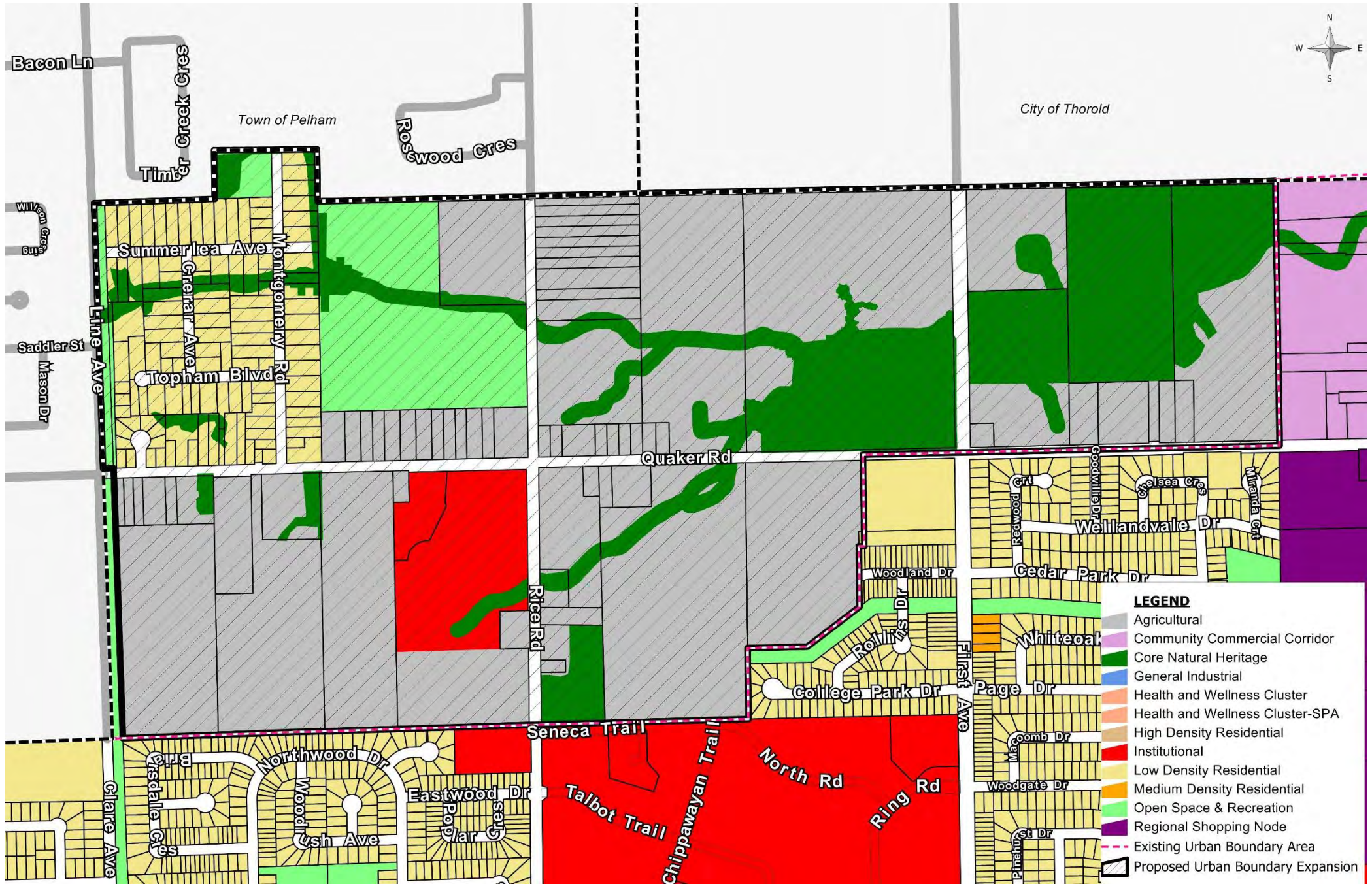
Policy Number	Policy Description	Policy Conformity	Reason
2.2.8.3 a)	Sufficient capacity in existing or planned infrastructure and public service facilities;	✓	The subject lands have existing local and regional water and sanitary services. There are also a number of planned upgrades and development that are scheduled over the next tens years including three pump upgrade projects (Towpath Sewage Pumping Station & Shoalt's Drive Low Lift & High Water Pumping Stations)
2.2.8.3 b)	Infrastructure and public service facilities needed would be financially viable over the full life cycle of these assets;	✓	The subject lands have existing local and regional water and sanitary services that can easily be extended and is well serviced by both the local and regional road network. A Financial Impact analysis is currently being finalized.
2.2.8.3 c)	Expansion is informed by applicable water and wastewater master plans or equivalent and stormwater master plans or equivalent, as appropriate;	✓	A Planning and Servicing Study Municipal Class EA was completed in 2008 and an up to date Municipal Servicing Study & Transportation Study were completed.
2.2.8.3 d)	Avoid, or if avoidance is not possible, minimize and mitigate any potential negative impacts on watershed conditions and the water resource system;	✓	The City is committed to avoid and if not possible minimize and mitigate any potential negative impacts on watershed condition and water resource.
2.2.8.3 e)	Key hydrologic areas and the Natural Heritage System for the Growth Plan should be avoided where possible;	✓	A natural heritage assessment has identified the Natural Heritage System and key hydraulic areas that are to be protected and studied further in the next stages of the planning process.
2.2.8.3 f)	Prime agricultural area should avoided where possible;	✓	The subject lands do not meet the requirements for Specialty Crop Areas as defined in the Provincial Policy Statement. They are relatively poorer agriculturally and are isolated from other agricultural uses.
2.2.8.3 g)	Settlement Area to be expanded is in compliance with the minimum distance separation formula;	✓	There are no intervening livestock facilities within or abutting the subject lands.
2.2.8.3 h)	Any adverse impacts on the agri-food network, including agricultural operations, would be avoided, or if avoidance is not possible, minimized and mitigated as determined through agricultural impact assessment;	✓	There are no impacts to the agri-food network.
2.2.8.3 i)	The policies of Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the PPS are applied;	✓	These Sections have been applied in considering the Urban Expansion
2.2.8.3 j)	The proposed expansion would meet any applicable requirements of the Greenbelt, Oak Ridges Moraine Conservation, Niagara Escarpment, and Lake Simcoe Protection Plans and any applicable source protection plans; and	✓	These Policies/Plans are not applicable to the subject lands.
2.2.8.3 k)	Criteria for settlement expansion within the Protected Countryside in the Greenbelt Area	✓	The City of Welland and the subject lands are outside the Greenbelt Area

Current Land Area Composition

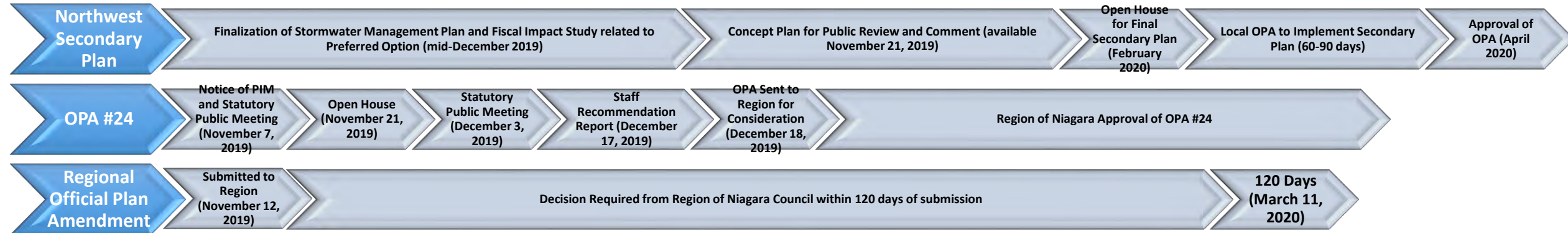
Type	Area
Built Boundary Designated	55 Ha (138 Ac)
Core Natural Heritage System	37 Ha (93 Ac)
Rural Residential/Agricultural	101 Ha (250 Ac)
Road Allowances	10 Ha (25 Ac)
Total Land Area	189 Ha (468 Ac)



Current Official Plan Land Use Map



Process & Timeline Moving Forward

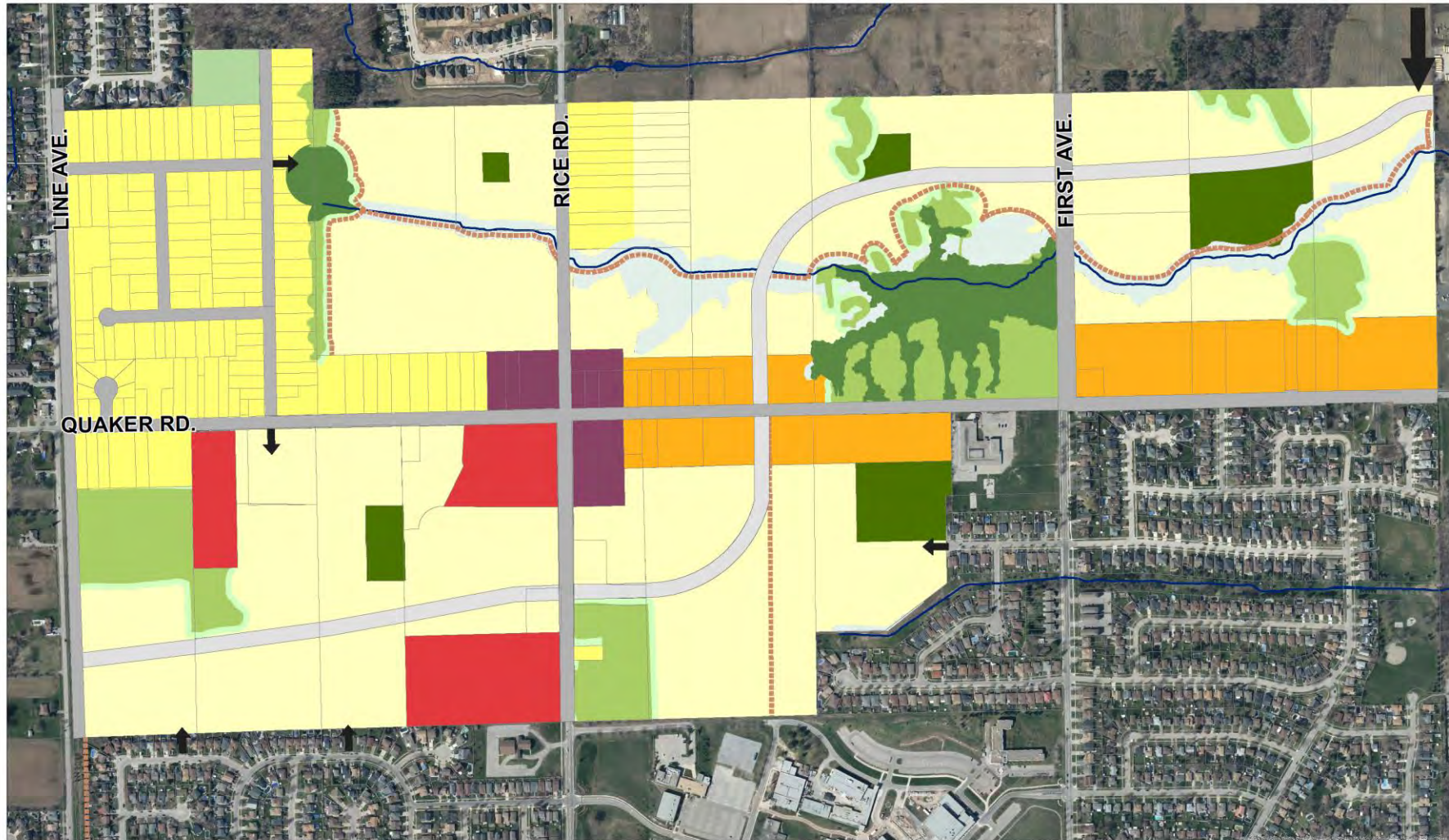


Population & Employment Growth In Welland

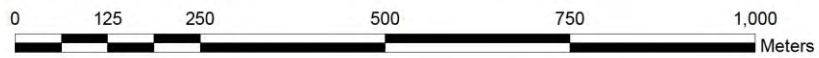
- The population is forecasted to grow by 18,630 people between 2016-2041. This would bring the estimated total population of Welland to 72,520 by 2041.
- The number of jobs are forecasted grow by 11,020 for an estimated total of 28,760 jobs.
- Building Permit Data Supports the estimated increase in population or higher:

TABLE 1.2: Number of New Dwelling Units	
Year	Number of Dwelling Units
2016	132
2017	197
2018	399
2019 (as of November 18, 2019)	453 (forecasting 500 by year end)

2019 PROPOSED SECONDARY PLAN



NW Welland Preliminary Preferred Land Use Plan



- Study Area
- Proposed Roads
- Existing Roads
- Proposed Parks
- Existing Parks
- Proposed Mixed Use
- Existing Community Institutional
- Existing Residential
- Environmental Conservation Area
- Environmental 10m Buffer
- Environmental Protection Area
- Stream and Floodplain Area
- Proposed Medium Density Residential
- Proposed Low Density Residential
- Trails
- ➔ Possible Road Connections

Questions/Comments

- Public input is an important component of the Planning Process and we want to hear from you.
- Please feel free to use the comment sheets provided to submit your comments or you can email comments to: devserv@welland.ca

or mail or drop-off at:

Corporation of the City of Welland
Infrastructure and Development Services
Planning Division
60 East Main Street, Welland, Ontario L3B 3X4

