

**AMENDMENT NO. X**

**to the**

**OFFICIAL PLAN**

**of the**

**CORPORATION OF THE CITY OF WELLAND**

**XX X, 2025**

**THE CORPORATION OF THE CITY OF WELLAND BY-LAW  
NUMBER 2025-XX**

**A BY-LAW TO AUTHORIZE THE ADOPTION OF  
OFFICIAL PLAN AMENDMENT NO. XX**

**WHEREAS** the Official Plan of the Corporation of the City of Welland was adopted by the City of Welland on May 4, 2010.

**AND WHEREAS** the Regional Municipality of Niagara gave partial approval to the Official Plan on October 21, 2011.

**AND WHEREAS** the Ontario Municipal Board gave partial approval to the Official Plan on June 24, 2014.

**AND WHEREAS** the Council of the Corporation of the City of Welland deems it expedient to amend the Official Plan.

**AND WHEREAS** the Regional Municipality of Niagara is the approval authority for Amendments to the Official Plan of the Corporation of the City of Welland.

**AND WHEREAS** the Regional Municipality of Niagara has exempted Official Plan Amendment No. XX to the Official Plan of the Corporation of the City of Welland from approval in accordance with the Memorandum of Understanding between the Regional Municipality of Niagara and the Corporation of the City of Welland.

**NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE CITY OF WELLAND ENACTS AS FOLLOWS:**

1. That the Corporation of the City of Welland hereby adopts and approves Official Plan Amendment No. XX for the Corporation of the City of Welland.
2. That Staff is hereby authorized and directed to give Notice of Council's adoption of Amendment No. XX to the Official Plan of the Corporation of the City of Welland in accordance with Section 17(23) of the *Planning Act*.

**READ A FIRST, SECOND AND THIRD TIME AND PASSED BY COUNCIL THIS XX DAY OF XX 2025.**

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

**Amendment No. XX to**  
**the**  
**Official Plan of**  
**the**  
**Corporation of the City of Welland**

This Amendment to the Official Plan for the City of Welland, which was adopted by the Council of the Corporation of the City of Welland on XX X, 2025 and to which no appeal was filed, came into effect on pursuant to Section 17 and 21 of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended.

Date: .....

\_\_\_\_\_  
GRANT MUNDAY, B.A.A.  
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES  
THE CORPORATION OF THE CITY OF WELLAND

**AMENDMENT NO. XX TO THE OFFICIAL PLAN OF THE  
CORPORATION OF THE CITY OF WELLAND**

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## **PART A - THE PREAMBLE (This does not constitute part of the Amendment)**

### **TITLE AND COMPONENTS**

This document, when approved in accordance with the Planning Act, shall be known as Amendment No. XX to the Official Plan of the Corporation of the City of Welland.

Part "A", the Preamble, does not constitute part of this Amendment.

Part "B", the Amendment, consists of the map and text changes.

Part "C", the Appendices, which does not constitute part of this Amendment, contains the background data, planning considerations and public involvement associated with this Amendment.

### **PURPOSE OF THE AMENDMENT**

The purpose of Official Plan Amendment No. XX is to redesignate the lands shown on the attached Schedule "A" to facilitate the development of a 22-unit residential block townhouse development.

### **LOCATION**

The lands subject to this Amendment are located on the south side of Thorold Road, between Clare Avenue and South Pelham Road (Regional Road No. 36), and are known municipally as 519 Thorold Road. The lands are legally described as Part of Township Lot 254, 59R18266 Geographic Township of Thorold, Now in the City of Welland, Regional Municipality of Niagara.

### **BASIS**

1. The lands are currently designated Low Density Residential which permits residential development at a density range of 15-25 dwelling units per net hectare.
2. The proposed development of the lands at 519 Thorold Road is for a 22-unit block townhouse development which represents a density of 46.22 dwelling units per net hectare. The density of the proposed development exceeds the allowable density range as specified in the Low Density Residential designation.
3. A site-specific Official Plan Amendment is required to redesignate that lands at 519 Thorold Road from Low Density Residential to a Medium Density Residential designation to support a density of 46.22 units per hectare. The Medium Density Residential designation permits residential density in the range of 25-60 dwelling units per net hectare and the proposed development of a 22-unit block townhouse development complies with this density range and the development criteria of the Medium Density Residential designation.

## **PART B - THE AMENDMENT**



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

The effect of this Official Plan Amendment is to change the designation of the lands from Low Density Residential to Medium Density Residential on Schedule B1 of the Official Plan to allow for the development of a 22-unit block townhouse site.

### **Details of the Amendment**

1. That Schedule B1 of the City of Welland Official Plan is hereby amended to redesignate the lands shown on Schedule "A" attached hereet to as follows:
  - a) Part 1 from "Low Density Residential" to "Medium Density Residential".

**SCHEDULE "A" LAND USE PLAN**

	
<p><b>LEGEND</b></p> <p> PART 1 - FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL</p>	<p>519 THOROLD ROAD SCHEDULE 'A' TO OFFICIAL PLAN AMENDMENT No. _____</p> <p>MAYOR: _____ CLERK: _____</p> <p> CITY OF Welland</p>

## **PART C - THE APPENDICES**

The following appendices do not constitute part of Amendment No. XX to the Official Plan of the Corporation of the City of Welland, but are included only as information supporting the amendment.

- APPENDIX I        -       Affidavit
- APPENDIX II      -       Notice of Adoption
- APPENDIX III     -       Minutes of Public Meeting
- APPENDIX IV     -       Staff Report
- APPENDIX V      -       Council Resolution (Certified)



**APPENDIX I - AFFIDAVIT**

IN THE MATTER OF SECTION 7, ONTARIO  
REGULATION 543/06

AND

IN THE MATTER OF THE ADOPTION OF  
OFFICIAL PLAN AMENDMENT NO. XX BY BY-  
LAW 2024-XX PASSED BY COUNCIL OF THE  
CORPORATION OF THE CITY OF WELLAND  
ON XX XX, 2025.

I, Grant Munday of the City of Welland in the Regional Municipality of Niagara,  
make oath and say as follows:

1. I am the Director of Planning and Development Services of the Corporation of the City of Welland.
2. That in accordance with Section 17(15) of the *Planning Act*, as amended and Section 3 of Ontario Regulation 543/06, Notice of the Public Meeting was published in the Welland Tribune on X. I hereby certify that the required Public Meeting was held on X by the Council of the Corporation of the City of Welland.
3. A list of all persons or public bodies which made oral submissions at the Public Meeting is attached as Schedule "A" to this Affidavit.
4. That in accordance with Section 17(23) of the *Planning Act*, as amended, and Ontario Regulation 543/06, the requirements for the giving of Notice of Adoption of the Amendment have been complied with.
5. That in accordance with Section 7(7) of Ontario Regulation 543/06, the decision of Council is consistent with the Policy Statements issued under sub-Section 3(1) of the Act and conforms to any applicable Plans.

Sworn before me at the City of Welland  
in the Regional Municipality of  
Niagara, this X day of XX, 2025.

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**SCHEDULE “A” TO APPENDIX 1 - AFFIDAVIT**

List of individuals who made oral submission in support of the application at the Statutory Public Meeting conducted X, 2025 concerning Amendment No. X to the Official Plan of the Corporation of the City of Welland.

DRAFT

**APPENDIX II - NOTICE OF ADOPTION**



**CITY OF WELLAND  
NOTICE OF ADOPTION OF  
AMENDMENT NO. X TO THE  
OFFICIAL PLAN OF THE CORPORATION OF THE CITY OF WELLAND**

Take notice that the Council of the Corporation of the City of Welland passed By-law 2025-X, being a By-law to adopt Amendment No. X to the Official Plan on X, 2025 under Section 17(23) of the *Planning Act*, as amended.

The Purpose of Amendment No. X is to redesignate lands shown on Schedule A to Low Density Greenfield Residential – Special Policy, Environmental Protection Area, Environmental Conservation Area and Open Space & Recreation.

The Effect of the redesignations are to allow for the development of a 22-unit residential block townhouse site.

Pursuant to Section 17(23.1)(a) of the *Planning Act*, as amended, City Council took into consideration all written and oral presentations made to it before rendering a decision.

An appeal, to the Ontario Land Tribunal, in respect to the Amendment to the Official Plan may be made by filing with the Clerk of the City of Welland, no later than X, 2025, a notice of appeal setting out the specific part of the proposed Amendment to the Official Plan to which the appeal applies, set out the reasons for the appeal and be accompanied by the fee prescribed under the Ontario Municipal Board Act in the amount of \$1000.00 payable by certified cheque to the Minister of Finance, Province of Ontario.

The proposed Amendment to the Official Plan is exempt from approval by the Regional Municipality of Niagara and the Decision of Council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.

Only the person or public body that requested the amendment, the Minister and the approval authority may appeal a Decision of the municipality to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated Association or Group. However, a notice of appeal may be filed in the name of an individual who is a member of the Association or the Group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the Plan was adopted, the person or public body made oral submissions at

a Public Meeting or written submissions to the Council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

The land to which this proposed Amendment to the Official Plan applies is also the subject of an Application for Zoning By-law Amendment - File 2025-XX

A copy of the Amendment and Staff Report are available for inspection by the public as of X, 2025 at Infrastructure and Development Services - Planning Division, 60 East Main Street, Welland during regular office hours.

Dated at the City of Welland this X day of X, 2025.

GRANT MUNDAY, B.A.A.  
DIRECTOR OF PLANNING AND DEVELOPMENT  
SERVICES  
OF THE CORPORATION OF THE CITY OF  
WELLAND

***APPENDIX III***

***- MINUTES OF PUBLIC MEETING -***

DRAFT

***APPENDIX IV - STAFF REPORT***

NOTE: Incorporate additional written comments received after date of report.

DRAFT

***APPENDIX V - COUNCIL RESOLUTION***