

PART B - THE AMENDMENT

All of the Amendment entitled PART B - THE AMENDMENT, consisting of the following Policies and the maps referred to as Schedule "A" - Land Use Plan and Policies, constitute Amendment No. 29 to the Official Plan of the Corporation of the City of Welland.

MAP CHANGES

1. Schedules 'A', 'B', 'B1', 'C', 'C1', and 'D' are hereby amended by designating lands within the area described as the Northwest Welland Secondary Plan area which are the lands subject to Official Plan Amendment 29.
2. Schedule 'G' is hereby added and outlines the detailed land use designations for the lands subject to Official Plan Amendment 29.
3. Appendix I - Map 4 is hereby added to the Secondary Plan to show a number of drainage features within Northwest Welland (Appendix 1 - Map 4 Northwest Welland Hydrological Features) that identifies the area's headwater features (not contained within an Environmental Protection or Conservation Area designation), unevaluated wetlands less than 0.5 hectares (not contained within the Natural Heritage System) and floodplain limits.

Northwest Secondary Plan Policies

1. The Official Plan of the Corporation of the City of Welland is hereby amended by adding the following:

7.3.1.4 Northwest Welland Secondary Plan Background and Planning Context

- Northwest Welland is intended to accommodate future urban growth within the City through orderly, sequential and contiguous Designated Greenfield Area development along with infill in the Built Up Area. The Secondary Plan Area is well positioned for the establishment of a new complete community that will integrate with surrounding built up areas, provide connections, and effectively accommodate existing and planned infrastructure.

- As delineated on Schedule G, the Northwest Welland Secondary Plan Area covers approximately 190 hectares of land along Quaker Road and is generally bound by the Town of Pelham and City of Thorold to the north, the Niagara College Welland Campus to the south, the rear lot lines of properties abutting Niagara Street to the east, and Line Avenue and Clare Avenue to the west.
- Schedule G outlines the detailed land use designations for the Secondary Plan Area. Section 3 outlines the policies specific to each land use designation, which will direct development within the Secondary Plan Area, together with the vision and objectives for Northwest Welland as outlined in Section 2.
- All development within Northwest Welland shall consider the design and built form direction of both the Welland Urban Design Guidelines, as well as the Northwest Welland Urban Design Guidelines included as an addendum to the City-wide guidelines.
- The minimum density target for Welland's Designated Greenfield Areas shall be 50 residents and jobs combined per gross hectare.

7.3.1.5 Vision and Objectives

Vision

- Over time, Northwest Welland is envisioned to evolve into a complete community that will accommodate future growth and development in the City in a manner that respects the existing character and built form of the area, as well as the natural environment. New low density residential areas will develop as extensions of existing established neighbourhoods within the community, and new medium density residential growth will serve to intensify Quaker Road to the east of Rice Road, providing for a more walkable, transit supportive community close to parks, trails, and schools. The centralized mixed use node located at the intersection of Quaker Road and Rice Road will provide intensified residential and commercial growth to help achieve a balanced community where residents can live, work, learn, and play.

Objectives

- To protect and enhance natural heritage features, areas, and corridors of Northwest

Welland within the City's broader linked natural heritage system.

- To promote healthy and active living for all ages and abilities by providing active transportation options and developing a continuous and connected open space system, a safe and walkable pedestrian realm, and a trail system that links the community to destinations such as natural areas, parks, schools, stores, and recreation areas.
- To create a unique and inclusive community for residents by providing for a diverse range of housing types and a variety of uses located within the area.
- To maintain the low density residential character of existing neighbourhoods, while developing a new community that is compact, connected, walkable, and diverse.
- To reduce traffic congestion by providing a balanced road network for local residents, businesses, students, and visitors supportive of the public transit network.
- To conserve, protect and integrate built and cultural heritage elements as per Section 6.6 of this Plan.
- To implement sustainable community design initiatives that ensure conservation of water resources and adaptation to climate change.

7.3.1.6 Land Use Structure

Low Density Established Residential

Planned Function

- The Low Density Established Residential designation recognizes the existing residential neighbourhoods within the Secondary Plan Area.

Permitted Uses

- Permitted uses for lands designated Low Density Established Residential on Schedule G shall be in accordance with Section 4.2.2.2.B Low Density Residential of this Plan.

Scale

- Low-rise residential infill and intensification should respect and fit in with the character of existing low density residential neighbourhoods, in terms of built form, scale and massing, in accordance with Section 4.2.3.1 Design Policies for Existing Neighbourhoods, and 4.2.3.6 Infill and Intensification Development of this Plan.

Design

- The design of development for lands designated Low Density Established Residential on Schedule G shall be in accordance with Section 4.2.2.2.D Low Density Residential of this Plan, except as modified below by the policies outline below.
- Low density residential development within existing neighbourhoods shall reflect the design and built form direction of both the Welland's City-wide Urban Design Guidelines, as well as the Northwest Welland Urban Design Guidelines included as an addendum to the City-wide guidelines.
- Within the Low Density Established Residential designation, new development shall reflect the predominant building type, height, scale, massing, and setbacks of the surrounding neighbourhood.
- Buildings should be street related, with consistent setbacks to create a harmonious relationship to the street.
- Residential development shall be designed to retain existing trees and enhance existing vegetation wherever possible.

Low Density Greenfield Residential

Planned Function

- The Low Density Greenfield Residential designation recognizes future low density residential development areas on vacant designated lands.
- The density of lands designated Low Density Greenfield Residential on Schedule G shall be planned in accordance with Section 4.2.2.2.A Low Density Residential of this Plan.

Permitted Uses

The permitted uses for lands designated Low Density Greenfield Residential on Schedule G shall be in accordance with Section 4.2.2.2.B Low Density Residential of this Plan.

Scale

- The scale of lands designated Low Density Greenfield Residential on Schedule G shall be planned in accordance with Section 4.2.2.2.C Low Density Residential of this Plan.
- New low density development should accommodate low-rise dwellings that are appropriately spaced and do not cause any adverse impacts from shadows or overlook and provide an appropriate transition of lot sizes adjacent to Low Density Established Residential designations.

Design

- The design of development for lands designated Low Density Greenfield Residential on Schedule G shall be in accordance with Section 4.2.2.2.D Low Density Residential of this Plan, except as modified below by the policies outlined below.
- Low density residential development within new neighbourhoods shall reflect the design and built form direction of both the Welland's City-wide Urban Design Guidelines, as well as the Northwest Welland Urban Design Guidelines included as an addendum to the City-wide guidelines.
- New residential development within the Low Density Greenfield Residential designation shall be designed in accordance with Section 4.2.3.2 Design Policies for New Neighbourhoods of this Plan.
- Buildings should be street related, with consistent setbacks to create a harmonious relationship to the street.
- Residential development shall be designed to retain existing trees and enhance existing vegetation wherever possible.
- Street plantings and additional on-site landscaping should be incorporated within

new low density residential neighbourhoods.

- Pedestrian safety and active transportation shall be supported in new neighbourhoods through the provision of sidewalks, walkways, trail connections, frequent intersections, attractive streetscapes, and landscaping.
- New lots are prohibited to back onto public streets.
- Where possible, buildings and lots are encouraged to front onto natural heritage features, parks, open spaces and trails.

Medium Density Residential

Planned Function

- The Medium Density Residential designation is intended to provide for residential development at increased densities along Quaker Road, east of Rice Road within the Secondary Plan Area to support walkability, transit, and active transportation, as well as the viability of the future mixed use node located at Quaker Road and Rice Road.
- The planned density of lands designated Medium Density Residential on Schedule G shall be planned in accordance with Section 4.2.2.3.A Medium Density Residential of this Plan.

Permitted Uses

- Permitted uses for lands designated Medium Density Residential on Schedule G shall be in accordance with Section 4.2.2.3.B Medium Density Residential of this Plan.

Scale

- Lands designated Medium Density Residential shall have a maximum height of six storeys.
- The highest densities within this designation are encouraged to be developed adjacent to the Mixed Use Designation area at Quaker Road and Rice Road.

Design

- The design of development for lands designated Medium Density Residential on Schedule G shall be in accordance with Section 4.2.2.3.D Medium Density

Residential of this Plan, except as modified below by the policies outlined below.

- Medium density residential development shall reflect the design and built form direction of both the Welland Urban Design Guidelines, as well as the Northwest Welland Urban Design Guidelines included as an addendum to the City-wide guidelines.
- Development within the Medium Density Residential designation should provide appropriate transitions in heights, densities, and scale adjacent to the Low Density Residential designation.
- Buildings should be oriented to front and define the street edge at a pedestrian scale. They should generally be placed on a site to respect a consistent setback and provide for continuity in built form that maintains a relationship to the street.
- Development shall be designed and sited to provide a cohesive main street appearance along Quaker Road through the integration of landscaping and complementary built form elements.
- Direct vehicular access to individual dwelling units will not be permitted from Quaker Road. Buildings positioned to face Quaker Road should be accessed by rear lanes off a public street. Window streets are discouraged in order to allow dwellings to be located close to Quaker Road.
- The design and location of vehicular access points shall minimize their impact on the streetscape.
- Consolidated vehicular access points, paired driveways, and shared parking areas are encouraged on local streets to increase the boulevard space for street trees and on-street parking. Driveways are to be no wider than the width of the garage to minimize the amount of impermeable surfaces in front yards.
- New lots are prohibited to back onto arterial and collector roads.

- Where possible, buildings and lots are encouraged to front onto natural heritage features, parks, open spaces and trails.

Mixed Use

Planned Function

- The intended function of the Mixed Use Designation located at the corner of Quaker Road and Rice Road is to create a central mixed use node that will provide a variety of retail opportunities to serve the needs of local residents living in close proximity to the area in a pedestrian and transit-oriented manner. The function of the Mixed Use designation is also to provide opportunities for a range of higher density residential housing.
- The development of one or more privately-owned publicly accessible urban squares is encouraged at the intersection of Quaker Road and Rice Road. This space is envisioned to provide an internal focal point for the area and function as a public gathering space servicing the immediate neighbourhood and any visitors to the area.

Permitted Uses

- The permitted uses for lands designated Mixed Use on Schedule G shall be developed in accordance with Section 4.4.2.5.B Community Commercial Node of this Plan, except as modified by the policies outlined below.
- The intent of the Mixed Use designation is to accommodate a mix of two or more permitted land uses on a site, either within the same building or integrated as separate buildings on the lot.
- Both stand-alone commercial buildings and mixed use buildings accommodating commercial and residential uses are permitted within the Mixed Use designation. Drive-through facilities will not be permitted.
- Permitted residential buildings shall be in the form of triplexes, fourplexes, townhouses, stacked townhouses, live-work buildings and low-rise apartment buildings.

Scale

- **Mixed** use buildings are encouraged to be located closest to the intersection of Quaker Road and Rice Road. Buildings at this intersection should be the tallest within the Mixed Use Designation, to a maximum height of 8 storeys.
- The minimum height for stand-alone commercial buildings shall be 2 storeys.

Design

- The design of development for lands designated Mixed Use on Schedule G shall be developed in accordance with Section 4.4.2.5.D Community Commercial Node of this Plan, except as modified by the policies outlined below.
- Development within the Mixed Use designation shall reflect the design and built form direction of the Northwest Welland Urban Design Guidelines, included as an addendum to the Welland Urban Design Guidelines.
- Site and building planning should encourage the creation of a high quality public realm within Northwest Welland's mixed use node through the inclusion of landscaped areas, weather protective designs, building entrances and active built spaces and uses at the street line to enhance pedestrian safety and comfort.
- Buildings located at Quaker Road and Rice Road should be massed to establish a strong street edge and pedestrian environment.
- All buildings should be located at or close to the street line and create a generally continuous building face to frame the street and to create a unified streetscape at a pedestrian scale.
- Principal building entrances, primary windows and signage shall face the sidewalk and provide direct access onto the public sidewalk.
- Development shall provide for a transition in heights and densities adjacent to Low Density Residential areas and ensure that appropriate setbacks are proposed in relation to adjacent properties.
- Vehicular access points shall be consolidated where possible and common parking areas should be situated at the rear or side of lots. Where side yard

parking is exposed to the street, it shall be screened by landscaping or built features in order to minimize impacts on streetscapes.

- Driveways to individual residential units along Quaker Road and Rice Road are not permitted, but consolidated driveways to commercial and mixed use developments will be considered through the site plan approval process.

General Institutional

- Institutional uses and sites within Northwest Welland are designated General Institutional on Schedule G. Development on these lands should be planned in accordance with Section 4.5 Institutional Areas of this Plan.

Parks, Open Space and Recreation

- Lands designated Open Space and Recreation on Schedule G shall be developed in accordance with Section 6.2 Parks, Open Space and Recreation of this Plan, in addition to the policies outlined below.
- Within Northwest Welland, these lands should be developed and maintained as Neighbourhood Parks, which shall serve the immediate recreation needs of a neighbourhood within walking distance of the area being served.
- New Open Space and Recreation designations are symbolically shown on Schedule G and shall be further delineated at the time of development review and approval. Development of these lands should be designed in accordance with Section 6.2.2.1.F Design of New Parks and Facilities of this Plan.
- While not shown on Schedule G, Parkettes should be also developed within the new low density residential neighbourhoods of Northwest Welland in order to support increased access to greenspace for residents. The location of these areas will be further delineated throughout the development process. They should generally be located within a 200 to 400 metre walking distance of the neighbourhood area they serve.

Environmental Protection Area

- Lands designated Environmental Protection Area on Schedule G shall be subject

to the polices of Section 6.1 Environment of this Plan.

Environmental Conservation Area

- Lands designated Environmental Conservation Area on Schedule G shall be subject to the polices of Section 6.1 Environment of this Plan.
- As shown on Appendix 1 - Map 4, a number of drainage features within Northwest Welland are identified as potential Headwater Drainage Features. A Headwater Drainage Feature Assessment shall be required to the satisfaction of the City and the Conservation Authority prior to approval of development adjacent to those drainage features. The assessment shall evaluate and classify the drainage feature status based on criteria established by the Conservation Authority and shall determine if the drainage features are to be maintained in-situ, can be relocated or can be removed.
- As shown on Appendix 1 - Map 4, a number of small wetlands less than 0.5 hectares in size are identified within Northwest Welland. Prior to development, evaluation of these wetlands should be undertaken to determine if they are significant and warrant protection.
- Where drainage features are to be removed, applications for development shall restore lost functions through enhanced lot level controls as feasible.
- Where drainage features are to be maintained or moved, applications for development shall use natural channel design techniques to maintain or enhance the overall productivity of the reach.
- Where drainage features are to be maintained or moved, applications for development shall use natural channel design techniques to maintain or enhance the overall productivity of the reach.
- Natural heritage corridors have been shown conceptually (not to scale) on Appendix 1 – Map 4. They follow natural features whenever possible and are intended to be of sufficient size, including buffers, to ensure the functionality and sustainability of the features within the *natural heritage system*.

Modification
1-3:
3 Policy
bullets added
(as
underlined)

- Any development or site alteration within a Corridor shall require the completion of an Environmental Impact Study which shall demonstrate how *development* can be located, designed and constructed to maintain and, where possible, enhance the ecological functions of the natural heritage corridor in linking the *natural heritage system* or where an alternative corridor can be accommodated.
- The following uses are permitted within natural heritage corridors:
 - i. Trails.
 - ii. Stormwater management facilities, including Low Impact Development, if it can be demonstrated that these elements do not result in a negative impact on the *natural heritage system*, and;
 - iii. Streets, if they are designed with special features to facilitate safe movement of wildlife through the linkage. These features may include, but are not limited to, traffic calming measures, eco-passages, minimized road widths, naturalized zones along the road, reduced speed limits and speed humps, and special signage. Street design will be in accordance with urban design direction and the recommendations of supporting EIS work.

7.3.1.7 Other Policy Directions

Sustainability

- New Development should incorporate sustainable design features to conserve energy and resources, reduce greenhouse gas emissions and the urban heat island effect, prevent flooding, and protect drinking water supply.
- Green infrastructure and Low Impact Development measures for stormwater management are encouraged such as permeable paving, rain gardens, bioswales, green roofs and other techniques, shall be considered in the design of new development and implemented to the extent feasible, as determined by the development process.
- Land use patterns and transportation networks should be designed to support walking, cycling and transit as preferred modes of transportation, in order to reduce traffic and encourage active and sustainable lifestyles for residents.

- A wide selection of native trees, shrubs and wildflowers should be used in landscaping, and the functional use of plant material in new development is encouraged to create microclimates that allow for energy conservation. Deciduous trees and shrubs should be chosen that shade windows from summer sun and allow sunlight to enter during the winter.

Transportation

- The Northwest Welland Secondary Plan area shall be developed in accordance with Section 6.4 Transportation of this Plan.

Modification
4-5:
2 Policy
bullets added
(as
underlined)

- Detailed transportation impact analysis and studies are required to be submitted with planning applications for development along Rice Road and the future collector road. This analysis shall consider any impacts to the Regional Road network and consistency with any Regional study work.
- Any future access or road connection to a Regional Road is required to be reviewed and approved by the Region. Future access points shall be directed to the local road network instead of the Regional Road.

Infrastructure and Utilities

- The Northwest Welland Secondary Plan area shall be developed in accordance Section 6.5 Infrastructure and Utilities of this Plan.

Modification
6-7:
2 Policy
bullets
added (as
underlined)

- In addition to the policies of Section 6.5, the Secondary Plan area shall be serviced by a local sanitary collection system in accordance with the Northwest Welland Secondary Plan Municipal Servicing Conceptual Design Report dated May 2021, or any subsequent studies or updates as applicable.
- No individual servicing connections will be permitted to the Regional Trunk Sewer along Rice Road and Quaker Road.

Arts, Culture and Heritage

- The Northwest Welland Secondary Plan area shall be developed in accordance with Section 6.6 Arts, Culture and Heritage of this Plan, in addition to the policies outlined below.
- All proposed development within the Secondary Plan Area will require a Stage 2 Archeological Assessment, which is to be submitted to the Province and Region of Niagara for review. The findings and recommendations of Archaeological Assessments shall be incorporated into development plans where necessary and appropriate.
- Any proposed development on or adjacent to an identified or potential cultural heritage resource will require a Cultural Heritage Impact Assessment to further assess the cultural heritage value of the identified resource and to ensure that significant cultural heritage resources in the Secondary Plan Area are conserved

Phasing of Development

Modification
8-13:
6 Policies
added (as
underlined)

- Development shall progress in a logical, efficient, and fiscally responsible manner. Prior to the approval of any development applications within the study area, the City, in consultation with the Region, shall prepare a development phasing plan demonstrating the cost-effective provision of municipal infrastructure and how the Secondary Plan area will build out over time.
- The phasing strategy for the Secondary Plan area shall consider:
 - The integration of new development with existing development, resulting in a more contiguous, connected, and compact urban form;
 - The provision of adequate municipal services (water, sanitary, stormwater) to accommodate the proposed growth in a cost-efficient manner;

- The ability of new growth to facilitate the provision of municipal services to existing privately serviced areas within the Urban Boundary;
- The provision of appropriate transportation facilities, and the availability of adequate capacity on the existing road network; and,
- The provision and adequacy of educational and social services, recreational facilities and other community services.

If one or more of these factors cannot be addressed to the satisfaction of the City and Region, the processing and/or approval of development applications may be held in abeyance, or deferred, until an appropriate service level or facilities can be provided.

- Development shall be phased in line with the timely provision of community facilities and infrastructure within each block represented by the existing boundary arterial roads.
- As a condition of approval of development in the Northwest Secondary Plan Area, where an application has been made for a development in advance of steps of the phasing plan, the City shall require the implementation of appropriate and reasonable measures and development agreements, which may include front ending agreements and/or cost sharing agreements, to ensure that the development in the Northwest Secondary Plan Area is coordinated and that the required commitments of funds, lands and services are secured and/or in place. These measures and agreements shall ensure that the reasonable costs of the municipal and community infrastructure, land and/or facilities are fairly and equitably shared without adverse impact on the City's financial capability. The measures and agreements permitted by this policy shall be only those which are permitted by law and are otherwise agreed to by the landowner(s) and the City. The Cost Sharing Agreement and/or Front-Ending Agreement may deal with:
 - Front-end or accelerated payment requirements;
 - Local services as permitted in Sections 44(1) and 59(2) of the Development Charges Act;

- Matters to which the parties voluntarily agree; and/or,
- Other matters permitted by law.

- Nothing in this policy compels the City to enter into any agreements with any applicant landowner.

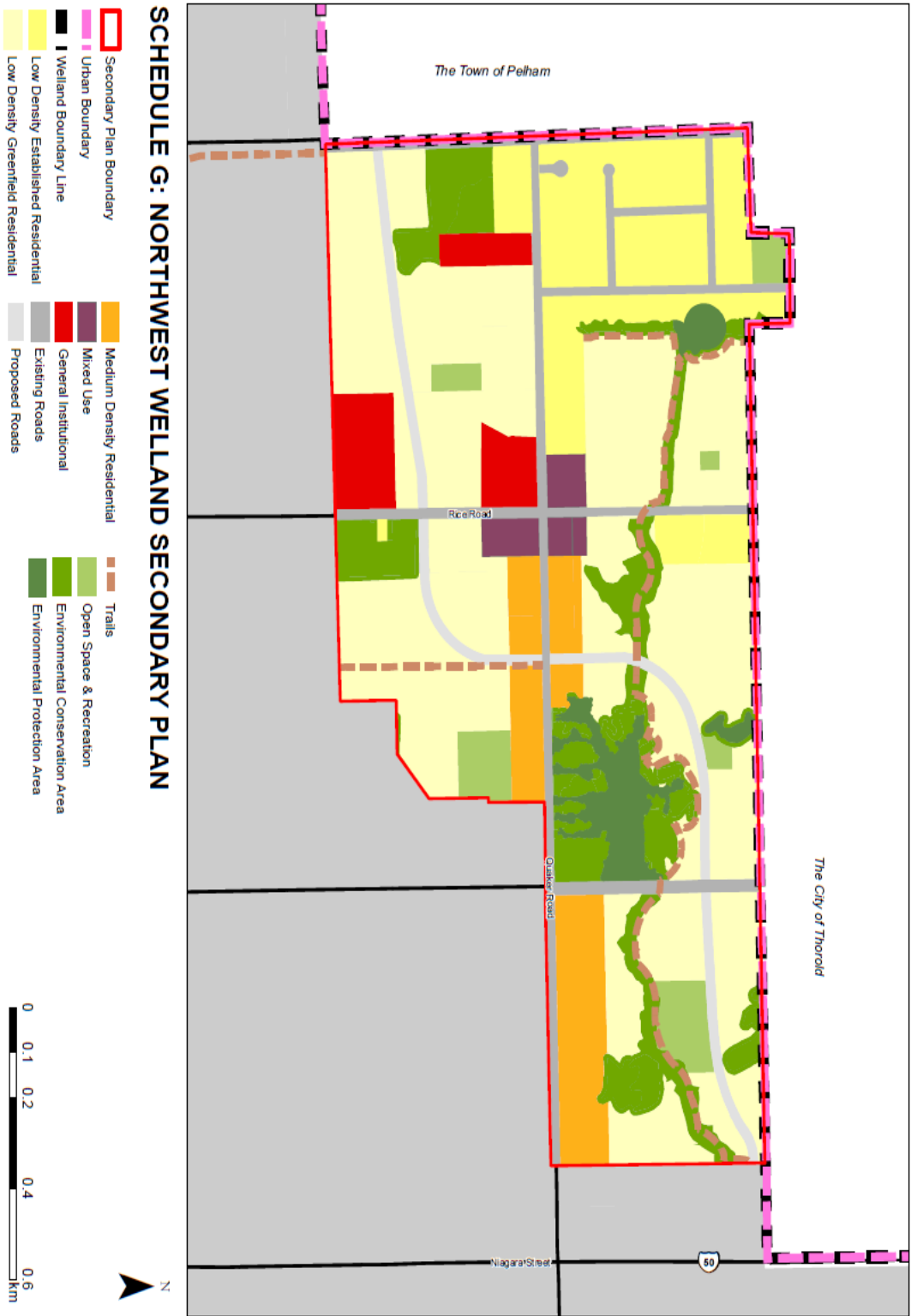
- Where an application has been made for a development in advance of the installation of infrastructure identified within this Secondary Plan as required to support the subject development, including both on-site and off-site services as well as upstream and downstream system requirements, Council may consider entering into a front-ending agreement with a developer, as a condition of approval, in accordance with City policies and procedures respecting such agreements.

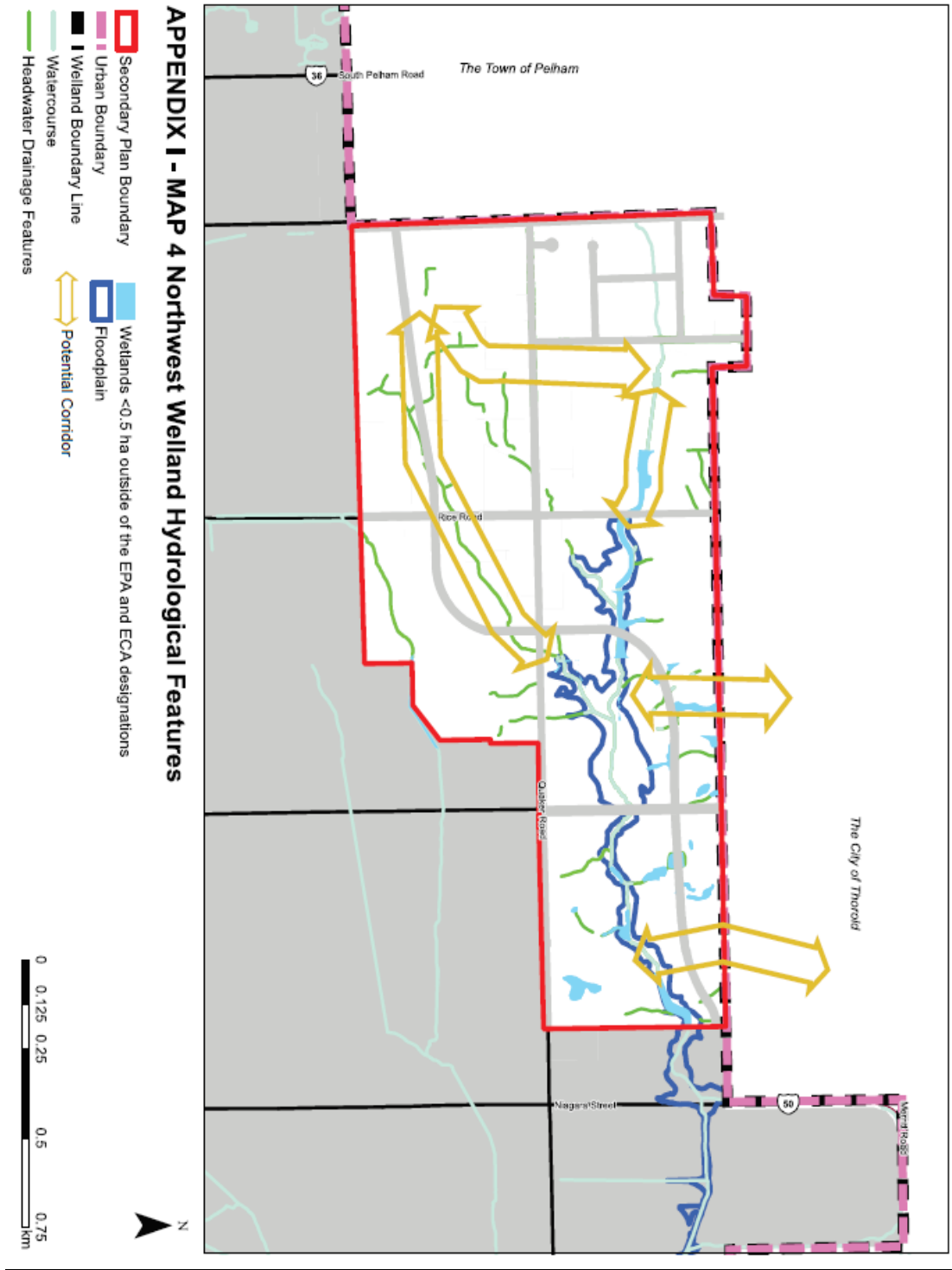
- Planning applications within the Secondary Plan area shall be required to demonstrate how the proposal meets the intent of the phasing plan.

7.3.1.8 Implementation

- The implementation of the Northwest Welland Secondary Plan will be in accordance with Section 7 Implementation of this Plan.

SCHEDULE "A" LAND USE PLAN





Mapping Modification 1 – added location of potential natural heritage corridors