

Planning Justification Report

Clare Avenue Lands (south of Quaker Rd), Welland ON

Official Plan Amendment, Zoning By-law Amendment and Draft Plan of
Subdivision

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PREFACE

Upper Canada Consultants has been retained by LMV Developments Inc. to prepare a Planning Justification Report in relation to applications for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision at unaddressed lands fronting the east side of Clare Avenue in the City of Welland, within the Regional Municipality of Niagara. The subject lands are legally known as Part of Township Lot 236, Geographic Township of Thorold, now in the City of Welland, Regional Municipality of Niagara.

The submitted Official Plan and Zoning By-law Amendment applications have been prepared to facilitate the development of the subject lands for the proposed subdivision that includes a variety of residential built forms, and a condominium block.

The proposed Official Plan Amendment seeks to permit increased density though maintain the “Low-Density Greenfield Residential” designation for the majority of the subject lands by making the lands a Special Policy Area. The Amendment also proposes to redesignate the condominium block as “Medium Density Residential – Special Policy Area” to permit increased density and additional built forms.

The proposed Zoning By-law Amendment seeks to amend the existing “Agricultural – A1” Zone to “Site-Specific Residential Low Density 2 – RL2-XX” and “Site-Specific Residential Medium Density – RM-XX”.

The proposed Draft Plan of Subdivision will implement the lots and blocks within the boundary of the subject lands. The proposed subdivision will yield a minimum of one hundred and two (102) freehold residential dwelling units comprising of single-detached, street townhouse and back-to-back townhouse units. Block 32 is proposed for medium density residential and a future condominium that will yield a minimum of twenty-three (23) units with a maximum of one hundred and twenty-six (126) units. Overall, including the condominium block, the entire site will yield a minimum of one hundred and twenty-five (125) units with a maximum of two hundred and twenty-eight (228) units.

This Planning Justification Report provides an analysis of how the applications satisfy the requirements of the *Planning Act*, are consistent with the Provincial Planning Statement (2024), 2022 Niagara Official Plan and the City of Welland Official Plan (as amended).

This Report should be read in conjunction with the following reports and materials:

- Stage 1-2 Archaeological Assessment
- Stage 3 Archaeological Assessment

- Stage 4 Mitigation of Impacts
- Environmental Impact Study with Headwater Drainage Feature Assessment
- Functional Servicing Report and Stormwater Management Plan
- Traffic Impact Assessment
- Draft Plan of Subdivision
- Colour Demonstration Plan

DESCRIPTION AND LOCATION OF THE SUBJECT LANDS

The submitted applications pertain to a portion of unaddressed lands along Clare Avenue within the Northwest Welland Secondary Plan in the City of Welland, Regional Municipality of Niagara. The subject lands are legally known as Part of Township Lot 236, Geographic Township of Thorold, Now in the City of Welland, Regional Municipality of Niagara.

The subject lands are shown in **Figure 1**, below.



Figure 1 - Aerial View of Subject Lands (Cropped from Niagara Navigator)

Northwest Welland Secondary Plan Area (NWSP)

The Subject Lands are located within the Northwest Welland Secondary Plan Area; lands within this Area are generally described as the Northwest Welland Expansion Lands. This geographic area measures approximately 190 hectares in area, and is located within the City of Welland's Urban Area. The lands are predominantly designated for Greenfield development, with some Built-up Area in the western part of the Plan.

This Plan Area is generally situated with the Town of Pelham and City of Thorold Municipal Boundaries to the north, commercially zoned lots along Niagara Street to the east, existing residential and Niagara College to the south, and Clare Avenue / Line Road and the Pelham Municipal Boundary to the west.

A map showing the visual extend of the NWSP Area is included below in **Figure 2**.

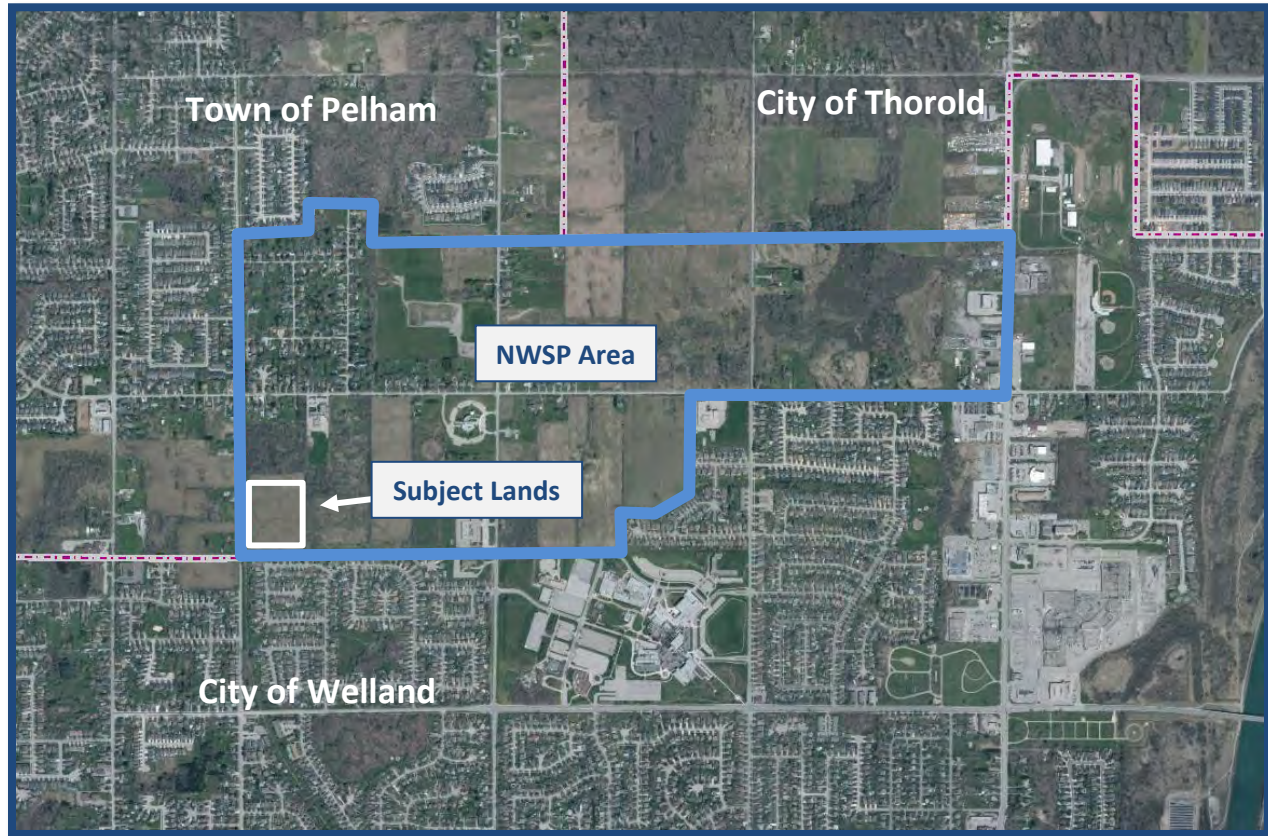


Figure 2 – Aerial View of the NWSP Area (Cropped from Niagara Navigator)

The NWSP Area is well-served by Regional and Local roads including Quaker Road which runs east-west through the area. Line Avenue/Clare Avenue, Rice Road and First Avenue all run north-south through the area.

Municipal sanitary sewers and water services (with capacity to accommodate the proposed development) are located at the boundary of the NWSP Area and will be extended within the development at the developers' cost to service the development.

As shown in **Figure 2**, the subject lands are situated along the western boundary line of this Plan Area along Clare Avenue.

Property Context

The subject lands are 4.468 hectares in size with approximately 244.66-metres of frontage along the east side of the Steve Bauer Trail. Clare Avenue runs parallel to the Steve Bauer Trail along the entirety of the site's frontage. The Steve Bauer Trail is within the City of Welland municipal boundary while this portion of Clare Avenue is within the Town of Pelham municipal boundary. The property also has 20.0 metre frontage on Briarsdale Crescent.

The subject lands are relatively flat in grade as they have historically been used for agricultural practices.

The northern portion of the parcel is considered as Additional Lands of the Owner.

The property is located within the Welland Urban Area Boundary, more specially the Northwest Welland Secondary Plan Area, and is within the designated Greenfield Area per the Niagara Official Plan (2022).

Adjacent Lands

The subject lands are located within the Urban Boundary of Welland, and are surrounded by existing and planned urban land uses. These uses are outlined as follows;

- | | |
|---------------|--|
| North: | additional lands of the Owner and existing low-density residential dwellings |
| South: | existing low-density residential dwellings |
| East: | vacant lands that are proposed for future urban residential development and institutional use |
| West: | rural residential use and agricultural lands that are future planned urban residential area in the Town of Pelham. |

THE PROPOSED DEVELOPMENT

The applicant is proposing the development of a subdivision that includes;

- Twelve (12) Lots for single-detached dwellings;
- Seventeen (17) Blocks that include seventy-four (74) street townhouse dwellings;
- Two (2) Block that include sixteen (16) back-to-back townhouse dwellings;
- One (1) Block for a future condominium that is 0.907-hectares in area;
- One (1) Block for a 0.3-metre reserve; and
- Roadways

The proposed subdivision will yield a minimum of one hundred and two (102) residential dwelling units comprised of single detached, street townhouse and back-to-back townhouse units. Block 32 is proposed to be designated for medium density residential use and is proposed to be developed for condominium residential use. Block 32 will be subject to a future development application process once a concept for the development has been determined. The proposed medium density residential designation permits a variety of residential uses including townhouses, stacked townhouses and apartment units. Block 32 is proposed to have a density range of 25 units per net hectare to 140 units per net hectare, yielding 23 to 126 dwelling units.

The proposed Draft Plan of Subdivision is shown below in **Figure 3** and **Appendix I** to this report.

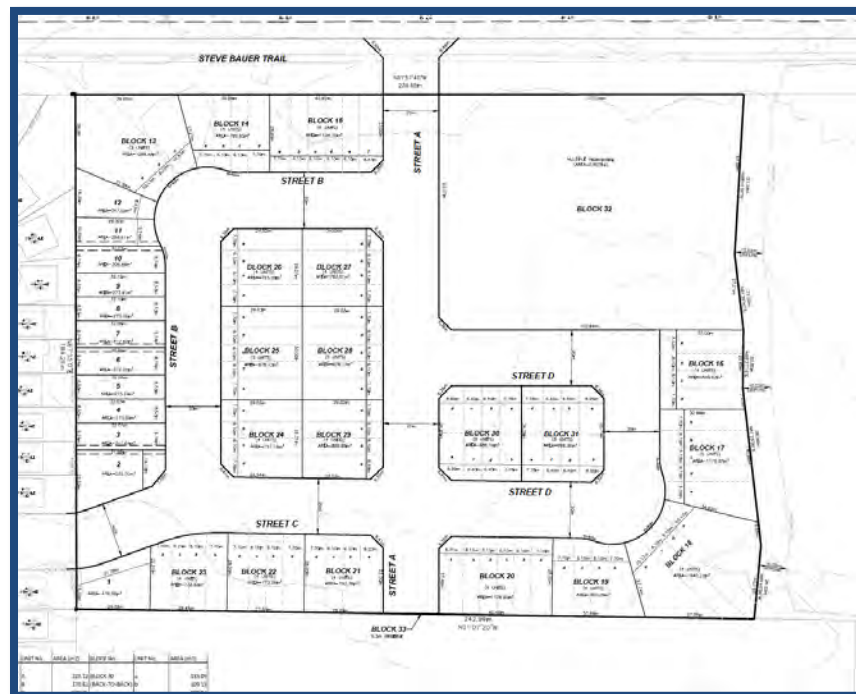


Figure 3 – Draft Plan of Subdivision

Housing Form

Single-detached dwellings, street townhouses and back-to-back townhouses are proposed for this subdivision. All units will be under freehold tenureship. Block 32 will contain future condominium units.

There are twelve (12) single-detached dwellings proposed, that have lot frontages of 8.53-metres and 9.74-metres, with larger frontages on corner lots.

There are seventeen (17) street townhouse blocks with four (4) to six (6) units per block, for a total yield of seventy-four (74) dwelling units. These street townhouses have interior lot frontages of 6.10-metres and exterior lot frontages ranging from 7.70-metres to 10.17-metres.

There are two (2) back-to-back townhouse blocks, with eight (8) units per block, yielding sixteen (16) units. The interior units have frontages of 6.40-metres and exterior lot frontages of 8.99-metres.

The Condominium Block 32 will be subject to future planning applications to permit implementation. However, medium density-built forms such as an apartment building, block townhouses and multiple dwellings including back-to-back townhouses and stacked townhouses will be considered with higher densities. Based on the requested density range, this block will contain a minimum of twenty-three (23) condominium dwelling units and up to one hundred and twenty-six (126) condominium dwelling units.

These dwelling types are appropriate for this Secondary Plan Area as they will be compatible with the existing and future surrounding land uses. These dwelling types will provide a range of built forms that will contribute to the diversification of the housing supply within the municipality. The proposed development forms adhere to the objectives of the Niagara Region and local Official Plans.

Transportation Systems

The subject lands are accessible by private vehicle and active transportation (walking/cycling). All the freehold dwelling units will front onto the internal public road network.

Block 32 will be accessible by Street 'D' of the proposed subdivision, and will have a private internal road network.

At this time, there will be one main access into the proposed subdivision from Clare Avenue, known as Street 'A'. This access will be a public road that is to traverse east through the Northwest Welland Secondary Plan Area upon the development of the neighbouring lands.

Street 'C' is proposed to be an additional access and will connect to Briarsdale Crescent to the south.

Public transit services have not been fully expanded to this portion of the municipality, as it is within a new Secondary Plan area, nonetheless, it is anticipated that improvements will be made to transit routes and facilities within the Northwest Welland Secondary Plan area to accommodate transit users more effectively as the area builds out.

Natural Heritage and Hazards

Additional lands of the owner are to the north that include a 3-hectare woodlot that will be protected and not considered for development. A 10-metre buffer has been provided from the dripline to the proposed boundary line of the subdivision. The western portion of the subject lands includes a narrow (5-metre) portion of a hedgerow that is dominated by Buckthorn and Gray Dogwood, with scattered young trees adjacent to the Steve Bauer Trail.

Parks and Open Spaces

The Steve Bauer Trail traverses the entirety of the frontage of the proposed subdivision. This trail is a 6-kilometre multi-use trail that stretches from Fonthill to Welland.

There are several existing and proposed parks within the surrounding area, therefore, cash-in-lieu of parkland dedication will be provided to the City.

REQUIRED APPLICATIONS

A pre-consultation meeting was held on September 15th, 2024 to discuss the applications.

As outlined by City of Welland planning staff, applications for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision are required to facilitate the proposed development.

As set out within the pre-consultation agreement, complete application requirements for the required applications include:

- Planning Justification Report
- Draft Plan of Subdivision
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment
- Landscape Plan
- Archaeological Assessment
- Environmental Impact Study and Headwater Drainage Feature Investigation
- Geotechnical Investigation
- Functional Servicing Report with Stormwater Management Plan
- Transportation Impact Study

The Ministry Acknowledgement Letter, Detailed Landscape Plan and a Geotechnical Investigation will be provided through the conditions of draft plan of subdivision approval.

A copy of the Pre-consultation Agreement is included as **Appendix II** to this report.

An Official Plan Amendment application and Zoning By-law Amendment application are required to align the land use designations and zoning with the proposed residential uses within the Northwest Welland Secondary Plan Area. A Draft Plan of Subdivision is also submitted in order to implement the lots and blocks within this proposed development. This report has been prepared to address the requirement for a Planning Justification Report supporting the development plan.

The scope of the submitted applications is as follows:

Official Plan Amendment

An Official Plan Amendment has been submitted to change the land use designation from 'Low Density Greenfield Residential' to 'Low Density Greenfield Residential – Special Policy Area', and 'Medium Density Residential – Special Policy Area'.

In order to permit the increased residential density, an amendment is requested to designate the condominium block (Block 32) as Medium Density Residential – Special Policy Area. It is proposed that the remainder of the residential uses within the subdivision be designated as Low-Density Greenfield Residential – Special Policy Area.

- Section 4.2.2.2A *is to be amended to permit a maximum density of 60 dwelling units per net hectare*
- Section 4.2.2.2B *is to be amended to include multiple dwellings as a permitted use*
- Section 4.2.2.3A *is to be amended to permit a maximum density of 140 dwelling units per net hectare*
- Section 4.2.2.3B *is to be amended to permit multiple dwellings and mid-rise apartment buildings*
- Section 4.2.2.3C *is to be amended to permit mid-rise development (4-8 storeys)*

The Draft Official Plan Amendment is included as **Appendix III** to this report.

Zoning By-Law Amendment

A Zoning By-law Amendment has been submitted to address zoning compliance matters and to align the zoning with the proposed land uses. The proposed zoning will rezone the lands from 'Agriculture - A1' zone to 'Site-Specific Low Density Residential 2 – RL2-XX' and 'Site-Specific Medium Density Residential – RM-XX' zones.

The following Amendments are requested;

Section 5: General Provisions

- Section 5.10.5a) Open or roofed porches and stairs may project 1.5 metres into any required front or exterior side yard and 3.0 metres into any rear yard, provided the structure is not higher than 1.5 metres from grade
- Section 5.10.5e) Decks may project a maximum of 3.75 metres into the required rear yard, provided said deck is not higher than **2.4 metres** above grade.

Section 6: Parking and Loading Regulations

- | | |
|--|---|
| Section 6.1.6b) Parking Space Dimensions | 0.3 m for each obstructed side not required |
| Section 6.7 Bicycle Parking | 0 Spaces for Multiple Dwelling |
| Section 6.9.3a) | 1.5 m of a street line |

Section 7.3: Regulations for Residential Zones - Residential Low Density 2 (RL2-XX)

Single-Detached Dwellings

Minimum Front Yard	3.0 m to dwelling 3.4 m to garage for Lot 1
Minimum Interior Side Yard	0.6 m on one side 1.2 m on the other side
Minimum Rear Yard	5.5 m for Lot 1 5.0 m for Lot 10, 11, 12
Maximum Lot Coverage	60%

Street Townhouse with Garage Facing Front Lot Line

Minimum Front Yard	3.0 m to dwelling
Maximum Lot Coverage	Not Applicable

Section 7.3: Regulations for Residential Zones – Medium Density Residential (RM-XX)

Apartment (Block 32)

Minimum Rear Yard	3.0 m
Maximum Lot Coverage	65%
Minimum Landscaped Area	15%

Block Townhouse (Block 32)

Minimum Front Yard	3.0 m to dwelling
Maximum Lot Coverage	65%
Minimum Landscaped Area	15%

Multiple Dwelling (Block 32)

Minimum Front Yard	3.0 m
Minimum Interior Side Yard	1.5 m
Minimum Rear Yard	3.0 m
Maximum Lot Coverage	65%
Minimum Landscaped Area	15%

Multiple Dwelling (Block 30 & 31)

Minimum Lot Frontage	6.4 m
Minimum Interior Side Yard	1.2 m
Minimum Exterior Side Yard	1.2 m

Minimum Rear Yard	Not required where lot line is the dividing line between attached units
Maximum Lot Coverage	60%
Minimum Landscaped Area	15%

These amendments will permit the proposed residential development, while also protecting the natural heritage features on the northern portion of the site.

The Draft Zoning By-law Amendment is included as **Appendix IV** to this report.

Draft Plan of Subdivision

The proposed Draft Plan of Subdivision will implement the lots and blocks within the plan area. The plan proposes a variety of dwelling types including single-detached dwellings, street townhouse dwellings and back-to-back townhouse dwellings. It further includes a condominium block that is intended for future residential development though the built form has yet to be determined. The road network proposes to connect to the surrounding neighbourhood and facilitate future connections to adjacent lands also within the Northwest Welland Secondary Plan Area.

A copy of the Draft Plan of Subdivision is included as **Appendix I** to this report.

RELATED STUDIES AND REPORTS

Consistent with the submission requirements outlined during pre-consultation (see **Appendix II**) and in addition to this Planning Justification Report, the studies and reports listed below have been submitted with the Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications. A brief overview of their conclusions is provided below. Please refer directly to the reports and studies for more detailed information.

Functional Servicing Report / Stormwater Management Plan (Upper Canada Consultants)

A Functional Servicing Report, inclusive of a Stormwater Management Plan, has been prepared by Upper Canada Consultants and submitted with the applications. This Report outlines how the proposed development will be serviced with water, sanitary and stormwater infrastructure.

This Functional Servicing Report addresses the municipal servicing requirements for the proposed development, as well as the development at 575 Quaker Road. It assesses the available municipal servicing capacity for the development area bound by Quaker Road on the north, Clare Avenue on the west, to the eastern limit of the Niagara Catholic District School Board property, and north Northwood Drive.

Based on the information provided through the Report, it was determined that;

1. The existing municipal watermain system is expected to have adequate capacity to provide both domestic and fire protection water supply for the subject lands.
2. The receiving 600mm diameter Regional sanitary sewer on Quaker Road, the Towpath SPS and associated forcemain, and Welland WWTP are expected to have adequate capacity for the lands upon full built-out of the NWSP Area.
3. A stormwater management facility will be provided at 575 Quaker Road for quality, quantity and erosion control. Based on the Stormwater Management Plan;
 - a. Infiltration techniques are not suitable for this site as the primary control facility due to the low soil infiltration rates
 - b. A single proposed stormwater management wet pond facility will provide stormwater quality, quantity and erosion controls to the proposed development. This facility can be constructed in two stages to accommodate varying development timelines
 - c. Multiple stormwater management facilities external to the subject lands will provide stormwater quality, quantity and erosion controls for the respective catchment areas, to be addressed in separate SWM Reports as part of forthcoming Planning Act Applications.

- d. Various lot level vegetative stormwater management practices can be implemented to enhance stormwater quality.

[North West Welland Secondary Plan Traffic Impact Assessment \(Associated Engineering\)](#)

Associated Engineering completed the transportation assessment for the Northwest Secondary Plan area and have prepared an update to that report to reflect revised population densities and update the analysis based on updated development plans in the Secondary Plan area. Traffic conditions to the horizon year of 2034 were assessed. The updated Traffic Impact Assessment evaluated the projected turning movements associated with the proposed new street connection to Clare Avenue. A stop control intersection with the stop control on Street A is appropriate at this location and at the intersection of Street C and Briarsdale Crescent. Further the intersection of Clare Avenue and Quaker Road was also evaluated and improvements to this intersection are not warranted.

Roadways internal to the site should have stop controls at intersections and at Briarsdale Crescent. Also, additional signage is required for the Steve Bauer Trail crossing of Street A.

[Stage 1-2 Archaeological Assessments \(Detritus Consulting Ltd.\)](#)

A Stage 1-2 Archaeological Assessment was conducted by Detritus Consulting Ltd. to assess the archaeological potential of the subject lands. The Stage 1 background research indicated that the study area exhibited moderate to high potential for the identification and recovery of archaeological resources. Therefore, a site-specific Stage 1-2 Archaeological Assessment was prepared for the subject lands, and following the advice provided by the Niagara Region, only a portion of the property was subject to further assessment. The Stage 2 Assessment was conducted and this investigation concluded that a Stage 3 Site Specific Assessment was required for P1 (AgGt-313), and no further assessment was recommended for Findspot 1-3.

[Stage 3 Archaeological Assessment \(Detritus Consulting Ltd.\)](#)

A Stage 3 Archaeological Assessment was conducted by Detritus Consulting Ltd. for P1 (AgGt-313) which resulted in three test units that yielded ten or more lithic artifacts, fulfilling the criteria for a Stage 4 Archaeological Mitigation of Impacts.

[Stage 4 Mitigation of Impacts \(Detritus Consulting Ltd.\)](#)

A Stage 4 Mitigation of Impacts was conducted by Detritus Consulting Ltd., discovering 1,653 pre-contact Aboriginal artifacts. The cultural heritage value/interest of this site was fully documented and the information is preserved for future study. Therefore, there is no further cultural heritage value or features remaining on the subject lands.

Environmental Impact Study (Beacon Environmental)

An Environmental Impact Study was prepared by Beacon Environmental per the requirements of the Environmental Impact Guidelines of the Niagara Region. A 3-hectare woodlot is located to the north of the subject lands as Additional Lands of the Owner, and identified as Environmental Conservation Area in the local Official Plan and identified as Significant Woodlot by the Niagara Region. There is also a narrow strip of land adjacent to the western boundary line of the subject lands that supports a hedgerow adjacent to the Steve Bauer Trail.

No development will take place within the woodlot, and the headwater drainage features assessment confirmed that no drainage features are present within the proposed development areas.

The adjacent thicket hedgerow that is associated with the Steve Bauer Trail Path along the western boundary of the subject lands is narrow and dominated by Buckthorn and Gray Dogwood, with scattered young trees.

The northern limit of the draft plan has a 10-metre setback to the dripline of the woodlot that is not part of the proposed draft plan of subdivision. As the existing edge of the woodlot supports a dense growth of vegetation that is protective for the interior of the woodlot, a 10-metre setback to the dripline to protect the rooting zone of edge trees is sufficient mitigation for the protection of the woodlot and its existing functions. Other mitigation measures include but are not limited to a permanent 1.5m chain link fence with no gates be constructed along the rear lots of those units that back onto the woodlot; prior to construction commencing page wire fencing with filter cloth should be installed along the northern portion of the site and maintained during the construction phase and only removed once the development work is completed and the soils stabilized; storage of equipment and materials should also not be permitted within 30m of the woodlot; and more.

Overall, the proposed development does not pose any negative impacts on the adjacent Natural Heritage Feature.

PROVINCIAL LEGISLATION AND PLAN

Development applications within the City of Welland are subject to the Ontario *Planning Act* (R.S.O. 1990), and 2024 Provincial Planning Statement. An assessment of how the submitted applications satisfy applicable Provincial legislation and policies is provided below.

PLANNING ACT (R.S.O. 1990)

The *Planning Act* regulates land use planning in the Province of Ontario. The Act prescribes matters of Provincial Interest with regard to land use planning and the necessary procedures to be adhered to when making applications for development.

Section 2 – Matters of Provincial Interest

Section 2 of the *Planning Act* addresses matters of Provincial interest that a planning authority must have regard for when contemplating a land use planning application. Matters of Provincial Interest include:

- a. the protection of ecological systems, including natural areas, features and functions;*
- b. the protection of the agricultural resources of the Province;*
- c. the conservation and management of natural resources and the mineral resource base;*
- d. the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*
- e. the supply, efficient use and conservation of energy and water;*
- f. the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*
- g. the minimization of waste;*
- h. the orderly development of safe and healthy communities;*
 - (h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;*
- i. the adequate provision and distribution of educational, health, social, cultural and recreational facilities;*
- j. the adequate provision of a full range of housing, including affordable housing;*
- k. the adequate provision of employment opportunities;*
- l. the protection of the financial and economic well-being of the Province and its municipalities;*
- m. the co-ordination of planning activities of public bodies;*
- n. the resolution of planning conflicts involving public and private interests;*
- o. the protection of public health and safety;*

- p. the appropriate location of growth and development;*
- q. the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;*
- r. the promotion of built form that,*
 - i. is well-designed,*
 - ii. encourages a sense of place, and*
 - iii. provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;*
- s. the mitigation of greenhouse gas emissions and adaptation to a changing climate. 1994, c. 23, s. 5; 1996, c. 4, s. 2; 2001, c. 32, s. 31 (1); 2006, c. 23, s. 3; 2011, c. 6, Sched. 2, s. 1; 2015, c. 26, s. 12; 2017, c. 10, Sched. 4, s. 11 (1); 2017, c. 23, Sched. 5, s. 80.*

With regard to these matters, the applications specifically implement subsections d), f), h), i), j), l), p), q), and r).

d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

A Stage 1 Archaeological Assessment was completed for the entirety of the NWSP Area by ASI Archaeological and Cultural Heritage Services in 2018. This Study concluded that the entirety of the Secondary Plan Area is deemed to contain Archaeological potential and recommended that all future development applications within the NWSP Area must complete a Stage 2 Archaeological Assessment.

Following the advice provided by the Niagara Region, only a portion of the property was subject to further assessment. The Stage 2 Assessment was conducted and this investigation concluded that a Stage 3 Site Specific Assessment was required for P1 (AgGt-313), and no further assessment was recommended for Findspot 1-3.

A Stage 3 Archaeological Assessment was conducted for P1 (AgGt-313) which resulted in three test units that yielded ten or more lithic artifacts, fulfilling the criteria for a Stage 4 archaeological mitigation of impacts.

Finally, a Stage 4 Mitigation of Impacts was conducted, discovering 1,653 pre-contact Aboriginal artifacts. The cultural heritage value/interest of this site was fully documented and the information is preserved for future study. Therefore, there is no further cultural heritage value or features remaining on the subject lands.

f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;

Through the preparation of the NWSP, the City of Welland undertook servicing and transportation studies to justify and inform the application to expand the urban area and implement secondary planning. The Traffic Impact Assessment report has been updated to reflect revised development concepts for lands in the Secondary Plan Area and is included in this application.

Along with this submission is a Functional Servicing Report with a Stormwater Management Plan that further supports the development of the proposed lands for residential uses within the NWSP Area.

The subject lands are designated to permit urban development. The applications will facilitate development that will utilize future infrastructure investments such as roads, watermains, sanitary sewer, storm sewer and typical utilities.

The proposed subdivision will also be serviced by and provided with Regional waste collection.

h) the orderly development of safe and healthy communities;

(h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;

The subject lands are designated for residential growth and the proposed development plan has been designed with public safety in mind and the goal of achieving healthy communities. The orderly development of healthy and safe communities is best achieved through a proactive and detailed planning process, such as secondary or master planning. The street system will be designed to be safe in accordance with the City Engineering Standards. In addition, the pedestrian system including on-street sidewalks will be provided and designed to meet accessibility and safety standards for pedestrians.

The proposed residential development is appropriately located along Clare Avenue and adjacent to the Steve Bauer Trail. The proposed development accommodates residential growth that is compatible and contiguous with the proposed and surrounding existing neighbourhood. The location is accessible and opportune for residential development as it is within a planned community. The inclusion of additional housing opportunities and forms contributes to the orderly development of safe and healthy communities, fostering a

cohesive and balanced community.

i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;

The proposed development is near several schools including;

- Alexander Kuska Catholic Elementary School
- Nouvel Horizon French Elementary School
- Quaker Road Public School
- Welland Centennial Secondary School
- Niagara College – Welland Campus

The subject lands are within close proximity of existing and proposed parkland, and other recreational spaces such as the Steve Bauer Trail that is directly adjacent to the lands. The lands are also near places of worship, the Seway Mall, medical centres, pharmacies, fitness facilities, restaurants, grocery stores, the public library and more. These uses are located along Niagara Street to the east, the South Pelham commercial area to the north along Highway 20 East, and Thorold Road to the south.

Overall the proposed subdivision is considered to be supported by an adequate amount of educational, health, social, cultural and other recreational facilities located throughout the north end of the City.

j) the adequate provision of a full range of housing, including affordable housing;

The NWSP land use plan identifies lands for low-density and medium-density residential uses. The Plan also identifies lands for mixed-use development.

The proposed residential development will include one hundred and two (102) freehold dwelling units including single detached dwellings, street townhouse dwellings, and back-to-back townhouse dwellings. The proposed subdivision will also include a condominium block that will provide more housing opportunities with a minimum of twenty-three (23) to a maximum of one hundred and twenty-six (126) additional dwelling units.

Though these dwelling units will not be considered affordable by the Provincial definition, they will contribute to affordability by increasing the supply of housing within the City and achieving a broader range of housing choice with different price points and tenureship.

l) the protection of the financial and economic well-being of the Province and its municipalities;

The proposed developments can benefit the financial and economic well-being of the Province and its municipalities as cumulatively they will introduce one hundred and two (102) new residential units within the City of Welland, with an additional condominium block that will provide more housing options. The addition of these units improves housing availability in the City and contributes to the overall economic resilience and vitality of the area.

The proposed developments will also generate development charges and long-term property tax revenue. These economical and financial contributions support the sustainable growth and prosperity of the Region and municipality, which subsequently supports the local economy. Additionally, the residential development at the density proposed is financially more sustainable than traditional low-density residential development.

p) the appropriate location of growth and development;

The subject lands are located within the Welland Settlement Area / Urban Area Boundary, which is a preferred and prescribed location for growth in Provincial, Regional and local land use planning documents. The subject property is also situated within the Provincially-designated Greenfield Area boundary, which has a minimum density target of 50 people and jobs per hectare. The appropriateness of this location for residential development was established through the completion of the NWSP.

The subject lands are located adjacent to a Clare Avenue, various existing and planned residential parks, trails, schools and commercial opportunities. The utilization of these undeveloped urban lands for residential growth maximizes housing potential and reinforces the property as an appropriate location for growth and development. There are no other physical or geographic constraints, as the lands in fact benefit from proximate transportation networks and existing municipal infrastructure.

The subject lands are located within the City of Welland Settlement Area Boundary and Regionally Designated Greenfield area, and are provided with municipal services, therefore the subject lands are an appropriate location for growth and development.

q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;

The introduction of increased residential density to this area contributes to the promotion of transit-supportive communities. This, in turn, enhances the future sustainability and

expansion of public transit services within the community.

As set forth in the updated Transportation Assessment prepared by Associated Engineering (2023) for the NSWP area, this area is a prime location for the development and expansion of active transportation routes and public transit services. Increased densities assist in the promotion of increased services including public transit services.

The proposed development will include internal sidewalks, while the Steve Bauer Trail runs along the entire frontage of the site.

Overall, the proposed development will facilitate the design of a pedestrian friendly neighbourhood that will be supportive of future public transportation opportunities.

r) the promotion of built form that,

a. is well-designed,

b. encourages a sense of place, and

c. provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;

The proposed built forms exhibit good urban design principles and engage positively with the public realm along Clare Avenue. The inclusion of urban elements will improve the current visual condition of the property to the benefit of the surrounding lands.

The proposed development will be well-designed with an attractive built form. The preliminary development plans emulate modern development characteristics that will integrate with other proposed development in the adjacent neighbourhood. The proposed dwelling units have been thoughtfully designed to provide a variety of housing to adhere to all demographics.

The proposed development includes a sidewalk system that provides for connectivity throughout the subdivision and to adjacent developed areas (Briarsdale Crescent). Street 'A' will provide future connection to the lands to the east by way of future sidewalk and roadway connections, and also connects to the Steve Bauer Trail. These inclusions will be designed to be safe, accessible, attractive and vibrant in accordance with City standards.

Section 3 of the *Planning Act* requires that, in exercising any authority that affects a planning matter, municipalities “shall be consistent with the policy statements” and “shall conform to the Provincial plans that are in effect on that date, or shall not conflict with them, as the case may be.”

The following sections of this report outline how the submitted applications satisfy the requirements of the *Planning Act*, are consistent with the Provincial Policy Statement and conform with the Growth Plan.

Section 22 – Official Plan Amendments

Applications for Official Plan Amendments are considered under Section 22 of the *Planning Act*. Amendments to municipal by-laws are permitted, subject to the provision of prescribed information. This application has been filed with the required fee and supporting materials requested through pre-consultation.

Section 34 – Zoning By-laws and Amendments

Applications for Zoning By-law Amendments are considered under Section 34 of the *Planning Act*. Amendments to municipal by-laws are permitted, subject to the provision of prescribed information. This application has been filed with the required fee and supporting materials requested through pre-consultation.

Section 51 – Draft Plans of Subdivision

Applications for Land Division are governed under Section 53 of the *Planning Act*. Section 53(12) required that when considering an application for Consent and Approval Authority must have regard for the matters under Section 51(24) of the *Planning Act*.

Section 51 (24) the *Planning Act* prescribes that “*In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,*” items a) to m). An overview of how each item is addressed is provide below.

a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in Section 2;

As noted above, the applications satisfy clauses d), f), h), i), j), l), p), q), and r) of Section 2 of the *Planning Act*.

b) whether the proposed subdivision is premature or in the public interest;

The proposed subdivision is within the Northwest Welland Secondary Plan Area, an area that is planned for new development and within the public interest. The proposed subdivision is

not considered premature as significant work has been undertaken to provide for development in this area. The lands can be readily serviced, there are no constraints to developing the lands, the proposal provides for a variety of housing choice and the natural heritage features are protected.

The subject site is adjacent to existing residential development, and surrounded by future mixed-use and residential development, has full access to services and utilities, and access to public roadways.

The proposed development addresses the demand for a different housing type, fulfilling a significant market need. The development contributes to the diversification and expansion of the available housing supply in the area, and will efficiently utilize underutilized urban serviced land.

Considering the lands are within a Secondary Plan area and planned for development, the proposed subdivision is within the public interest, and the noted favourable attributes further indicate that the proposed development is not premature, but rather represents a logical location for residential development.

c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

The proposed development is within the Northwest Welland Secondary Plan Area and is consistent with the surrounding proposed land uses, creating a contiguous development pattern, gently introducing increased density. The proposed development will represent the overall vision for this Secondary Plan area, by providing a compact development that accommodates an appropriate mix of housing types. A more detailed review of Official Plan conformity is provided further on in this report, as an Official Plan Amendment application has been submitted to provide for increased density and to maintain the protection of the woodlot identified on the northern portion of the subject lands.

d) the suitability of the land for the purposes for which it is to be subdivided;

The property is located in a suitable location for development as it is within a Secondary Plan Area with public road frontage. It has full municipal services available and is free of significant development encumbrances. The property is generally flat and is ready for residential development. Therefore, the land is considered to be appropriate for the intended subdivision development.

(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;

While the applications do not include affordable housing as defined by the Province of Ontario, the proposed development actively contributes to the availability of housing which in turn can lead to attainability. The proposed development includes single-detached dwellings and two varieties of townhouses including street townhouses and back-to-back townhouses. The subdivision will also include a condominium block that is proposed for a medium density-built form, that could be developed for an apartment building, back-to-back townhouses or stacked townhouses. Dwellings of this built form and under condominium tenureship are generally more affordable than freehold tenureship. These efforts promote housing that is attainable to a wider range of residents, prioritizing inclusivity and meeting the diverse housing needs of the community.

e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

The proposed road network consists of public roadways with 20-metre cross-sections and will be designed in accordance with the City engineering standards. This residential development will be provided access by way of Clare Avenue and Briarsdale Crescent. Clare Avenue runs north-south, with the nearest main intersections being at Quaker Road, as well as Woodlawn Road. Briarsdale Crescent is a local road that connects with Northwood Drive which subsequently connects to Woodlawn Road

The provided Transportation Impact Assessment confirms that the proposed development will have no significant impacts on the adequacy of the Clare Road or Briarsdale Crescent. Stop controls will be required on Street A approach to Clare Avenue and at the intersection with Briarsdale Crescent.

f) the dimensions and shapes of the proposed lots;

The applications propose the creation of rectangular shaped lots which form a lotting pattern that is consistent with the surrounding proposed residential development and existing, established neighbourhood. The proposed lot dimensions and shapes are shown on the Draft Plan and are appropriate for residential development.

g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

There are no restrictions on the subject lands.

h) conservation of natural resources and flood control;

The subject lands do not contain any natural resources and are not located within a floodplain.

i) the adequacy of utilities and municipal services;

A Functional Servicing Report, prepared by Upper Canada Consultants, outlines how the proposed development will be serviced has been submitted with the applications. As confirmed in the report, municipal infrastructure is readily available, and has sufficient capacity to service the proposed development. Other local servicing utilities are also available and the proposed development will also be serviced by local utilities.

j) the adequacy of school sites;

The subject lands are in close proximity to several schools;

- Alexander Kuska Catholic Elementary School
- Nouvel Horizon French Elementary School
- Quaker Road Public School
- Welland Centennial Secondary School
- Niagara College – Welland Campus

The local school boards (DSBN, NCDSB) will have the opportunity to comment on development applications to confirm adequacy of service. Through the Secondary Plan process no new school sites were identified as needed in this area.

k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

Cash-in-lieu of parkland dedication will be provided to the City through the clearance of Draft Plan of Subdivision conditions.

l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and

The coordinated development of a large parcel of land provides for increased efficiencies in the servicing and construction of the development. Further, the proposed development achieves a compact land use pattern that helps to optimize the use of infrastructure and provides improved energy efficiencies over traditional single-detached residential development.

Energy efficient design may also be explored through the development of detailed building plans.

m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).

The proposed development is subject to Draft Plan of Subdivision approval which ensures that all matters affecting the approval authority and commenting agencies are adequately addressed prior to the commencement of development and that the subdivision will be designed in accordance with City and Regional design standards as appropriate. The proposed freehold residential land uses are not subject to Site Plan Control, however the future condominium block will be.

2024 PROVINCIAL PLANNING STATEMENT

The Provincial Planning Statement, 2024, is a streamlined province-wide land use planning policy framework that replaces both the Provincial Policy Statement, 2020 and A Place to Grow; Growth Plan for the Greater Golden Horseshoe, 2019 while building upon housing-supportive policies from both documents.

It provides municipalities with the tools and flexibility required to build more homes, enabling them to;

- plan for and support development, and increase the housing supply across the province
- align development with infrastructure to build a strong and competitive economy that is investment-ready
- foster long-term viability of rural areas
- protect agricultural lands, the environment, public health and safety

The PPS sets the policy foundation for regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.

Planning for People and Homes (PPS 2.1)

Section 2.1 of the PSS provides guidance for population forecasts, and required municipalities and planning authorities to provide sufficient land to accommodate an appropriate range and mix of land uses to meet projected needs informed by provincial guidance.

Section 2.1.6 directs that planning authorities should support the achievement of complete communities by;

- accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities, and other institutional uses, recreation, parks and open space, and other uses to meet long-term needs;
- improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and
- improving social equity and overall quality of life for people of all ages, ability, and incomes, including equity-deserving groups.

The applications are consistent with the direction of Section 2.1 of the PPS as they facilitate the development of additional housing opportunities on urban, serviced lands within a Secondary Plan Area that is anticipated for growth and development.

The proposed subdivision will contribute to the achievement of a complete community by providing a mix of housing opportunities in an area that is planned to be supported by a variety of transportation options, institutional uses, and recreational uses. The proposed subdivision is adjacent to the Steve Bauer Trail, and within walking distance of Ricelawn Park.

The subdivision will be designed to meet accessibility requirements to ensure people of all ages and abilities can navigate safely within the development and community, while the range of housing choices are targeted towards providing improved social equity and quality of life for people.

Housing (PPS 2.2)

The PPS provides that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents by:

- a) establishing and implementing minimum targets for the provision of housing that is affordable to low- and moderate-income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;
- b) permitting and facilitating:
 - 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
 - 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units;
- c) promoting densities for new housing which efficiently use land, resources, Infrastructure and public service facilities, and support the use of active transportation; and
- d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

Table 2-2 of the Niagara Official Plan forecasts that the City of Welland will have a population of 83,000 people by 2051. This anticipated growth must be supported by an increase in housing supply and a range and mix of dwelling forms of different affordability ranges.

The entirety of the Northwest Welland Secondary Plan Area is estimated to be developed with approximately 4,500 residential dwelling units. These units will consist of a range of low and medium density forms, ranging from single-detached dwellings to apartment dwellings.

As previously noted, the proposed development will contribute one-hundred and two (102) dwelling units, with additional dwelling units planned for the condominium block within the subdivision. These dwellings will consist of single-detached dwellings, townhouse dwellings and back-to-back townhouse dwellings, all under freehold tenureship. The condominium block will further contribute to the variety of built forms constructed within the proposed subdivision, being back-to-back townhouses, stacked townhouses, or apartment buildings under condominium tenureship.

This development is compact and efficiently designed, contributing to a wide range and mix of housing options, resulting in different sale price thresholds. While the proposed housing will not be defined as affordable per the provincial or regional definitions, this development increases the housing supply which directly attributes to improved affordability and/or attainability. This development efficiently uses underutilized lands and infrastructure, and provides a transit-supportive density.

Overall, the proposed subdivision portrays many characteristics that are desirable and appropriate for future residential development.

Settlement Areas and Settlement Area Boundary Expansions (PPS 2.3)

Section 2.3.1 details the general policies for settlement areas, as they are to be the focus of growth and development. These areas are to be based on densities and a mix of land uses that efficiently use land and resources; optimize existing and planned infrastructure and public service facilities; support active transportation; are transit-supportive, as appropriate; and freight-supportive.

In order to support the achievement of complete communities, intensification and redevelopment is to be supported by planning authorities, by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

Section 2.3.1.4 to 2.3.1.6 state that minimum targets for intensification and redevelopment within built-up areas are to be established, and density targets for designated growth areas are to be encouraged to plan for a target of 50 residents and jobs per gross hectare.

The proposed residential development meets and exceeds the minimum density target of 50 residents and jobs per gross hectare, while maintaining compatibility with the existing low-density subdivisions to the south. The development will assist in optimizing both existing and planned infrastructure, efficiently utilizing underutilized land, supporting active transportation by including sidewalks throughout the site, and having an increased density that is considered to be transit-supportive.

As per Section 2.3.2, the proposed development is within an area that was selected for a settlement area boundary expansion for many reasons and as such, these lands are planned for future growth and development.

Strategic Growth Areas (PPS 2.4)

The PPS provides that planning authorities are encourage to identify and focus growth in strategic growth areas and strategic growth areas should be planned:

- a) to accommodate significant population and employment growth;
- b) as focal areas for education, commercial, recreational, and cultural uses;
- c) to accommodate and support the transit network and provide connection points for inter- and intra-regional transit; and
- d) to support affordable, accessible, and equitable housing.

To support the achievement of complete communities, a range and mix of housing options, intensification and more mixed-use development.

Planning authorities are to prioritize planning and investment in infrastructure and public service facilities in strategic growth areas; to identify the appropriate type and scale of development and transition of built forms for adjacent areas; to permit development and intensification to support the achievement of complete communities and a compact built form; consider a student housing strategy when planning for strategic growth areas; and support redevelopment of commercially designated retail lands to support mixed use residential uses.

The subject lands are located within the Northwest Welland Secondary Plan area which is the area of Welland that has been planned for significant population growth and an area that has been prioritized by the Region and the City for investment in infrastructure to facilitate the future growth. Through the Secondary Plan approval process, the consideration of education,

commercial, recreational and cultural uses was considered in relation to appropriate areas for residential growth at differing densities.

The proposed Plan of Subdivision and corresponding Official Plan and Zoning By-law Amendment applications consider the policies of the Secondary Plan. Though there are minor amendments requested, the proposed development is generally in keeping with the land uses proposed for the Secondary Plan. The inclusion of Medium Density Residential is to promote additional dwelling types at higher densities within the future condominium. The subdivision proposes the remainder of the sited to remain Low Density Greenfield Residential, though it is requested that a higher density be permitted as this will be in keeping with the draft local Official Plan.

The proposed development aims to provide a greater range of housing options in an effort to achieve a compact development that is transit supportive and that will have a range of sale prices that provide options and attainability, contributing to housing equity.

Energy Conservation, Air Quality and Climate Change (PPS 2.9)

Section 2.9 directs that planning authorities must plan to reduce greenhouse gas emissions and adapt to climate change by promoting compact, transit-supportive communities, integrating climate considerations into infrastructure planning, supporting energy conservation, promoting green infrastructure and active transportation, protecting the environment, and improving air quality. Additionally, they should adopt any other measures that enhance community resilience and help mitigate climate change impacts.

The proposed development includes other built forms than solely single-detached dwellings which poses many positive benefits with respect to reducing greenhouse gas emissions. Compact form of housing such as townhouses take climate change into consideration and provides many efficiencies.

Further energy efficiencies will be explored through detailed design.

General Policies for Infrastructure and Public Service Facilities (PPS 3.1)

Section 3.1 outlines that infrastructure and public service facilities are to be provided in an efficient manner and strategically located while accommodating projected needs to provide cost-effectiveness.

As the proposed residential development is within a Secondary Plan Area, the surrounding infrastructure and services have been efficiently and cohesively planned in order to provide for an orderly development of these lands with coordinated and integrated services.

The Northwest Welland Secondary Plan and supporting studies identify the infrastructure and public service facilities that are needed, and the requirements for coordination and integration to support the land use and growth of this new planned area of Welland. The major land owners in the Plan area have entered into cost sharing agreements to equitably share the costs associated with undertaking the required infrastructure improvements. Front ending agreements with the City/Region may be required as conditions of subdivision approval to ensure that the improvements occur in a timely manner and appropriate costs recovery mechanisms are established.

Transportation Systems (PPS 3.2)

Section 3.2 policies of the PPS direct that transportation systems should be safe, energy-efficient, and facilitate the movement of people and goods, while supporting zero- and low-emission vehicles. Efficient use of existing and planned infrastructure should be prioritized, using transportation demand management strategies where feasible. Connectivity within and between transportation systems and modes should be planned, maintained, and improved, including across jurisdictional boundaries, as part of a multimodal transportation system.

The proposed street network within the Plan of Subdivision will be designed to municipal standards to provide for the safe movement of people within the development. Vehicle access is proposed via two public driveways to Clare Avenue and Briarsdale Crescent. Street A is to connect with Clare Avenue, and Street C is to connect to Briarsdale Crescent. Street A is also proposed to continue east to the neighbouring lands. Sidewalks will be included within the development plan to provide a safe system for pedestrian movements.

Transportation and Infrastructure Corridors (PPS 3.3)

The PPS provides that planning authorities shall plan for and protect corridors and rights-of-ways for infrastructure of all types to meet current and projected needs. Major goods movement facilities and corridors are to be protected for the long term. Also, planning authorities shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified. New development proposed on adjacent lands to existing or planned corridors and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, or where avoidance is not possible, minimize and mitigate negative impacts on and adverse effects from the corridor and transportation facilities. The colocation of linear infrastructure should be promoted where appropriate.

The subject lands are located on the east side of Clare Avenue that runs north-south between Quaker Road and Woodlawn Road connecting the City of Welland with the Town of Pelham. Woodlawn Road to the south is a Regional Road, and Quaker Road is planned to be improved as it is the main east/west arterial road corridor within the NWSP area.

Land Use Compatibility (PPS 3.5)

The policies in this section provide for that major facilities and sensitive land uses are to be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminant, minimize risk to public health and safety and to ensure the long-term operational and economic vitality of major facilities.

The proposed residential development is a sensitive land use that is not in proximity to any major facilities. The consideration of the appropriateness of residential uses on the subject lands was addressed through the Northwest Welland Secondary Plan. Overall, the subject lands are compatible with the existing and future land uses within the area.

Sewage, Water and Stormwater (PPS 3.6)

Section 3.6.1 outlines that planning for sewage and water services should prioritize accommodating forecasted growth by efficiently using and optimizing existing municipal and private communal systems. This approach ensures that services can be sustained by available water resources, remain financially viable over their lifecycle, and protect both human health and the natural environment, particularly water quality and quantity. The services should also align with broader municipal planning efforts.

Additionally, planning should encourage water and energy conservation, integrating servicing with land use considerations throughout the process, and assessing opportunities to reallocate unused capacity to support housing needs. All planning should be consistent with specific servicing policies to ensure effective and sustainable management of water and sewage services.

The planning for municipal water, municipal sewage and stormwater management systems was considered as part of the Northwest Welland Secondary Plan process with the preparation of a Conceptual Municipal Servicing Design Report. It identified required upgrades to implement the proposed future developments. This included upgrades to and extensions of existing City of Welland Sanitary and Water services. These improvements will be front ended by developers whose costs are to be split by benefitting landowners through a Developer's Group Cost Sharing Agreement.

Further, a Functional Servicing Report was prepared for the proposed development of the subject lands that confirmed with the planned improvements to Quaker Road, there is adequate capacity for domestic water supply and fire protection within the planned subdivision. To add, the receiving sanitary sewer system has adequate capacity following upgrades that are currently underway to the existing Towpath Sanitary Pumping Station. The associated forcemain and Welland Wastewater Treatment Plan are complete and the proposed internal storm sewers and stormwater management facilities provide appropriate stormwater management controls to service the development.

Section 3.6.8 suggests that stormwater management planning should be integrated with sewage and water services to ensure systems are optimized, retrofitted, and financially sustainable over their lifecycle. It aims to minimize or prevent increases in stormwater volume and contaminants, control erosion, and maintain water balance, using green infrastructure where possible.

Furthermore, planning should mitigate risks to health, safety, property, and the environment, maximize vegetative and permeable surfaces, and encourage best practices such as stormwater reuse, water conservation, and low-impact development. Finally, it must align with comprehensive municipal plans that address the cumulative impacts of stormwater on a watershed scale.

The stormwater management facility at 575 Quaker Road will provide quality, quantity and erosion controls for the proposed development. All future stormwater flows will be conveyed from the subject lands to Towpath Drain through the proposed storm sewers constructed on Quaker Road and Rice Road.

Waste Management (PPS 3.7)

The PPS provides that waste management systems need to be planned for and provided that are of an appropriate size, type and location to accommodate present and future requirements, and facilitated integrated waste management.

Waste management planning is a responsibility of the Niagara Region. The proposed subdivision has been designed in consideration of the Region's requirements to accommodate waste collection trucks.

Public Spaces, Recreation, Parks, Trails and Open Space (PPS 3.9)

Section 3.9 directed that to promote healthy, active, and inclusive communities, planning should ensure that public streets and spaces are safe, accessible, and encourage social interaction and active transportation. It should also provide diverse recreational opportunities for people of all

ages and abilities, including parks, trails, and natural areas, while offering public access to shorelines. Moreover, the protection of provincial parks and conservation areas should be recognized, with efforts to minimize any negative impacts on these protected spaces.

The proposed subdivision has been planned with safety in mind. The public streets will be designed in accordance with municipal standards, ensuring the safe movement of people and vehicles. Sidewalks will be planned throughout the community to provide for safe pedestrian movements and will connect to the Steve Bauer Trail, Clare Avenue and Briarsdale Crescent. All dwellings will also face the public streets within the subdivision which provides for eyes on the street and fosters social interactions amongst neighbours.

The Steve Bauer Trail runs along the western limits of the proposed subdivision, and there is an existing park, known as Ricelawn Park, accessible by Northwood Drive, off of Briarsdale Crescent.

Cultural Heritage and Archaeology (PPS 4.6)

Section 4.6 of the PPS outlines that protected heritage properties, including built heritage resources and cultural heritage landscapes, must be conserved. Development and site alteration are not allowed on lands with archaeological resources unless these resources are preserved.

Similarly, development on adjacent lands is restricted if it impacts heritage attributes. Planning authorities are encouraged to create archaeological management plans and strategies for conserving significant heritage resources. They must also engage early with Indigenous communities to ensure their interests are considered in the protection and management of archaeological and heritage resources.

A portion of the subject lands required a Stage 3 Archaeological Assessment and further Stage 4 Mitigation of Impacts to be completed. All cultural heritage value or interest was fully documented for the required site, and all information will be preserved for future study. Therefore, no further archaeological assessments were recommended and Ministry Acknowledgement is forthcoming.

General Policies for Implementation and Interpretation (PPS 6.1)

This section of the PPS requires that in order to protect provincial interests, planning authorities keep their Official Plans and Zoning By-laws up to date with the Provincial Planning Statement and where a planning authority decides on a planning matter before their official plan has been updated to be consistent with the PPS, it must still make a decision that is consistent with the PPS. In addition, wherever possible and practical approvals under the *Planning Act* and other legislation or regulation, i.e. *Environmental Assessment Act*, should be integrated provided the

intent of both processes are met. Municipalities are also encouraged to monitor and report on implementation of the policies in their official plans and density targets represent minimum standards and municipalities are encouraged to go beyond these minimum targets.

The subject applications are consistent with the policies of the PPS. It is to be noted that the proposed Official Plan Amendment will provide an increase density on the subject lands while generally maintaining the intent of the existing land use designation. The subdivision will implement the lots and blocks of the proposed development. The inclusion of a future condominium block that is proposed for Medium Density Residential will provide a compatible, though greater mix in housing form.

Coordination (PPS 6.2)

Section 6.2.1 details that a coordinated, integrated, and comprehensive approach is essential for effective planning across municipalities, government agencies, and service managers. This involves managing growth and development in alignment with infrastructure planning, public service facilities, and economic development strategies. It also includes the management of natural and cultural heritage, transportation, waste systems, and addressing housing needs.

Consistent with the policy direction, through the development of the Northwest Welland Secondary Plan, coordination occurred between the lower and upper tier municipalities, the Niagara Peninsula Conservation Authority, school boards and all stakeholders.

A pre-consultation meeting for the proposed development was also held on September 15th, 2022. The pre-consultation meeting allowed for upper and lower-tier municipalities and other commenting agencies to review and comment on the development proposal early in the process. This coordinated approach allows for appropriate consideration to be made during the planning stage to ensure that potential areas of concern are suitably addressed.

NIAGARA OFFICIAL PLAN (2022)

The Niagara Official Plan (NOP) outlines the long-term strategic policy planning framework for managing growth in the Region to a planning horizon ending in 2051.

The Plan's focus is primarily on implementing the Provincial Policy Statement and other Provincial Plans and Guidelines, and providing regional-level land use planning direction on growth, the natural environment, infrastructure and other attributes or circumstances unique to Niagara.

CHAPTER 2 – GROWING REGION

Chapter 2 of the NOP contains the Regional level growth policy direction for Niagara Region and the twelve (12) local municipalities inclusive of population and employment forecasts, intensification targets and specific locations and methods for development.

The NOP directs growth and development to Settlement Areas where full urban services are available, as well as public transit, community and public services and employment opportunities.

2.1 – FORECASTED GROWTH

Per Section 2.1 of the NOP, the Region of Niagara is anticipated to have a population of 694,000 people and 272,000 jobs by the year 2051, representing an increase of over 200,000 people and 85,000 jobs from 2021. These population and employment forecasts are further broken down by municipality in Table 2-1. Per Table 2-1, Welland has a forecasted population of 83,000 people and 28,790 jobs by 2051.

The proposed development will contribute a minimum of one hundred and two (102) new freehold residential dwelling units into the City's housing supply within the Northwest Welland Secondary Plan Area and will assist in achieving the City's annual growth and targets.

It is to be noted that within this subdivision is a proposed condominium (Block 32) that does not have a confirmed unit type or count at this time. For demonstration purposes, the condominium will yield a minimum of twenty-three (23) dwelling units in order to meet the required Official Plan requirements for the proposed Medium-Density Residential land use designation (minimum 25 units/net hectare) and a maximum of one hundred and twenty-six (126) units (maximum density of 140 units/net hectare). The proposed development of the condominium block will be addressed through future planning applications (site plan and condominium applications) and at that time, the total number of dwelling units for this block will be established.

2.2 – REGIONAL STRUCTURE

Section 2.2 establishes the regional land use structure, based on Provincial directives, which dictate how the projected growth is to be accommodated. A majority of growth is to occur within the Settlement Area, where water and wastewater systems exist or are planned. The Settlement Area is further broken down into the delineated Built-up Area and the designated Greenfield Area.

The subject lands are located within the City of Welland Urban Area (Settlement Area) and are within the Designated Greenfield Area as per the Regional Plan shown in **Figure 4**. The subject lands also have access to existing water and wastewater systems and are therefore an appropriate location to accommodate prescribed growth.

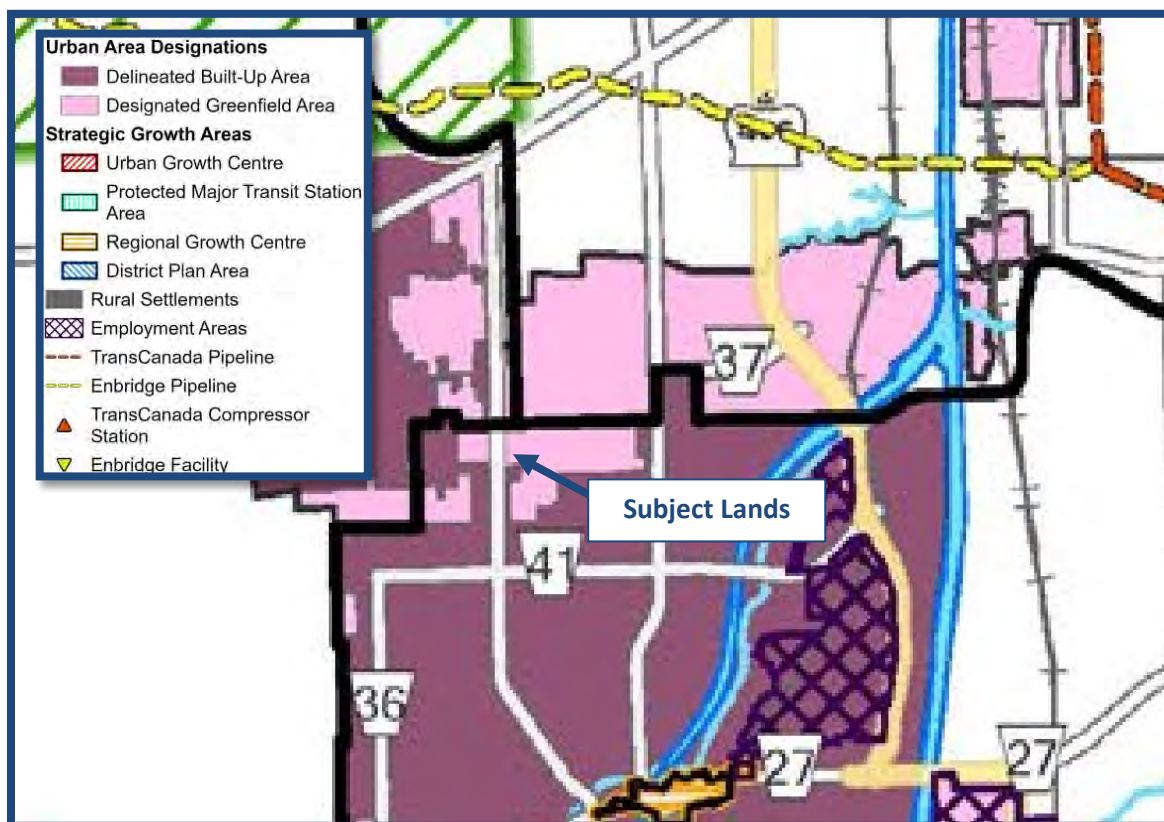


Figure 4 – Schedule 'B' of the Niagara Official Plan (Cropped)

The proposed development will contribute one hundred and two (102) freehold dwelling units consisting of twelve (12) single-detached dwellings, seventy-four (74) street townhouse dwellings, and sixteen (16) back-to-back townhouse dwellings. Block 32 within the proposed

subdivision is a condominium block that will include a higher density-built form and yield a minimum of twenty-three (23) dwelling units. The subject lands are a logical location for low and medium density residential development and can be serviced by existing public roadway access and municipal infrastructure. The proposed development will assist the Region and City in the achievement of their annual growth targets.

2.2.1 – Managing Urban Growth

Section 2.2.1 of the Niagara Region Official Plan contains policies pertaining to the management of urban growth. Generally, these policies direct growth to occur in a manner that supports the achievement of intensification targets, is compact and vibrant, is inclusive of a mix of land uses and housing forms, and efficiently utilizes existing services and transportation networks/services.

The applications conform with this policy direction through the provision of a mix of residential housing forms on urban, serviced land. The proposed development will assist the City in rounding out available lands with a logical development pattern that will contain vibrant housing forms and streetscapes.

Overall, the applications are considered to conform with the Niagara Region Official Plan and implement its growth management direction in an appropriate, efficient and context sensitive manner.

Policy 2.2.1.1 b) states that development in urban areas should support a compact built form, a vibrant public realm, and a mix of land uses to support the creation of complete communities. The proposed development exemplifies these principles by offering a variety of built forms, including compact built forms such as back-to-back townhouses that are compatible with the proposed and existing surrounding area, increasing the diversity in the range of residential housing types. The proposed development also includes a condominium block that will include further compact built forms of either back-to-back townhouses, stacked townhouses or apartment buildings. The development is in close proximity to existing and future public lands for park purposes, that are required for the creation of a complete community. The subject lands will be conveniently located near institutional, commercial, complementary recreational and mixed uses, though enhancing accessibility. By contributing to the mix of residential land uses in the area, the proposed development assists in the creation of a comprehensive and complete community.

Policy 2.2.1.1 c) states that development in urban areas should accommodate a diverse range and mix of housing types, unit sizes and densities to accommodate future and current market-based and affordable housing needs. The proposed development aligns with this policy by

offering three types of dwelling units; single-detached, street townhouse and back-to-back townhouses under freehold tenureship. The proposed subdivision also includes a condominium block that will include medium density residential uses though at higher densities. The typology and unit count have yet to be determined, though a minimum of twenty-three (23) units is proposed in the form of back-to-back townhouses, stacked townhouses or apartment buildings. A maximum of one hundred and twenty-six (126) units is proposed in the condominium block based on a density range of 25 units/hectares – 140 units/hectare. These units will be under condominium tenureship, providing a greater variety in homeownership options. This integration of further housing options within the surrounding area improves and diversifies the availability of housing options. It provides further alternative options for individuals based on factors such as household size, income levels, and housing preferences, ensuring a more inclusive and adaptable housing environment.

Policy 2.2.1.1 e) states that development in the urban area should support built-forms, land use patterns and street configurations that minimize land consumption, and reduce the cost of municipal water and wastewater systems and services. The proposed subdivision represents a compact and efficient development that provides for the efficient use of land and infrastructure. The development will be supported by existing municipal infrastructure that is available in Clare Avenue. The provision of additional housing units will help to optimize the efficient use of the existing municipal infrastructure.

Policy 2.2.1.1 f) states that development in the urban area should support opportunities for transit supportive development. The proposed development of the subject lands contributes to the accommodation of transit-supportive density which improves the feasibility of providing transit service. The proposed development is within an urban boundary area known as the Northwest Welland Secondary Plan area. The increased density in this area introduces opportunities to provide and/or improve transit routes and facilities within the Secondary Plan area to accommodate transit users more efficiently.

Policy 2.2.1.1. g) states that that development in urban areas should support opportunities for intensification, including infill development. This development consists of urban lands that are currently underutilized, surrounded mainly by other underutilized lands that are proposed for development, primarily residential uses with some mixed-use lands, thus making for a practical use of existing land to intensify.

Policy 2.2.1.1 h) states that development in urban areas should support opportunities for the integration of gentle density, and a mix and range of housing options that considers the character of established neighbourhoods. The proposed development considers the character of the surrounding area and will provide single-detached dwellings backing onto existing established

single-detached dwellings, with higher density-built forms through the middle of the subdivision, with the highest density being within the proposed condominium that is adjacent to Clare Avenue. The area is considered a development area, and therefore the proposed residential uses are appropriate and compatible, accommodating for the projected growth in the area, while being in keeping with the surrounding land uses.

Policy 2.2.1.1 k) states that orderly development in accordance with availability and provision of infrastructure should be accommodated within the urban area. The subject lands are located adjacent to existing residential areas which have full municipal services. The proposed development represents the logical and orderly progression of development which optimizes the use and provision of infrastructure.

2.2.2 Strategic Intensification and Higher Densities

As noted, the subject lands are located within the Designated Greenfield Area. Per Policies 2.2.2.23 and 2.2.2.24 of the NOP, Designated Greenfield Areas shall achieve a minimum density of 50 people and jobs per hectare. Based on the proposed development, a density of a minimum of 62.501 people and jobs per hectare is achieved, as calculated in **Table 1**.

Table 1 – Greenfield Density Calculation						
People				Jobs		
Unit Type	Unit Count	Ratio (PPU) ¹	Total	Unit Count	Ratio (at home employment)	Total
Single-Detached Dwelling	12	2.929	35.148 people	12	5% of dwellings	0.6 jobs
Street Townhouses	74	2.189	161.986 people	90	5% of dwellings	4.5 jobs
Back-to-Back Townhouses	16	2.189	35.024 people			
Multiple Unit	23	1.669	38.387 people	23	5% of dwellings	1.15 jobs
Subtotal	270.545 people			6.25 jobs		
Total	276.795 people and jobs					
Land Area	4.468 ha					
Greenfield Density	61.951 people and jobs per hectare					
* Niagara Region Development Charges Background Study, Appendix A Schedules 5 & 9a (Watson & Associates Economists Ltd., May 30, 2022)						

¹ Niagara Region Development Charges Background Study (2022), Schedule 3

The minimum density target of 50 residents and jobs per hectare set out by the Region does not apply on a site by site basis, but collectively across Designated Greenfield Area lands on a municipal-wide basis, excluding areas constrained by environmental features, utility corridors, cemeteries and employment areas. Nonetheless, the proposed residential development meets and exceeds the minimum density target, and therefore conforms to the Policy.

The proposed development provides appropriate density for an area that is proposed for mixed uses, low and medium density residential. This density is provided by way of single-detached, street townhouse, and back-to-back townhouse freehold dwelling units.

Policy 2.2.2.25 of the Regional Plan directs that Designated Greenfield Areas will be planned as complete communities by:

- a. ensuring that development is sequential, orderly and contiguous with existing built-up areas;
- b. utilizing proactive planning tools in Section 6.1 and Section 6.2, as appropriate;
- c. ensuring infrastructure capacity is available; and
- d. supporting active transportation and encouraging the integration and sustained viability of public transit service.

The proposed development is within the Designated Greenfield Area, and will occur contiguous to the Built-up Area that is to the south. The lands to the north and west are within the Northwest Welland Secondary Plan, therefore are in a new growth area known as the Designated Greenfield Area. The proposed development on the subject lands is being planned comprehensively in order to provide transportation connections to the south and east. The proposed development is considered to be both sequential and orderly.

As the subject lands are within a Secondary Plan Area, Section 6.1 and 6.2 are addressed.

The Northwest Welland Stormwater Management Implementation Plan and Northwest Welland Secondary Plan Municipal Servicing Design Report identify the upgrades required to the existing Sanitary and Water Sewer System to achieve the proposed densities of the Secondary Plan. Nonetheless, infrastructure capacity is available, as detailed in the Functional Servicing Report prepared by Upper Canada Consultants. All-in-all, this development will utilize underutilized infrastructure within the area.

There are sidewalks proposed throughout the subdivision along one side of the public road network that will connect to Briarsdale Crescent, a future road connection to the east, and the Steve Bauer Trail along Clare Avenue. The Steve Bauer Trail runs north-south along Clare Avenue, and the anticipated improvements for the Secondary Plan area include the construction of active

transportation opportunities along Quaker Road to the north. Overall this will significantly improve connectivity and the ability to increase the use of active transportation. Further, the density of the proposed development supports the potential for public transit in the area.

In conclusion, the applications are considered to conform with the NOP and implement its growth management direction in an appropriate, efficient and context sensitive manner. The proposed development will assist the Region in the achievement of its Greenfield Density target and utilize underutilized lands and existing infrastructure within the Urban Boundary.

2.3 – HOUSING

The objectives of the policy direction under Section 2.3 of the NOP are to provide a mix of housing options to address current and future needs, to provide more affordable and attainable housing options, and to plan to achieve affordable housing targets through land use and financial incentive tools.

2.3.1 – Provide a Mix of Housing Options

Policy 2.3.1.1 directs that a range and mix of densities, lot and unit sizes and housing types should be accommodated in the settlement area to meet housing needs at all stages of life.

The Northwest Welland Secondary Plan area will facilitate a range of low and medium density housing forms that include single-detached, semi-detached, townhouse and apartments dwelling units. The absence of high-density housing permissions is intentional and appropriate, as these development opportunities and forms are best directed to the City of Welland Regional Growth Area (Downtown Welland), intensification corridors and within the Built-up area.

The proposed Subdivision will provide single-detached, street townhouse and back-to-back townhouse freehold dwelling units that range in size, contributing to the diversification of housing supply in Niagara. The subdivision will also include a condominium block that will include further higher density housing opportunities. This variety of housing improves accessibility and affordability for both homeowners and renters. Therefore, this development effectively addresses the provision of diverse housing options and meets the needs of individuals at various stages of life, aligning with the goals outlined in this policy.

2.3.3 – Tools to Achieve Affordable and Attainable Housing

The proposed development consists of two different types of townhouse dwelling units. This proposed housing will accommodate a range of household sizes and incomes, and increases the housing supply, which supports the development of affordable and attainable housing as provided in Policy 2.2.3.3.1 d).

CHAPTER 6 – VIBRANT REGION

6.1 – DISTRICT PLANS AND SECONDARY PLANS

Secondary Plans establish detailed policies and guidelines build on significant community consultation that directs development within a certain area. They are intended for proactively planning for growth which assists in achieving mixed-use, compact built form, providing a range and mix of housing options, protecting established neighbourhoods, encouraging transit-supportive development, supportive public service facilities, protecting and enhancing the natural environment, establishing direction to mitigate and adapt to climate change and support high quality public spaces.

The subject lands are located on the western limits of the Northwest Welland Secondary Plan Area; a Plan was prepared for this new Designated Greenfield Area within the Urban Area Expansion Area, as this area was larger than 15 hectares.

As per Section 6.1.4.7, secondary plan policies and schedules are to ensure there is diversity and a mix of land uses and built forms; high quality urban design and public realm; parks and open space; refinement and implementation of the Region's natural environmental system; adequate infrastructure including transit and active transportation; support of sustainable and resilient communities; and locations with public service facilities.

The proposed development contributes to Secondary Plan policies as the proposal increases density and provides different built forms, connectivity through sidewalks and street connections, and there is adequate infrastructure in the area that is planned to be improved through the build-out of the Secondary Plan area.

The proposed subdivision plan meets and exceeds the greenfield density target of 50 people and jobs per hectare, and increases the housing supply with built forms such as single detached units and two varieties of townhouse units, as well as a condominium block with differing tenureship, contributing to providing more housing choices aimed at more attainable housing.

6.2 – URBAN DESIGN

As per Section 6.2, Urban Design has been taken into consideration to ensure the dwelling units are both attractive and functional, and incorporate with the surrounding neighbourhoods in order to create a complete community. These dwellings will contribute to the creation of a liveable and vibrant urban area, that is safe and offers high quality streetscapes and public spaces. The objective is to strengthen community identity and diversity and the integration of this development will do just that. The values of Urban Design have been taken into great

consideration with this development, as it illustrates how the built form, streetscape and public realm can achieve the desired level of quality required.

The lands are provided with municipal services and will have sidewalks along one side of the internal road network. The road network will integrate into the existing network, and is also proposed to connect with the future road network. The Steve Bauer Trail runs along the frontage of the subject lands, and it is anticipated that transit will extend through the Secondary Plan Area in the future as the area builds out.

The proposed subdivision aligns with the stipulations outlined by emphasizing a comprehensive approach to urban planning and design within a Secondary Plan Area. By incorporating a mix in built forms, prioritizing high-quality urban design and public realm enhancements, the development strives to contribute to fostering sustainable and resilient communities. Through thoughtful consideration of urban design principles, the proposed dwellings not only fulfil functional needs but also contributes to the creation of a cohesive and vibrant urban environment. Ultimately, with provisions for a mix in built forms, connectivity with existing and proposed subdivision and pedestrian infrastructure, the development emphasizes its commitment to enhancing community well-being and connectivity.

CITY OF WELLAND OFFICIAL PLAN (2011)

The City of Welland Official Plan (2011) provides a 20-year land use vision for the community and is supported by a set of broad strategic community directions. The Official Plan helps the community achieve its long-term vision by implementing a range of local, regional and provincial policies, plans and strategies.

The approval of OPA 29, being the Northwest Welland Secondary Plan provides site-specific and general policy direction on the subject lands. An analysis of applicable general Official Plan policies and those specific to the NWSP Area are included within this portion of the Planning Justification Report.

The subject lands are designated Low-Density Greenfield Residential. It is proposed that the Low-Density Greenfield Residential area be designated as Low-Density Greenfield Residential – Special Policy Area and Medium-Density Residential - Special Policy Area.

The in-effect Official Plan designation is shown in Schedule ‘G’ of the Official Plan and below in Figure 5, and the Official Plan Amendment Schedule ‘A’ is shown on **Figure 6**.

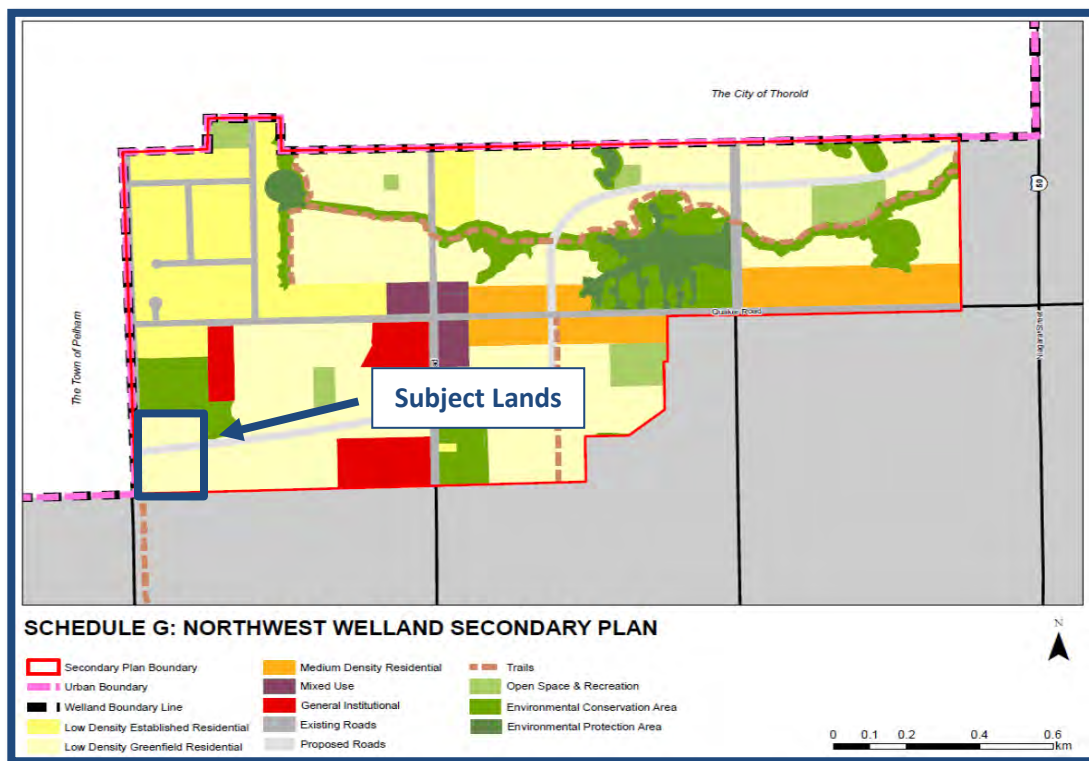


Figure 5 - Northwest Welland Secondary Plan - Schedule G of the City of Welland Official Plan

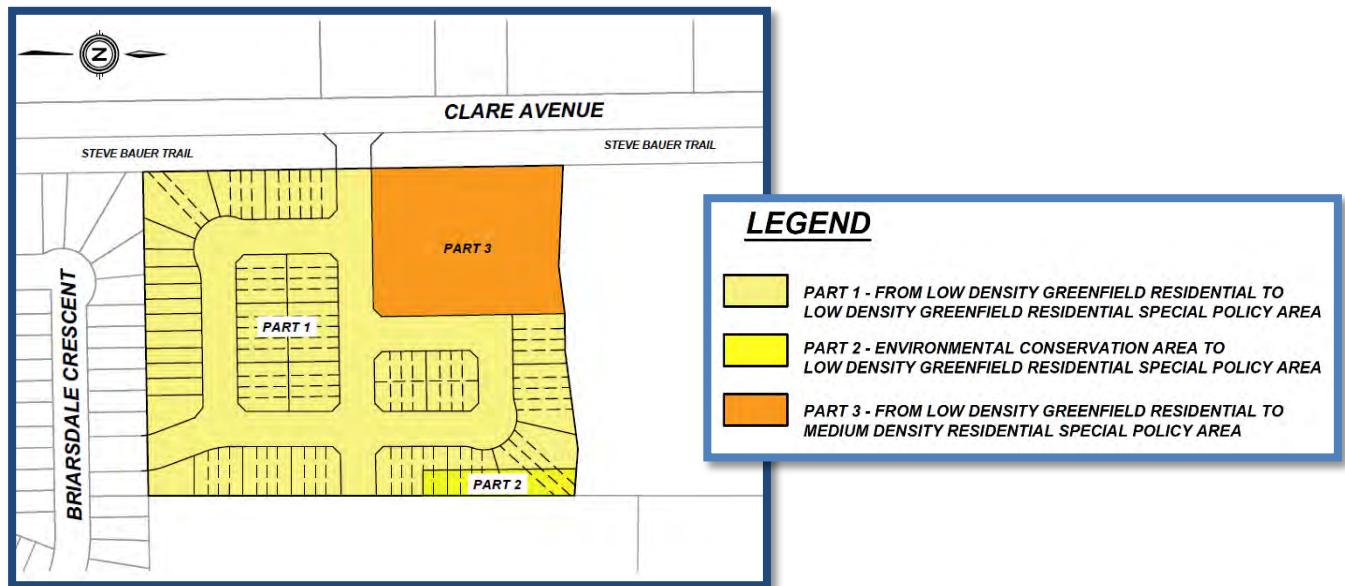


Figure 6 – Official Plan Amendment Schedule ‘A’

SECTION 2 COMMUNITY STRATEGIC DIRECTIONS

The City’s strategic directions are contained within Section 2 of the Plan and include that the City of Welland is desired to be:

- A Leadership Community
- A Complete Community
- An Economic Gateway
- A Sustainable City
- A Safe, Healthy and Accessible Community
- A Proud and Attractive City
- A Good Neighbour

The proposed development will contribute to the achievement of these community directions, specifically those related to being a Complete Community.

Complete Community (Section 2.3)

Complete communities meet the daily needs of people throughout their lifetime by providing convenient access to an appropriate mix of employment, community services, and a full range of housing types. Convenient access to public transportation and options for safe, non-motorized travel are also important components of complete communities. Together, these elements

provide a lifetime of opportunities for living, working, wellness, education, entertainment and recreation.

The proposed development is a part of the Northwest Welland Secondary Plan Area that is anticipated to be constructed as a comprehensive complete community. As proposed, a minimum of one hundred and two (102) new freehold residential units will be included into the area. The condominium block (Block 32) unit count has yet to be confirmed, though it will yield a range between a minimum of twenty-three (23) units and a maximum of one hundred and twenty-six (126) units.

These new housing opportunities will provide varying dwelling forms that include single-detached units, street townhouse units and back-to-back townhouse units. The condominium block may include a greater variety of unit types including apartment dwellings, back-to-back townhouses, stacked townhouses, and/or block townhouses.

The proposed development will increase the available housing supply and contribute to a full range of housing forms, densities and tenures. The proposed increase in housing density and diversity will contribute to greater housing attainability and better affordability within the market. Therefore, the approval of the submitted applications can assist the municipality in the attainment of complete community goals and objectives.

SECTION 3 GROWTH MANAGEMENT

Section 3 of the City's Official Plan contains policy direction related to growth and development in the community.

As noted in Section 3.1, "The foundation of the City's growth management strategy is to direct all urban growth to lands within the designated Urban Area Boundary. Growth and development within the Urban Area Boundary will be on land serviced with municipal water and sanitary wastewater services."

The applications conform with this policy direction by facilitating residential development on lands within the Welland Urban Area Boundary. The subject lands will be serviced by existing urban infrastructure including municipal watermain and sanitary and storm sewers that are designed in accordance with the recommendations of the Northwest Welland Stormwater Management Implementation Plan and Northwest Welland Secondary Plan Municipal Servicing Design Report.

Planning Objectives (Section 3.2)

The Official Plan contains nine growth objectives, which include:

- i. To direct urban growth to lands located within the designated Urban Area.
- ii. To preserve prime agricultural lands and direct rural growth to existing developed area in the vicinity of Cooks Mills.
- iii. To protect stable neighbourhoods by directing more dense development to the Downtown and strategically located intensification areas within Welland's Built-Up Area.
- iv. To encourage the redevelopment of brownfield areas.
- v. To prevent urban development in inappropriate areas, thus contributing to the conservation of resources, such as provincially significant wetlands, aggregate resource areas, cultural heritage resource areas, prime agricultural lands and the linked natural heritage system.
- vi. To build compact, mixed-use, transit supportive, pedestrian friendly areas within the Built-Up Area and Greenfield Areas.
- vii. To provide a framework for transforming Welland into a complete community.
- viii. To ensure the availability of a sufficient supply of designated employment and residential land to meet the City's projected long-term growth.
- ix. To prohibit the establishment of new settlement areas.

The proposed development will satisfy and achieve several objectives set out in Section 3.2 of the Official Plan. The subject lands are located within the Welland Urban Area and are within a Secondary Plan Area. The subject lands are currently designated Low-Density Greenfield Residential. As urban growth is to be directed to lands located within the designated Urban Area, it is proposed that the lands maintain protection of the environmental lands, while increasing the proposed density of the residential land uses. The subject lands are in an appropriate area for urban development, and the proposed residential development will direct compact, pedestrian friendly, transit supportive density and growth within the Urban Area Boundary. The proposed development will contribute to transforming Welland into a complete community, integrating established neighbourhoods with new, providing connectivity to other residential areas, commercial and institutional uses, as well as recreational uses. The proposed development will contribute to the City's projected long-term growth in an area that is planned for growth and development.

Growth Forecast (Section 3.3)

The City of Welland Official Plan was approved in 2011 and continues to contain previous

population and housing forecasts. These projections will be updated through a future comprehensive update to the Official Plan to ensure conformity with the recently approved Niagara Official Plan.

As set out in Section 2.1 of the Niagara Official Plan, the City of Welland has a forecasted population of 83,000 people and 28,790 jobs by the year 2051.

As set out in Section 3.3.1 of the Official Plan, the forecasted population for Welland in the year 2031 is 69,300 persons. To achieve this target, 27,590 total housing units are required to be constructed within the City by 2031. Of these units that are projected to be constructed, 3,210 of them are to be medium density dwelling forms.

To accommodate this growth, a mix of dwelling forms are required throughout the City. The proposed development includes a variety of built forms including single-detached dwellings, street townhouse dwellings, and back-to-back townhouse dwellings. Further, the proposed subdivision includes a condominium block that will be subject to a future pre-consultation meeting and planning applications. This condominium block is 0.907-hectares and will provide medium density housing forms at higher densities, under condominium tenureship. The entirety of the Northwest Welland Secondary Plan is to include a variety of dwelling-built forms that will be crucial to the City's ability to meet and accommodate prospective growth values.

City Structure (Section 3.4)

The subject lands are located within the Urban Area boundary and the Designated Greenfield Area. Accordingly, the applications must conform with the Urban Area and Greenfield Development policies of the Official Plan.

Section 3.4.2 Urban Area

Section 3.4.2 of the Official Plan contains policy direction for the Welland Urban Area, as well as lands within the Built Boundary and Greenfield Areas.

The Welland Urban Area is a location of development certainty for private investment that is intended to be served with municipal services and roads. The Urban Area constitutes the geographic area where growth is forecasted to occur to the planning horizon.

The subject lands are located within the Welland Urban Area and Designated Greenfield Area. As the submitted amendments seek permission to facilitate residential development on lands that are supported by full municipal services, and therefore the applications are considered to conform to the Urban Area policies of the City's Official Plan.

Section 3.4.5 Greenfield Development

As per Section 3.4.5 of the Official Plan, Greenfield Areas are located outside of the City's Built Boundary, but within the Urban Boundary. Greenfield lands provide the City with an opportunity to comprehensively build compact and integrated neighbourhoods. The growth objectives associated with Greenfield developments are to establish denser, more compact, mixed-use and transit supportive neighbourhoods that allow for the efficient use of land, infrastructure and public service facilities, and support the City's strategic direction to build a complete community.

Designated Greenfield Areas, such as the subject lands are to be planned to support the achievement of development densities that meet or exceed 50 residents and jobs combined per gross hectare. The proposed development meets and exceeds the minimum Designated Greenfield Area density target, with 61.951 people and jobs per hectare.

The proposed development with varying housing-built forms adheres to the density target of the Greenfield Area as noted above and responds directly to the need for more housing within the City to support the projected population.

SECTION 4 URBAN AREA LAND USE POLICIES

Section 4 of the City of Welland Official Plan contains the general policy framework for development within the Welland Urban Area.

Housing and Residential (Section 4.2)

Section 4.2.1 Planning Objectives

Generally, the planning objectives for residential development and housing found in Section 4.2.1 of the Official Plan seek to establish:

- An appropriation distribution of residential areas;
- Compact, efficient and logical patterns of development;
- An appropriate range and mix of land uses;
- Housing that is planned and developed to meet the needs of citizens at all levels of income; *and*
- Convenient access to transit, shopping, open spaces, recreation and urban amenities.

The submitted applications conform with this policy direction by proposing residential development that is contiguous to existing and future residential uses, has access to full

municipal services and is located adjacent a Regional roadway.

The proposed residential development includes an appropriate range of built forms, that include single-detached, street townhouse and back-to-back townhouse dwellings. Not only do these different built forms support different demographics, they also provide a range in price which can result in greater housing equity and attainability. The inclusion of dwelling types such as back-to-back townhouses fill the 'missing middle' gap of housing.

The strategic layout of the proposed subdivision has the single-detached dwellings at the south end of the site directly adjacent to the existing low-density subdivision. The condominium block fronts Clare Avenue, with the street townhouses and back-to-back townhouses surrounding it.

As the proposed development is within the Greenfield Area, the area is development and greater services will be provided as the area is built out, with mixed uses being proposed at the corner of Rice Road and Quaker Road. The subject lands are also in close proximity to necessities and urban amenities, schools, shopping and open spaces.

[Section 4.2.2 Land Use Policies](#)

Residentially designated lands are integral to the achievement of Regional and municipal growth targets and their development potential should be maximized to limit the need for urban expansion or conversion of employment lands.

The residential portion of the subject lands are proposed to remain Low Density Greenfield Residential as per the Northwest Welland Secondary Plan Area, though amendments are proposed to the Official Plan, permitting Multiple Dwellings and higher density (maximum 60 units/net hectares) within the Low-Density Greenfield Residential designation.

The Condominium Block 32 is proposed to be designated Medium Density Residential - Special Policy Area to permit increased density of a maximum of 126 units and a maximum density of 140 units/net hectare for apartment dwellings. It is noted that the requested low threshold is consistent with the threshold established in the draft Official Plan update for the City of Welland, and the requested medium density threshold for apartment dwelling density is a slight increase in the density threshold for medium density that is being proposed in the draft Official Plan update.

[Section 4.2.2.2 – Low Density Residential](#)

Section 4.2.2.2A indicates that the Low-Density Residential designation is to provide housing at

a density range of 15 to 24 dwelling units per net hectare. This policy is proposed to be amended, permitting a density of up to 60 dwelling units per net hectare.

As per Section 4.2.2.2B, permitted uses for the Low-Density Residential designation include single-detached, semi-detached, triplexes, townhouses and duplex housing units. It is further proposed that this policy be amended to permit multiple dwellings as well which would include the proposed back-to-back townhouse units. The proposed development includes sixteen (16) back-to-back townhouses which are defined as multiple dwellings.

The City of Welland has put forth a draft Official Plan update which suggests increases in the maximum density per residential land use, and a greater variety of built forms. As such, the requested minor amendments maintain the intent of the Low-Density Residential designation and are in alignment with the proposed draft Official Plan.

The proposed built forms include single-detached, street townhouse, and back-to-back townhouse dwellings. The single-detached and street townhouse dwellings will be two-storeys in height, with the back-to-back townhouse dwellings being three-storeys in height. These dwellings are considered to be low-rise and will not cause issues with casting of shadows, obstruction of views or privacy for any adjacent lots.

All dwelling units will be provided with covered entrances or front porches and attached garages. The dwellings have been designed with the garages set back from the front porches, in order to provide a more attractive streetscape, and greater interaction amongst the public and private realm. The subdivision will include dwellings with a variety of facades and cladding, providing interest and differentiation. The proposed single-detached dwellings will back onto existing established single-detached dwellings, providing for a suitable transition with the surrounding existing land uses and contribute to housing choice and options within the development.

All-in-all the proposed residential uses within the subdivision are appropriate for the Low-Density Residential land use.

Section 4.2.2.3 – Medium Density Residential

Block 35 is proposed to be designated as Medium Density Residential – Special Policy Area, as it is anticipated that this condominium block will provide a compact development at a higher density, with a lower price point than the remainder of the subdivision.

As per section 4.2.2.3.A, the Medium-Density Residential designation permits residential development within a density range of 25 to 60 dwelling units per net hectare of land. This policy is proposed to be amended to permit a maximum density of 140 dwelling units per net hectare. Section 4.2.2.3.B., is proposed to be amended to include mid-rise apartments as a permitted use, and the permitted uses include triplex, four-plex, townhouse, stacked townhouse, and low-rise apartment housing. Lastly, Section 4.2.2.3.C is proposed to be amended to accommodate mid-rise dwellings (5-8 storeys) that do not cause significant issues with casting of shadows.

The condominium block will have a minimum of twenty-three (23) units for demonstration purposes, as 23 units suggests a density of 26 units per hectare and a maximum of 126 units which represents a maximum density of 140 units per net hectare. The unit types may include mid-rise apartment dwellings, block townhouses and/or multiple dwellings including stacked townhouses or back-to-back townhouses.

The proposed use permissions to add mid-rise apartments directly align with the draft local Official Plan update, as well as the objectives of the Northwest Welland Secondary Plan, and provide the greatest flexibility for future residential development and the requested increase in density is somewhat higher than the maximum density threshold proposed in the Official Plan update which is 125 units per net hectare. Further, 6-storey apartment buildings are permitted in the Residential Medium Density Zone in accordance with Zoning By-law 2017-117.

While the exact nature of development proposed for Block 32 is not known at this time, the rationale for the request for a maximum density of 140 units per net hectare is based on a conceptual plan of two 6-storey apartment buildings on the site with each having 63 units, which is shown in **Figure 7** below. It is noted that this would be the maximum number of units with a mid-rise apartment-built form. However, the actual development could be a mix of townhouse units and apartment units or all townhouse units which would result in significantly fewer units. It is at the site plan approval stage that the actual development plan for Block 32 will be determined and at this time the actual development plan for this Block is unknown.

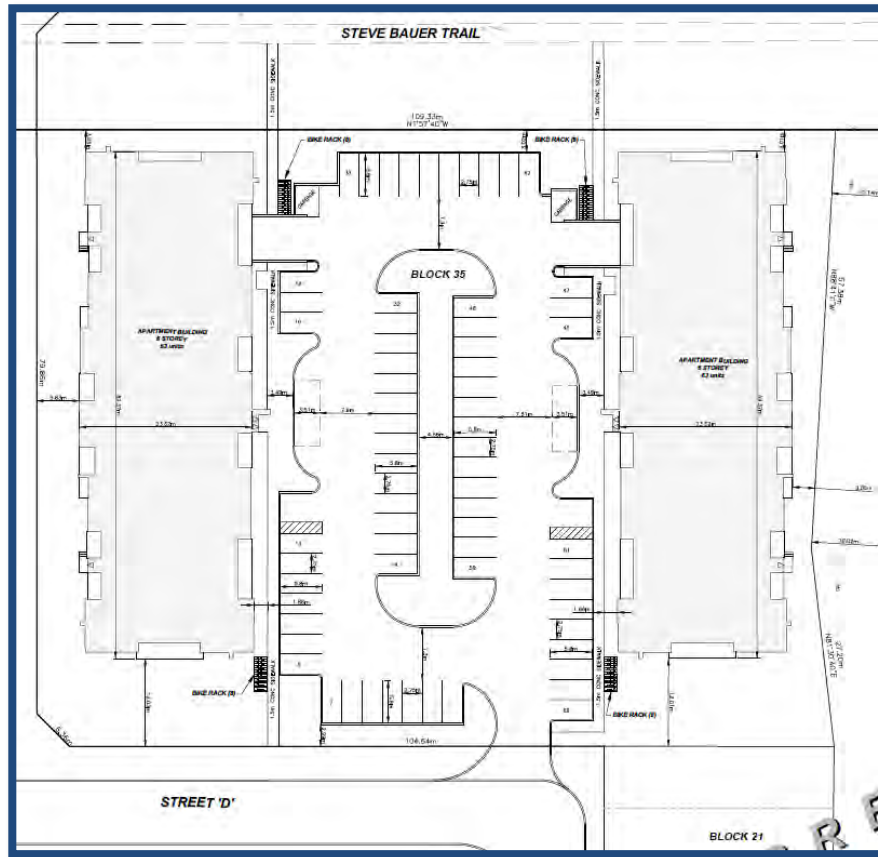


Figure 7 – Conceptual Development for Block 32 Medium Density Apartment

This Medium Density residential block has been strategically located directly adjacent to Clare Avenue and the Steve Bauer Trail and additional lands of the owner, ensuring the least impact on proposed low-density residential uses. As the unit types have yet to be determined, they will be further detailed through future planning applications (site plan and condominium), though they will be in keeping with the proposed Medium Density Residential – Special Policy Area policies.

Section 4.2.3 Additional Policies

Design policies for new neighborhoods are to be planned to support the Region's density target of combined 50 residents and jobs per gross hectare on designated Greenfield lands as per Section 4.2.3.2. The proposed development meets and exceeds the Region's density target, with a Greenfield Density of a minimum of 61.951 people and jobs per hectare.

New neighbourhoods are to have clearly defined character with built form and landscaping which meets or exceeds the standards established by other development in the Region. They are to be visually interesting by discouraging repetitive built form and incorporating a variety of building

materials. The proposed development will integrate and appropriately transition with the established residential area to the south and the planned residential development to the east within the Northwest Welland Secondary Plan Area. A variety of building treatments will be used to provide variety and interest to the building design.

Below in **Figure 8**, are three single-detached dwelling designs. As you can see, all dwellings are two-storeys, with garages and covered porches. These houses are considered to be traditional and modern in design, that utilize different building materials, have different roof pitches, articulation of the front façade, and windows. They provide variety in design and visual interest, while being similar in massing and scale.



Figure 8 – Single-detached Dwelling Elevation

Figure 9 and **10** are rendering of two street townhouse designs that fit on the same size block, but are varying in design; one being traditional and the other being modern. Each townhouse block utilizes a variety of building materials to provide interest and discourage a repetitive building design, though being complimentary to one another providing an attractive streetscape. In each case, the front porch and entrance is prominent being emphasized with porticos and the visual impact of the garage is minimized by recessing the garage. To add, doubling up on the driveways allows for adequate space for landscaping and boulevard tree plantings.



Figure 9 – Street Townhouse Block Elevation – Smaller Style



Figure 10 – Street Townhouse Block Elevation – Smaller Style

Figure 11 and **12** below provide further examples of the street townhouses that will be considered for the proposed development, that are somewhat larger than the units shown in Figures 8 and 9. These designs also vary with respect to design, utilizing varying building materials, combined with articulation of the plane of the front façade to provide interest and an attractive streetscape. Each also emphasizes the front porch and recesses the garage beyond the front wall of the building minimizing the visual impact of the garage on the streetscape.



Figure 11 – Street Townhouse Block Elevation – Larger Style



Figure 12 – Street Townhouse Block Elevation – Larger Style

Lastly, the back-to-back townhouse units are illustrated below in **Figure 13**, and they also exhibit traditional design elements through pitched roofs, gables and window placement. The utilization of a variety of building materials and colours provides interest and contributes positively to the streetscape. To add, the front façade has an articulating front plane that helps define each unit and the units have recessed balconies for private outdoor amenity space.



Figure 13 – Back-to-Back Townhouse Block Elevation

Overall, the proposed dwellings have been intentionally designed to provide differentiation and interest, while being complimentary to each other not only in design, but also in scale and mass. Similar principles are maintained throughout, including the utilization of a variety of building materials and colours, covered entrances or front porches, attached garages, and adequate space for landscaping and boulevard trees. Thoughtful design principles have been included in the preparation of this subdivision which provide for attractive housing that overall increases the aesthetics of the area.

SECTION 6 CITY-WIDE LAND USE POLICIES

Parks, Open Space and Recreation (Section 6.2)

Policy 6.2.3.1 A states that “In accordance with the *Planning Act*, as a condition of development approval, the City of Welland may require the applicant to dedicate up to 5% of the gross area for the provision of public open space, other than roads, in residential developments, and up to 2% for commercial or industrial developments”.

The City of Welland Parks, Recreation and Culture Master Plan was approved in 2019 and provides strategic, long term direction to the City on the provision of recreational lands and

opportunities within the community, among other items.

The establishment of new parkland is expected due to the overall scale of the Northwest Welland Secondary Plan and the need to provide adequate community recreational opportunities. The subject lands are supported by existing and proposed parkland in the surrounding area. To add, the Steve Bauer Trail traverses the frontage of the subject lands, running north-south from the Town of Pelham through the City of Welland. Lastly, a planned trail network is intended to traverse the entirety of the NWSP area. Therefore, cash-in-lieu of parkland dedication will be provided for the proposed development.

Transportation (Section 6.4)

Generally, the City of Welland Official Plan promotes a multi-modal approach to transportation within the municipality. This includes an emphasis on growing public transit and providing pedestrian and cycling infrastructure and roadways that meet the needs of current and future residents.

The subject lands will be developed inclusive of pedestrian oriented amenities including sidewalks and access to and from the public realm. The proposed development density is deemed to be transit supportive and should serve as justification for the future provision of transit service into this portion of the municipality.

The Steve Bauer Trail aligns Clare Avenue which provides access to an active transportation route that runs from Welland to Pelham.

Infrastructure and Utilities (Section 6.5)

Consistent and in conformity with Provincial and Regional policy direction and the City of Welland Official Plan, all new development within the Urban Area is to be connected to the water and sanitary system.

The proposed development will extend, and be connected to existing municipal water and wastewater services, and the proposed development will assist in the optimization of efficiently utilizing this infrastructure. As confirmed by the Functional Servicing Report prepared by Upper Canada Consultants, the existing infrastructure can adequately accommodate the proposed development.

NORTHWEST WELLAND SECONDARY PLAN POLICIES

The Northwest Welland Secondary Plan is intended to direct development in Northwest Welland to evolve into a complete community that will accommodate future growth and development that respects the existing built form and character of the area and natural environment. 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.

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 proposed subdivision exemplifies the intent of the Secondary Plan, as the single-detached dwellings are adjacent to existing single-detached dwellings, and built forms with greater density are in the remainder of the site and adjacent to Clare Avenue which intersects with Quaker Road.

The objectives of the plan area as follows:

- 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 development 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 development 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 the Plan
- To implement sustainable community design initiatives that ensure conservation of water resources and adaptation to climate change

Land Use Structure (Section 7.3.1.6)

The subject lands are proposed to be designated Low Density Greenfield Residential – Special Policy and Medium Density Residential – Special Policy.

It is proposed that the single-detached dwellings, street townhouse dwellings and back-to-back townhouse dwellings be designated Low Density Greenfield Residential – Special Policy Area. The net density is 46.23 units per hectare, and a maximum of 60 units per net hectare is requested.

Block 32 is intended to be a future condominium site and is proposed to be designated Medium Density Residential – Special Policy Area, permitting a maximum density of 140 units per net hectare, as well mid-rise apartment buildings.

Overall, residentially designated lands within the NWSP are integral to the achievement of Regional and municipal growth targets. The subject development achieves this by making efficient use of the development lands, adhering to the objectives of the Secondary Plan, and achieving a greater number of units and densities than would be provided otherwise.

Low Density Greenfield Residential

The intention of the Low-Density Greenfield Residential area is to recognize future low-density residential development areas on vacant designated lands.

As noted, it is requested that the subject lands be included as a Special Policy Area as amendments are proposed for Section 4.2.2.2A and 4.2.2.2B which is to permit an increase in the maximum density threshold and recognize Multiple Dwellings as a permitted use.

Though the subject lands exceed the low-density range of Section 4.2.2.2A, the uses are all low-rise residential uses that maintain the objectives and intent of the low-density designation. The permitted uses for this designation are to be in accordance with Section 4.2.2.2B of the Official Plan as described above, however, it is requested that Multiple Dwellings be permitted within this designation as there are sixteen (16) back-to-back townhouse dwellings within the proposed subdivision.

The proposed dwellings will be in keeping with both Welland's City-wide Urban Design Guidelines and the Northwest Welland Urban Design Guidelines. The built form was thoroughly described above. All dwellings are proposed to be street related to promote a positive interaction between the private and public realm. All dwellings will have consistent setback with the intention of providing a harmonious relationship to the street, overall increasing the aesthetic of the streetscape. The proposed dwellings are intentionally designed to ensure adequate space for front yard landscaping and boulevard trees, with sidewalks along the streets.

Medium Density Residential

The intention of the Medium Density Residential designation is to provide residential development at increased densities to support walkability, transit and active transportation, as well as the viability of the future mixed-use node located northwest of the subject lands at Quaker Road and Rice Road.

The Medium Density Residential policies are generally in alignment with Official Plan Section 4.2.2.3, though as noted above, it is requested the 4.2.2.3.A, 4.2.2.3.B and 4.2.2.3.C be amended to permit an increase in density and height to provide greater flexibility for future development and to permit mid-rise apartment buildings.

With respect to the scale of the development, Medium Density Residential lands are along Clare Avenue. This is an appropriate location for higher density as it is adjacent to a public roadway and the Steve Bauer Trail resulting in minimal impact to the low-density residential uses.

The proposed condominium block (Block 32) will reflect the design and built form direction of the Welland Urban Design Guidelines and the Northwest Welland Urban Design Guidelines, providing appropriate transitions in height, densities and scale adjacent to the remainder of the subdivision that is proposed to remain Low Density Greenfield Residential, with a proposed increase in density. The Medium Density Block is adjacent to public roadways, the Steve Bauer Trail and the back-to-back townhouses and street townhouses within the proposed subdivision.

Parks, Open Space and Recreation

Within Northwest Welland, lands designated as Parks, Open Space and Recreation are to be developed and maintained as Neighbourhood Parks, which are to facilitate the immediate recreation needs of a neighbourhood within walking distance of the area being served. As previously noted, the lands are adjacent to the Steve Bauer Trail which provides active transportation and passive recreational opportunities, and are also within walking distance of the existing Ricelawn Park.

Sustainability

The proposed development includes sidewalks throughout the subdivision that will connect to the existing sidewalk along Briarsdale Crescent, the Steve Bauer Trail, and a future roadway to the east. Therefore, the proposed subdivision is designed to support walking, cycling, and transit as modes of transportation, in order to reduce traffic and encourage active and sustainable lifestyles for residents. Native trees will also be planted in the front yards of the proposed dwelling units.

Transportation

A Traffic Impact Analysis was prepared for the entirety of the Northwest Welland Secondary Plan Area. Due to the state of the existing road network in this area, there are many opportunities for improvements for both active transportation and traffic. Improvements are anticipated with respect to capacity, active transportation and transit.

The Traffic Impact Study has been updated to reflect current transportation conditions and revised population densities based on updated development concepts. The findings of the updated Traffic Impact Study recognized the need for a number of transportation improvements including traffic signalization and left turn lanes at Quaker Road and Rice Road and at Quaker Road and First Avenue intersections, consideration of dedicated bicycle lanes on Quaker Road to name a few, however the need for improvements on Clare Avenue or Briarsdale Crescent were not identified. Stop control intersections at Clare Avenue, Briarsdale Crescent along with at the intersections of the internal roads will be required for the proposed development along with signage relating to crossing the Steve Bauer Trail.

Infrastructure and Utilities

An initial Functional Servicing Report was completed for the entirety of the NWSP are for proposed conceptual water, sanitary, and storm servicing. These analyses were used to develop general recommendations for municipal water, sanitary, and storm servicing requirements in the Secondary Area. A further Functional Servicing Report has been prepared for the subject lands.

This Report confirmed that there is adequate infrastructure for this development, as the existing municipal watermain system is expected to have adequate capacity to provide both domestic and fire protection water supply and the receiving 600mm diameter Regional sanitary sewer on Quaker Road, the Towpath SPS and associated forcemain, and Welland WWTP are expected to have adequate capacity for the lands upon full build-out of the NWSP Area. The stormwater management facility on adjacent lands will provide adequate quality, quantity and erosion controls.

CITY OF WELLAND ZONING BY-LAW (By-Law 2017-117)

The Zoning of the lands within the NWSP Area were not amended concurrently with Official Plan Amendment 24 or 29. The purpose of the Zoning By-law Amendment is to align the proposed zoning with the proposed designation. As shown in **Figure 14**, the subject lands are zoned Agricultural.

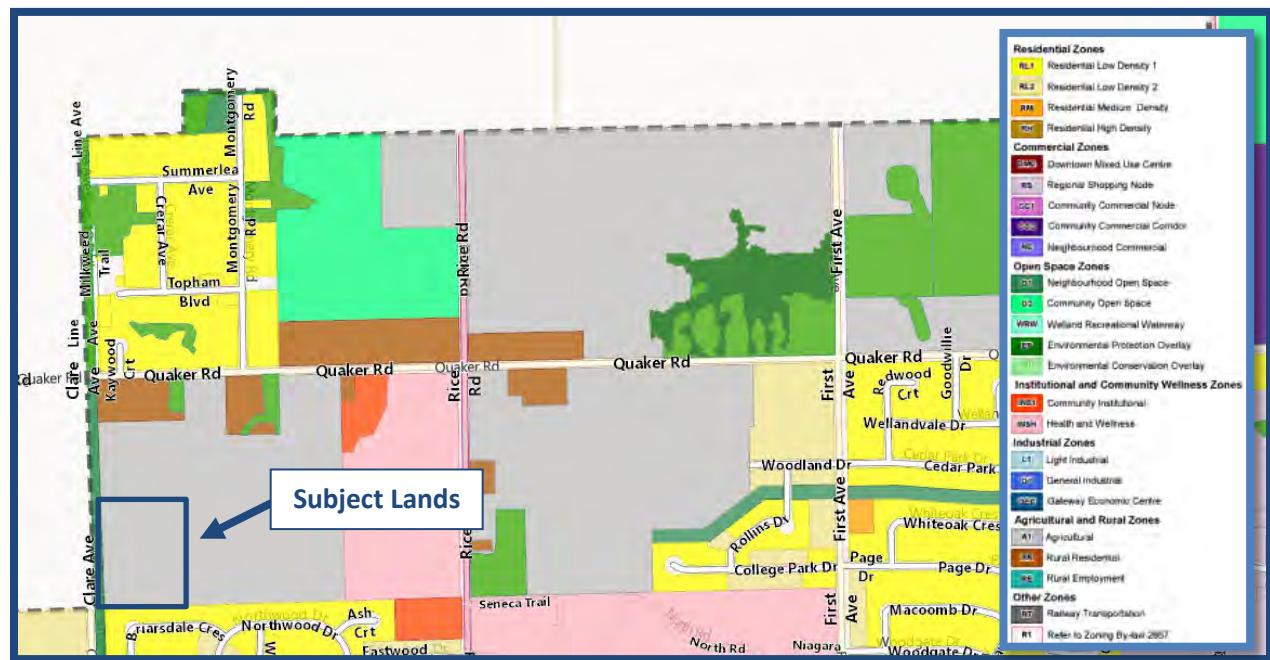


Figure 14 - In-effect Zoning within NWSP Area

To establish better conformity with the Northwest Welland Secondary Plan and the proposed Official Plan designation, an amendment to the current zoning is proposed. **Figure 15** illustrates the proposed Zoning By-law Amendment, proposing to zone the lands site-specific Residential Low Density and site-specific Residential Medium Density. These zones are tailored to the subject lands and the proposed condominium, as well as provides alignment for the implementation of the Secondary Plan policies.

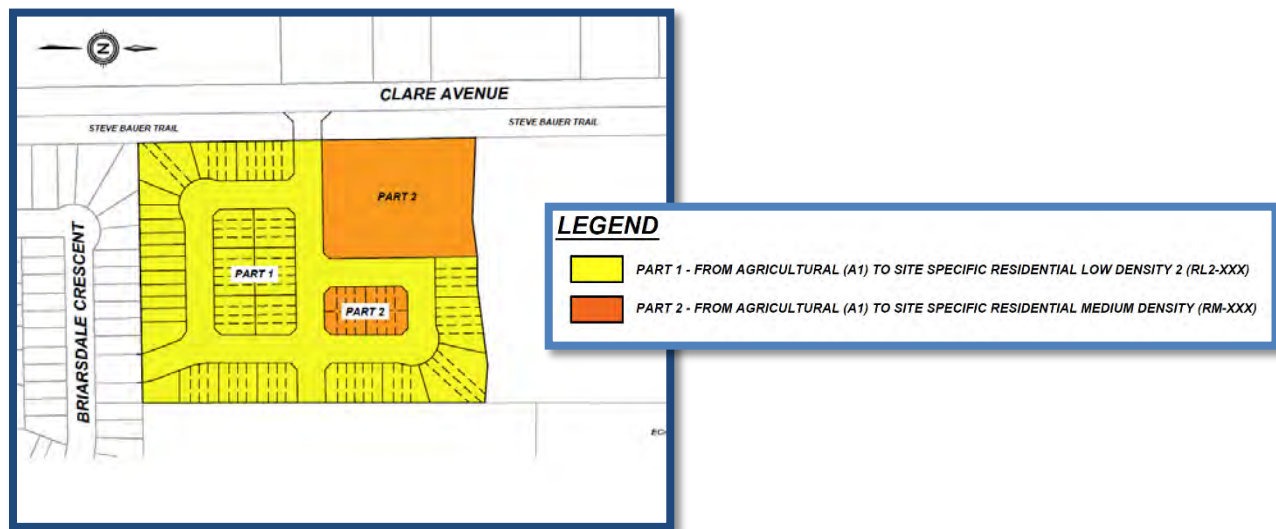


Figure 15 – Zoning By-law Amendment Schedule ‘A’

Residential Low-Density 2 Zone (RL2-XX)

The Residential Low-Density of the Northwest Welland Secondary Plan is intended to be developed as extensions of existing established neighbourhoods within the community. The majority of the subject lands are planned to maintain the Low-Density Greenfield Residential designation and the requested zoning amendment will align the zoning with the land use designation. The subject lands are an extension of the low-density subdivision to the south, and the proposed subdivision will have single-detached dwellings adjacent to the established single-detached dwellings, incorporating a variety of built forms throughout the development. Site-specific provisions are requested for the Residential Low-Density 2 Zone and are shown in **Table 2** below.

Residential Medium-Density Zone (RM-XX)

The Residential Medium-Density Zone is intended to pertain to residential lands that are adjacent to the existing primary road network including Rice Road, Quaker Road, Clare Avenue and First Avenue. Given the proximity to Clare Avenue, which is a higher-order roadway, the proposed Condominium Block (Block 32) is ideal for medium density development as the location of the block is within the proposed subdivision has desirable access to servicing and has greater opportunities for higher density development, active transportation and high-quality urban design. Blocks 30 and 31 being the back-to-back townhouse blocks, are also proposed to be zoned RM-XX, as they a higher order-built form and adjacent to the condominium block.

The permitted residential land uses within this Zone include single-detached, semi-detached, townhouse-unit, townhouse, multiple, and apartment dwellings. As it has yet to be determined what form of medium density residential housing will be constructed within the condominium block, several permissions for different built forms are requested to provide flexibility for future development.

As site-specific provisions are requested for the back-to-back townhouses (multiple dwellings) and future condominium block. **Table 3** below illustrates these requests.

Table 2 – Residential Low Density 2 Site-Specific Zone

Section 7.2: Permitted Uses			
Permitted Uses		Proposed Uses	
Accessory Dwelling Unit; Accessor Uses, Buildings and Structures; Bed and Breakfast; Block Townhouse; Garden Suite; Group Home; Home Occupation; Multiple Dwelling; Semi-Detached Dwelling; Short-Term Rental; Single-Detached Dwelling; Street Townhouse Dwelling; Townhouse Dwelling; Two-Unit Dwelling		Single-Detached Dwelling; Street Townhouse Dwelling (front face and rear garage access);	
Section 7.3: Regulations for Residential Zones – Residential Low Density 2			
Provisions (Single-Detached Dwellings)	By-law 2017-117	Provided	Proposed
Minimum Lot Area	270.0 m ²	273.09 m ²	No Change
Minimum Lot Frontage	9.0 m	9.14 m	No Change
Minimum Front Yard	To Dwelling – 4.5 m To Garage – 6.0 m	To Dwelling - 3.0 m To Garage - 6.0 m	To Dwelling - 3.0 m To Garage – No Change Lot 1 - 3.4 m to garage with driveway off the interior side yard (> 6m)
Minimum Interior Side Yard	1.0 m	0.6 m on one side 1.2 m on the other side	0.6 m on one side 1.2 m on the other side
Minimum Exterior Side Yard	1.0 m	1.0 m	No Change
Minimum Rear Yard	6.0 m	6.0 m	No Change Lot 1 – 5.5 m Lot 10, 11, 12 – 5.0m
Maximum Building Height	11 m (3-storeys)	2-storeys	No Change
Maximum Lot Coverage	50%	60%	60%
Minimum Landscaped Area	20%	47.45%	No Change
Provisions (Street Townhouse)	By-law 2017-117	Provided	Proposed
Minimum Lot Area	N/A	N/A	No Change
Minimum Lot Frontage	6.0 m/unit	6.1 m/unit	No Change
Minimum Front Yard	To Dwelling – 4.5 m To Garage – 6.0 m	To Dwelling - 3.0 m To Garage - 6.0 m	To Dwelling - 3.0 m To Garage – 6.0 m
Minimum Interior Side Yard	1 m Not required where lot line is the dividing line between attached units	1 m Not required	No Change No Change
Minimum Exterior Side Yard	1 m	1 m	No Change
Minimum Rear Yard	6 m	6 m	No Change

Maximum Building Height	11 m (3-storeys)	2-storeys	No Change
Maximum Lot Coverage	55%	65%	65%
Minimum Landscaped Area	20%	30.81%	No Change

Table 3 – Residential Medium Density Site-Specific Zone

Section 7.2: Permitted Uses			
Accessory Dwelling Unit; Accessory Uses, Buildings and Structures; Apartment Dwelling; Block Townhouse; Boarding and Lodging House; Day Care; Group Home; Home Occupation; Multiple Dwelling; Retirement Home; Short-Term Rental; Street Townhouse Dwelling; Townhouse Dwelling		Apartment Dwelling; Block Townhouse; Multiple Dwelling (Stacked Townhouse & Back-to-Back Townhouse)	
Section 7.3: Regulations for Residential Zones – Residential Medium Density			
Provisions (Block 32 - Apartment)	By-law 2017-117	Provided	Proposed
Minimum Lot Area	780.0 m²	9,070 m²	No Change
Minimum Lot Frontage	45.0 m	93.07 m	No Change
Minimum Front Yard	0 m	0 m	No Change
Minimum Interior Side Yard	3.0 m	3.0 m	No Change
Minimum Exterior Side Yard	4.0 m	4.0 m	No Change
Minimum Rear Yard	7.5 m	3.0 m	3.0 m
Maximum Building Height	20.0 m (6-storeys)	20.0 m (6-storeys)	No Change
Maximum Lot Coverage	55%	65%	65%
Minimum Landscaped Area	20%	15%	15%
Provisions (Block 32 - Block Townhouse)	By-law 2017-117	Provided	Proposed
Minimum Lot Area	N/A	N/A	No Change
Minimum Lot Frontage	30.0 m	123.64 m	No Change
Minimum Front Yard	To Dwelling – 4.5 m To Garage – 6.0 m	To Dwelling - 3.0 m To Garage - 6.0 m	To Dwelling - 3.0 m To Garage – No Change
Minimum Interior Side Yard	1 m - between blocks 0 m - attached units	1 m - between blocks 0 m - attached units	No Change No Change
Minimum Exterior Side Yard	1.0 m	1.0 m	No Change
Minimum Rear Yard	6.0 m	6.0 m	No Change
Maximum Building Height	11.0 m (3-storeys)	2-Storeys	No Change
Maximum Lot Coverage	55%	65%	65%

Minimum Landscaped Area	20%	15%	15%
Provisions (Block 32 - Multiple Dwelling)	By-law 2017-117	Provided	Proposed
Minimum Lot Area	N/A	N/A	N/A
Minimum Lot Frontage	15 m	93.07 m	No Change
Minimum Front Yard	4.5 m	3.0 m	3.0 m
Minimum Interior Side Yard	3.0 m Not required where lot line is the dividing line between attached units	1.5 m Not required	1.5 m No Change
Minimum Exterior Side Yard	4.0 m	4.0 m	No Change
Minimum Rear Yard	7.5 m	3.0 m	3.0 m
Maximum Building Height	20.0 m (6-storeys)	3-storeys	No Change
Maximum Lot Coverage	55%	65%	65%
Minimum Landscaped Area	20%	15%	15%
Provisions (Block 30 & 31 - Multiple Dwelling)	By-law 2017-117	Provided	Proposed
Minimum Lot Area	N/A	N/A	No Change
Minimum Lot Frontage	15 m	6.4 m	6.4 m
Minimum Front Yard	4.5 m	4.5 m	No Change
Minimum Interior Side Yard	3.0 m Not required where lot line is the dividing line between attached units	1.2 m Not Required	1.2 m No Change
Minimum Exterior Side Yard	4.0 m	1.2 m	1.2 m
Minimum Rear Yard	7.5 m	Not required where lot line is the dividing line between attached units 0 m	Not required where lot line is the dividing line between attached units 0 m
Maximum Building Height	20.0 m (6-storeys)	11 m (3-storeys)	No Change
Maximum Lot Coverage	55%	60%	60%
Minimum Landscaped Area	20%	15%	15%

Section 5: General Provisions	
Encroachments: Permitted Yard, Setback and Height Encroachments Section 5.10.5.a) & e)	Proposed
Decks may project a maximum of 3.75 metres into the required rear yard, provided said deck is not higher than 2.4 metres above grade.	
Section 6: Parking and Loading Regulations	
Parking Space Dimension Section 6.1.6.b)	Proposed
Where a parking space is located abutting or near a wall, column or other similar surface that obstructs the opening of the doors of the parked vehicle or limits access to a parking space, the minimum width of the parking space shall be increased by 0.3 metres for each side that is obstructed	0.3 m for each side that is obstructed is not required 0 m
Required Parking Table 6.4.1 & Table 6.7.1	Proposed
Required Parking (Block Townhouse - 1 space per unit)	No Change
Required Parking (Apartment Dwelling, Multiple Dwellings (Stacked Townhouse, Back-to-Back Townhouse) - 1 space per unit, except where a dwelling unit is 50m ² in gross floor area or less, in which case, parking shall be provided at a rate of 0.3 spaces for each such unit and no visitor parking is required	No Change
Required Bicycle Parking (Apartment Dwelling, Multiple Dwelling, Retirement Home – 0.25 spaces per dwelling unit)	0 spaces per dwelling unit are required for multiple dwelling
Multiple Dwellings and Apartments Section 6.9.3	
On a lot containing a multiple dwelling or apartment dwelling: a) With the exception of any visitor parking required by Subsection 6.4 – Table 6.4.1 required parking for apartment dwellings shall not be located between the façade and front lot line. In no case shall any parking be located within 3.0 metres of a street line. b) Visitor parking may be permitted between the façade and a street provided that no more than 50% of the front yard shall be used for visitor parking and access to such parking.	a) 1.5 metres of a street line b) No Change

PLANNING POSITION

On behalf of LMV Developments Inc., Upper Canada Consultants has submitted concurrent applications to the City of Welland for an Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision for unaddressed lands along Clare Avenue within the Northwest Welland Secondary Plan area. The applications have been submitted to facilitate the development of the lands to create twelve (12) single-detached dwellings, seventy-four (74) street townhouse dwellings, and sixteen (16) back-to-back townhouse dwellings, yielding a total of one hundred and two (102) dwelling units. The subdivision also proposes a condominium block that will yield a development range from a minimum of twenty-three (23) dwelling units to a maximum of one hundred and twenty-six (126) units. The condominium block is subject to a future pre-consultation meeting and subsequent planning application once a development concept for the lands are known.

The subject lands are located within the Welland Settlement Area and the Designated Greenfield Area. The lands are within the Northwest Welland Secondary Plan Area, and proposed to be designated Low Density Greenfield Residential – Special Policy Area and Medium Density Residential – Special Policy Area. To add, the lands are correspondingly proposed to be zoned Site-Specific Residential Low Density 2 (RL2-XX) Zone and Site-Specific Medium Density Residential (RM-XX) Zone.

The proposed development supports the sustainable land use patterns as outlined in Provincial land use documents towards achieving compact land uses that help to optimize the efficient use of existing infrastructure. It balances the accommodation of prescribed growth targets and respects the character of the surroundings, improves house choices, and is an efficient use of land while protecting significant natural heritage features.

Based on the analysis of the Applications, preliminary Plans and Draft Amendments, it has been demonstrated that the applications:

- Have regard for, and satisfy the relevant sections of Section 2 the *Planning Act*;
- Are consistent with the 2024 Provincial Planning Statement;
- Are in conformity with the 2022 Niagara Official Plan;
- Are in conformity with the City of Welland Official Plan.

It is our opinion that the applications will facilitate appropriate forms of development that will contribute to the achievement of community goals and additional housing supply and forms. The applications are considered to be in the public interest and represent good planning.

Prepared by,



Chelsea Liotta
Planner
Upper Canada Consultants

Reviewed by,

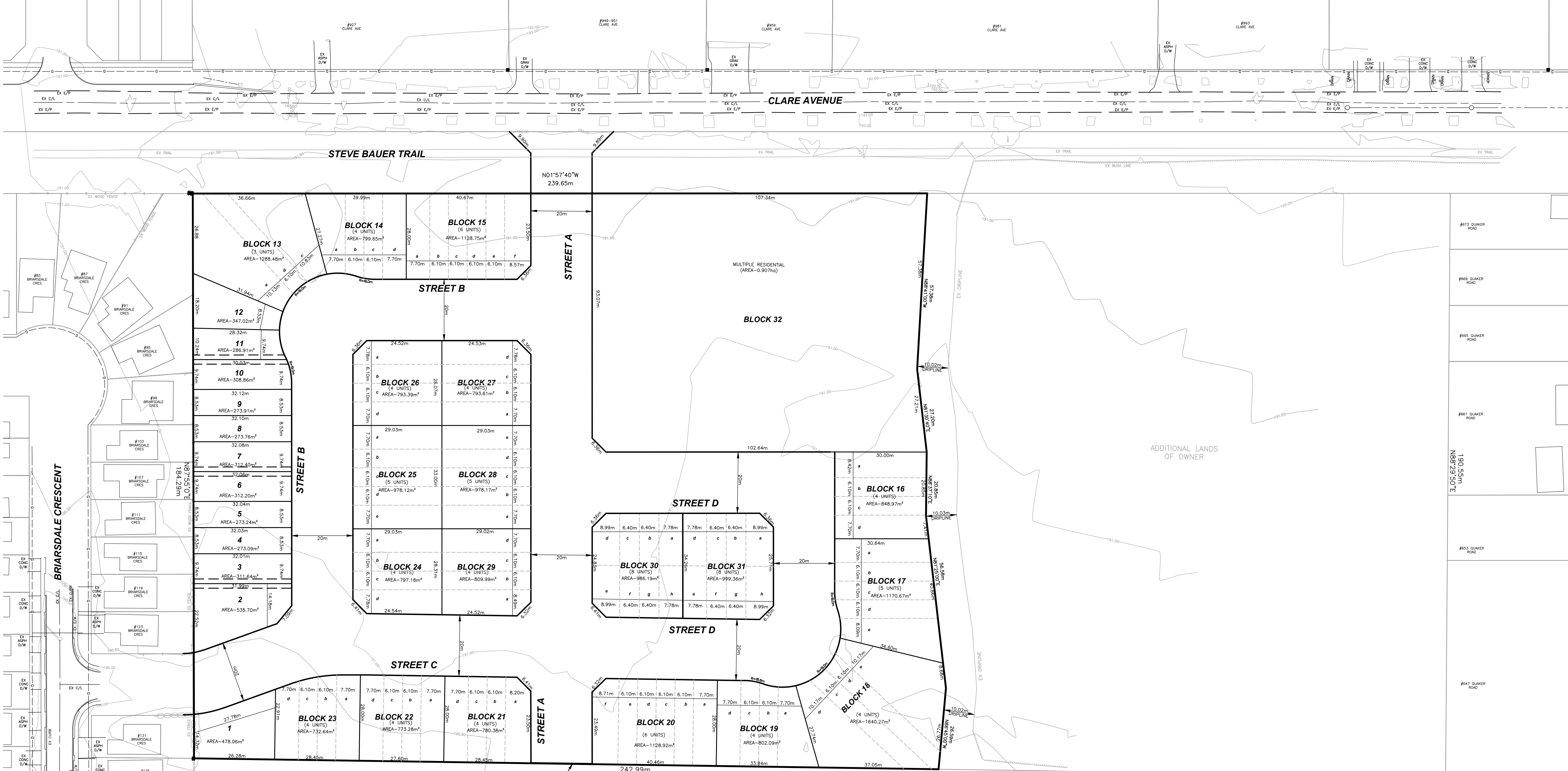
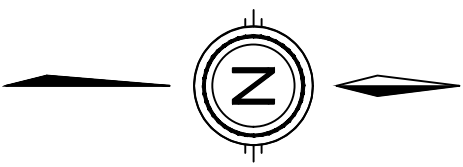


William Heikoop, B.U.R.Pl., MCIP, RPP
Planning Manager
Upper Canada Consultants

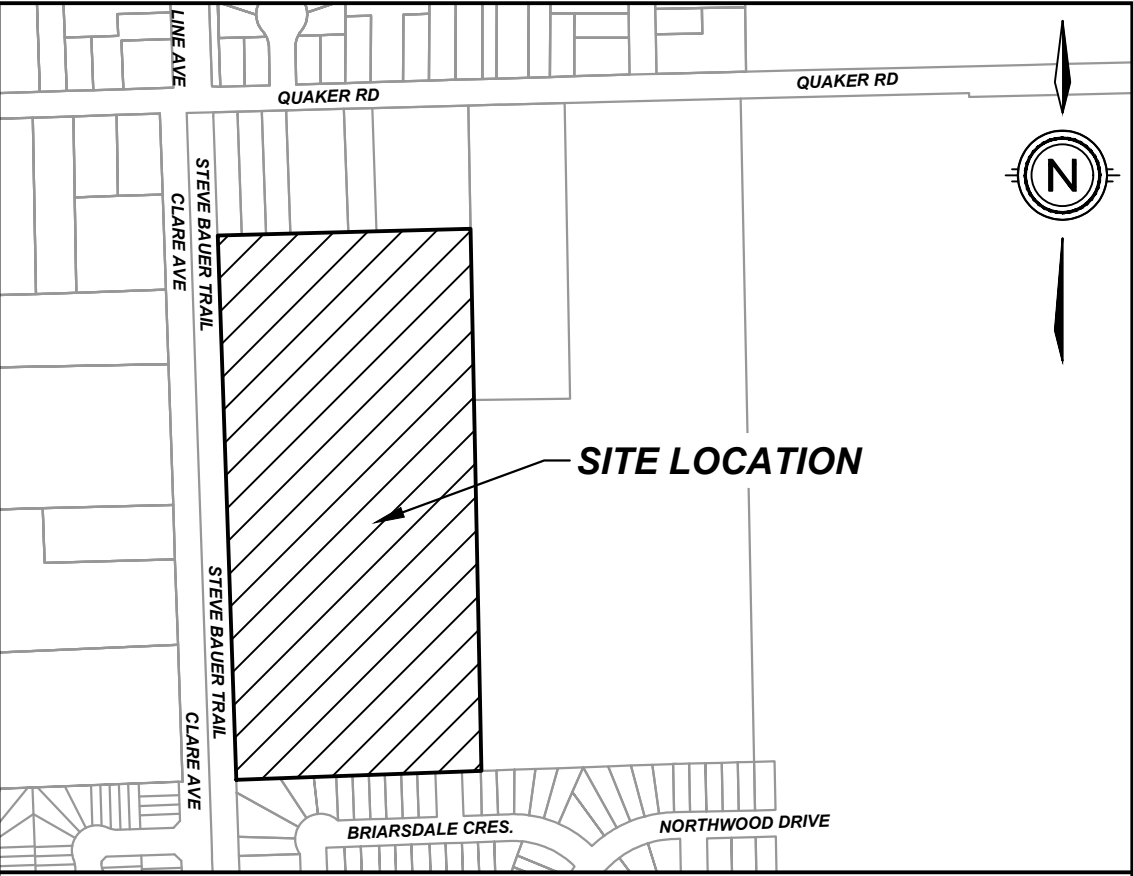
Appendix I
Draft Plan of Subdivision



CLARE AVENUE
CITY OF WELLAND



BLOCK No.	UNIT No.	AREA (m2)	BLOCK No.	UNIT No.	AREA (m2)	BLOCK No.	UNIT No.	AREA (m2)	
BLOCK 13	A	579.94	BLOCK 21	A	223.12	BLOCK 30	a	133.05	
	B	252.66		B	170.82		(BACK-TO-BACK)	b	109.15
	C	455.90		C	170.85			c	108.84
BLOCK 14	A	249.76	BLOCK 22	D	215.70	BLOCK 31	d	142.26	
	B	163.81		A	215.73		(BACK-TO-BACK)	e	142.14
	C	170.39		B	170.93			f	108.73
BLOCK 15	D	215.62	BLOCK 23	C	170.96	BLOCK 32	g	109.03	
	A	215.63		D	215.80			h	132.96
	B	170.82		A	215.15				145.65
BLOCK 16	C	170.82	BLOCK 24	B	168.23	BLOCK 33	b	110.50	
	D	170.83		C	161.71		(BACK-TO-BACK)	c	110.20
	E	170.83		D	187.50			d	133.54
BLOCK 17	F	229.82	BLOCK 25	A	219.67	BLOCK 34	e	133.41	
	A	251.93		B	177.11			f	110.09
	B	182.29		C	177.10			g	110.39
BLOCK 18	C	181.93	BLOCK 26	D	223.55	BLOCK 35	h	145.52	
	D	232.65		A	223.54				
	E	239.55		B	177.08				
BLOCK 19	F	194.68	BLOCK 27	C	177.08	BLOCK 36			
	A	198.85		D	177.07				
	B	197.81		E	223.51				
BLOCK 20	C	339.47	BLOCK 28	A	223.50	BLOCK 37			
	D	614.29		B	177.05				
	E	294.16		C	177.05				
BLOCK 21	F	272.93	BLOCK 29	D	215.76	BLOCK 38			
	A	458.89		A	215.80				
	B	254.69		B	177.08				
BLOCK 22	C	161.99	BLOCK 30	C	177.08	BLOCK 39			
	D	169.76		D	223.51				
	E	215.60		A	223.51				
BLOCK 23	F	170.80	BLOCK 31	B	177.06	BLOCK 40			
	A	170.80		C	177.05				
	B	170.80		D	177.05				
BLOCK 24	C	170.80	BLOCK 32	E	177.05	BLOCK 41			
	D	170.80		F	223.48				
	E	170.80		G	177.03				
BLOCK 25	F	170.80	BLOCK 33	H	177.02	BLOCK 42			
	A	170.80		A	232.47				
	B	170.80		B	177.02				
BLOCK 26	C	170.80	BLOCK 34	D	232.51	BLOCK 43			
	D	170.80		E	232.51				
	E	170.80		F	232.51				



KEY PLAN
N.T.S.


DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION

PART OF LOT 236
GEOGRAPHIC TOWNSHIP OF THOROLD
NOW IN THE CITY OF WELLAND
REGIONAL MUNICIPALITY OF NIAGARA

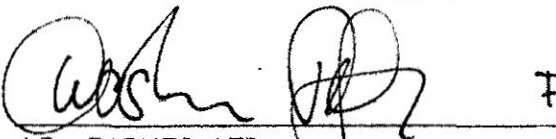
OWNER'S CERTIFICATE

BEING THE REGISTERED OWNER, I HEREBY
AUTHORIZE UPPER CANADA CONSULTANTS TO
PREPARE AND SUBMIT THIS DRAFT PLAN OF
SUBDIVISION TO THE CITY OF WELLAND
FOR APPROVAL.


J.D. BARNES LTD.
DASHA PAGE, OCS
APRIL 3, 2025
DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF
THE LANDS TO BE SUBDIVIDED ARE
CORRECTLY SHOWN.



J.D. BARNES LTD.
DASHA PAGE, OCS
FEB. 12, 2025
DATE

REQUIREMENTS OF SECTION 51(17)
OF THE PLANNING ACT

- | | | |
|-------------|--------------------|-----------------|
| a) SEE PLAN | e) SEE PLAN | i) SILTY SAND |
| b) SEE PLAN | f) SEE PLAN | j) SEE PLAN |
| c) SEE PLAN | g) SEE PLAN | k) FULL SERVICE |
| d) SEE PLAN | h) MUNICIPAL WATER | l) SEE PLAN |

LAND USE SCHEDULE				
LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE FAMILY RESIDENTIAL	LOT 1-12	12	0.399	8.93
STREET TOWN RESIDENTIAL	BLOCK 13-29	74	1.624	36.35
BACK-to-BACK TOWNS	BLOCK 30-31	16	0.198	4.43
MULTIPLE FAMILY RESIDENTIAL	BLOCK 32	23	0.907	20.30
0.3m RESERVE	BLOCK 33		0.001	0.02
ROADWAY			1.339	29.97
TOTAL				
		125	4.468	100.00
DEVELOPABLE AREA = 4.468ha				
DEVELOPABLE DENSITY = 27.98 units/ha				

0	ISSUED FOR APPROVAL	2025-04-04	TA
#	REVISION	DATE	INIT

**UPPER CANADA
CONSULTANTS**
ENGINEERS / PLANNERS

DRAWING TITLE	DRAFTING	TA
DRAFT PLAN OF SUBDIVISION	DATE	APRIL 4, 2025
	PRINTED	APRIL 4, 2025
	SCALE	1:750
	DWG No.	2205-DP
	REV	0

Appendix II

Pre-Consultation Notes





Pre-consultation Meeting Form

City of Welland
Region of Niagara
Niagara Peninsula Conservation Authority

Persons intending to make an application for a proposed development are required to consult with planning staff prior to submitting an application. A pre-consultation meeting will identify what is required to be submitted for a complete application and will provide the opportunity to discuss:

- the nature of the application;
- development and planning issues;
- fees;
- the need for information and/or reports to be submitted with the application;
- the planning approval process;
- other matters, as determined.

Pre-Consultation Meeting Date: September 15, 2022

Site Address: Clare Avenue Lands **Approximate Land Area (metric):** 76,744.01m²

Site Legal Description: PT TWP LOT 236 RP 59R3148 PART 1 REAR LAND LOCKED

Owner Contact Information:

Name of Owner: Mountainview Niagara (Ken Gonyou)

Phone Number: 905-323-6215

Email: KenG@mountainview.com

Principal Contact: William Heikoop - Upper Canada Consultants

Phone Number: 905-688-9400 ext. 527

Email: WHeikoop@ucc.com

Application Type:

- | | | |
|---|---|---|
| <input type="checkbox"/> Regional Official Plan Amendment | <input checked="" type="checkbox"/> Draft Plan of Condominium | <input checked="" type="checkbox"/> Zoning By-law |
| <input type="checkbox"/> Local Official Plan Amendment | <input type="checkbox"/> Vacant Land & Common Element | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Draft Plan of Subdivision | <input type="checkbox"/> Conversion | |
| <input type="checkbox"/> Consent (Land Severance) | <input type="checkbox"/> Other | |
| <input checked="" type="checkbox"/> Site Plan Approval | <input type="checkbox"/> Minor Variance | |

Local Municipal Contact: Taylor Meadows **Phone:** 905-735-1700 x 2246 **Email:** taylor.meadows@welland.ca

1. Brief description of proposed development:

- The lands are currently vacant and have been used for agricultural purposes. The proposal seeks to construct a residential development including, 17 single-detached dwellings, 67 street townhomes, 16 back-to-back townhouses and 126-unit apartment building. A road network is proposed to connect to the surrounding neighbourhood and facilitate future connections to adjacent lands also within the Northwest Secondary Plan.

2. Check All Applicable: ☐ Brownfield ☒ Greenfield ☐ Built-up ☐ Local CIP Area

3. Development Charges: Regional ☒ Local ☒ NCDSB ☒

4. Existing Regional Policy Plan Designation: Urban (Greenfield) Area

Conformity with Regional Policy Plan land use designations and policies? : yes ☒ no ☐ unknown ☐

If 'No', what is the nature of the amendment needed? _____

5. Existing Local Official Plan Designation: Low Density Residential and Core Natural Heritage

Conformity with Official Plan land use designations and policies? ☒ Yes ☐ No

If 'No', what is the nature of the amendment needed? _____

6. Existing Zoning: Agricultural - A1

Conformity with existing zoning?: ☐ Yes ☒ No

If 'No', what is the proposed zoning: Site Specific Residential RL2/RM

7. Is Site Plan approval required? ☒ Yes ☐ No

8. Fees Required at time of Submission of the Application

Application	Local Planning Department	Region of Niagara	Niagara Peninsula Conservation Authority	Other Fees
Regional Policy Plan Amendment				
Local Official Plan Amendment				
Zoning By-law Amendment	\$8,843.00	\$1,345.00		
Plan of Subdivision	\$14,684.00 and \$121/Lot or Block excluding 0.3 metre reserves	\$5,340.00 + \$1,850 per hectare. See Region notes for additional details		
Plan of Condominium	\$15,564.00	\$4,010.00 (Combined Plan of Standard Condo and Site Plan Agreement review fee)		
Consent				
Site Plan Agreement	\$8,843.00	\$550.00		
Major EIS Review		\$2,320.00 (a \$415 Terms of Reference Review is to be deducted)		

		from the Major EIS Review fee)		
Stormwater Review (less than 5 Ha)		\$650.00		
TOTAL				

Notes on Fees:

- Notwithstanding the fees noted above, all fees are payable based upon the rate in the fee schedule by-law in effect on the date the application is received.
- Further fees may be required at a later date as per the fee schedule by-law.
- Separate cheques shall be made payable to the appropriate agency.

9. **Additional Agencies to be contacted:**

☒ HYDRO ☐ PIPELINES ☐ MTO ☒ OTHER Town of Pelham

10. **Additional Comments:**

- Niagara Region comments provided separately.
- The property is located within the City's Northwest Secondary Plan Area and subject to the applicable policies related to this area.
- Consider amending the design to avoid lots fronting onto the proposed collector road and reorientate lots toward local streets.
- The City is currently undertaking an Official Plan update. Upon completion of the update, additional housekeeping amendments may be applied to Zoning By-law 2017-117.
- Development of the parcel is to consider overall development of the Northwest Secondary Plan Area.
- Right-of-Way and design to be consistent with municipal standards. The City's Engineering Division may be reached to further refine the proposed design.
- It is noted that the Steve Bauer Trail crossing is noted in the Northwest Secondary Plan as it relates to the proposed Right of Way connection.

Engineering Division

- A full engineering submission is to be required.
- A Stormwater Management Report is to be prepared, demonstrating runoff is restricted to pre-development levels and water is treated to an enhanced quality. A Stormwater Management Plan should be consistent with the overall plans for the Northwest Secondary Plan area.
- A Functional Servicing Report is required, identifying maximum day water demands, required fire flow and sanitary flows from the site, as well as the impact these will have on existing infrastructure.

- Full Subdivision drawings to be submitted, including General Servicing, General Grading, Plan and Profiles, Engineering Details, Sediment and Erosion Control, Photometrics and Landscaping Plans.
- Street(s) 'B', 'C' and 'D' are requested to be a 20-metre width Right of Way.
- Street 'A' is to be a collector road. The cross-section requirements for the collector road are to be determined in consultation with the City's Engineering Division.

Building Division

- For Building Permit submission requirements, contact Building Division regarding application forms, design requirements and fees via Marcus Titone (Building Services Technician) at Marcus.Titone@welland.ca or 905-735-1700 ext. 2248.
- An Architect/Professional Engineer is to be required for the proposed Apartment Building, in accordance with Section 1.2.[C] of the Ontario Building Code (OBC). This building and related siteworks must be designed by an Architect and Professional Engineer(s).
- A Geotechnical Report prepared by a Professional Engineer is to be required. The footing and foundation design is to consider soils report and include a reference in the design.
- Planning approvals, agreements and addressing is to be completed prior to Building Permit application submission. The appeal period must lapse prior to Building Permit issuance.
- Servicing Permits (water, sanitary, storm) are to be required.
- Applications cannot be submitted until the Subdivision Agreement is registered and conditions are met. Normally a clause that includes servicing, roadways, street names, etc. is to be finalized with the Engineering Division. Submission of written approval from the Planning Division is required prior to Building Permit application.
- Development Charges are application and will be calculated during a Building Permit application review.
- Cash-in-Lieu of Parkland Dedication fees are to be collected at the time of Building Permit issuance – to be determined by calculation during Building Permit review. Contact Nicolas Aiello – Policy Planning Supervisor at nicolas.aiello@welland.ca for further information.
- Further comments to be provided upon Site Plan Agreement circulation for apartment building(s). Review to consider spatial separation, fire route access, site servicing (water, storm, sewer – materials, lengths, sizes), building classification (i.e. Part 3 & 9), etc. A OBC Matrix is to be included on the Site Plan.

Fire Division

- A fire access route is required to be established for the proposed apartment buildings.

- Future submissions are to include location of fire hydrants.

Traffic Division

- A Traffic Impact Study (TIS) will be required with future Planning Act submissions.
 - o A Terms of Reference may be completed with Ali Khan (Manager of Traffic/Parking/By-laws). Contact information is as follows: ali.khan@welland.ca or 905-735-1700 ext. 2202.
- Design must consider proposed driveway locations and proximity to intersection, maintaining an appropriate distance.
 - o Site planning design via consolidation of driveways, etc.

Town of Pelham

- A Traffic Impact Study (TIS) is to be prepared and reviewed. Addressing traffic flow onto Clare Avenue.
- A Road Condition Survey is to be submitted.

Welland Hydro Electric System Corporation – WHESC

- Developer to enter into a subdivider's agreement with WHESC.
- Electrical distribution design/drawings are to be completed by Developer's consultant and reviewed/approved by WHESC. Design requirements will be dependent on development ownership structure.
- The proposed development must meet the clearance requirements of Section 3.1.19.1 "Clearance to Buildings" of the Ontario Building Code (OBC).
- Existing WHESC infrastructure located along Clare Avenue will require upgrading via an overhead line rebuild in order to provide servicing to the proposed development.
- Expansion contribution from the developer may be required for the infrastructure upgrade. This requirement will be reviewed as the project progresses.
- If easement(s) are required by WHESC to service this development or any future adjacent developments, the applicant will provide at their own expense, all necessary registered easements.
 - Contact WHESC's Engineering Department to determine further servicing details and requirements.

11. **Site Visit:** _____

12. Incentive Programs:

13. Required Information and Studies to be submitted with the Application(s). Studies identified with an asterisk* will likely require a peer review at the cost of the developer. **Please ensure all digital copies are provided as an Accessible Document.**

Local	Region	NPCA	Reports, Studies, Plans (See Notes for additional details)	No. of Copies		Notes
				Elect Digital	Paper	
✓	✓		Planning Justification Report			
			Conceptual Site Plan, Subdivision Plan			
			Draft Regional Policy Plan Amendment			
			Draft Local Official Plan Amendment			
			Land Use/Market Needs*			
✓			Urban Design/Landscape Plans			
	✓		Archaeology Assessment			See Region Comments
			Cultural Heritage Impact Assessment*			
	✓		Environmental Impact Study			w/Headwater Drainage Feature Assessment
			Environmental Planning Study/ Sub-Watershed Study			
			Tree Inventory Preservation Plan			
			Floodplain and Hazard Lands Boundary Plan			
✓			Geotechnical			At Building Permit
			Environmental Site Assessment			
			Air Quality/Noise & Vibration Study*			
			Agricultural Impact Assessment			
			Farm Operation and Ownership			
			Minimum Distance Separation I & II			
			Mineral Aggregate Resources			
✓	✓		Municipal Servicing Study			
			Phasing Plan			
			Sensitive Land Use Report			
			Slope Stability Report			
✓	✓		Stormwater Management Plan			
✓			Transportation Impact Study/Parking Impact Analysis			City of Welland/Town of Pelham
			Hydrogeological Study and Private Servicing Plans*			
			Soil report			
			Financial Impact Assessment*			
			Shadow Analysis			
			Risk Management Study			
			Gas Well Study/Gas Migration Study			
			Wind Study*			
			Other*			

Notes:

1. The purpose of this document is to identify the information required to commence processing and evaluating an application as set out in the Planning Act. This pre-consultation process is designed to proceed based on the mutual agreement of the parties as shown by the signatures below.
2. Pre-consultation does not imply or suggest any decision whatsoever on behalf of staff or the City to either support or refuse the application.
3. The applicant should be aware that the information provided is accurate as of the date of the preconsultation meeting. Should an application not be submitted in the near future, and should other policies, by-laws or procedures be approved by the Province, City, Region or other agencies prior to the submission of a formal application, the applicant will be subject to any new policies, by-laws or procedures that are in effect at the time of the submission of a formal application. If an application is not submitted within 1 year, it is advisable that the applicant confirm with the City the directives of the original preconsultation meeting.
4. Any application submitted without the information identified in this Pre-consultation Document will be deemed incomplete and not processed. Alternately, staff may recommend refusal of the application based upon insufficient information to properly evaluate the application.
5. The applicant acknowledges that the City and Region considers the application forms and all supporting materials including studies and drawings, filed with any application to be public information and to form part of the public record. With the filing of an application, the applicant consents and hereby confirms that the consent of the authors of all supporting reports have been obtained, to permit the City and Region to release the application and any supporting materials either for its own use in processing the application, or at the request of a third party, without further notification to, or permission from, the applicant.
6. It is hereby understood that during the review of the application additional studies or information may be required as a result of issues arising during the processing of the application or the review of the submitted studies.
7. If the City or Region does not have sufficient expertise to review and determine that a study is acceptable, the City may require a peer review. The cost of the peer review shall be paid for by the applicant. The Terms of Reference for a peer review is determined by the City or Region.
8. Some studies may require NPCA review and clearance/approval. In this instance, the NPCA review fee shall be paid by the applicant.
9. All plans and statistics must be submitted in metric.

Signatures:Taylor Meadows

Planning Staff

Infrastructure & Dev. Services (sig)DatePlanning StaffInfrastructure & Dev. Services (sig)DateTolga Aydin

Infrastructure Svc. Staff

Infrastructure & Dev. Services (sig)DateInfrastructure Svc. StaffInfrastructure & Dev. Services (sig)DateJennifer McRae

Building Staff

Infrastructure & Dev. Services (sig)Date

_____ Building Staff	_____ Infrastructure & Dev. Services (sig)	_____ Date
_____ Ali Khan	_____ Traffic, By-laws & Parking (sig)	_____ Date
_____ Traffic, By-laws & Parking	_____ Fire & Emergency Services (sig)	_____ Date
_____ Fire Services	_____ Regional Staff (signature)	_____ Date
_____ Katie Young	_____ Regional Staff (signature)	_____ Date
_____ Regional Staff	_____ Regional Staff (signature)	_____ Date
_____ Adam Boudens	_____ NPCA Staff (signature)	_____ Date
_____ Regional Staff	_____ NPCA Staff (signature)	_____ Date
_____ NPCA Staff	_____ Agent (signature)	_____ Date
_____ William Heikoop - Upper Canada Consultants	_____ Agent (signature)	_____ Date
_____ Agent	_____ Owner (signature)	_____ Date
_____ Ken Gonyou - Mountainview Homes	_____ Owner (signature)	_____ Date
_____ Owner	_____ Other (signature)	_____ Date
_____ Matt Vartanian - Mountainview Homes	_____ Other (signature)	_____ Date
_____ Other	_____ Other (signature)	_____ Date
_____ Derek Young (Town of Pelham)	_____ Other (signature)	_____ Date
_____ Other		
Zach Sherwood - Welland Hydro		

Appendix III
Draft Official Plan Amendment



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 2024-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, 2024 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**

PART A - THE PREAMBLE (This does not constitute part of the Amendment)	1
TITLE AND COMPONENTS	1
 PART B - THE AMENDMENT	2
SCHEDULE "A" LAND USE PLAN	3
 PART C - THE APPENDICES.....	4
APPENDIX I - AFFIDAVIT	5
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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 residential subdivision that includes a condominium block and environmental protection area.

LOCATION

The lands subject to this Amendment are located on the east side of Clare Avenue and unaddressed. The lands are legally described as Part of Township Lot 236, Geographic Township of Thorold, now in the City of Welland, Regional Municipality of Niagara.

BASIS

The subject lands are within the Urban Area Boundary of the City of Welland, and are currently designated Low-Density Greenfield Residential. A proposal has been put forth to designate the lands for Low-Density Greenfield Residential – Special Policy Area and Medium-Density Greenfield Residential – Special Policy Area. The proposed residential development will yield one-hundred and two (102) freehold residential dwelling units comprised of single-detached, street townhouse and back-to-back townhouse units. Block 32 is proposed to be designated for medium density residential use under condominium ownership, with permissions for a variety of residential uses including townhouses, stacked townhouses and apartments with a density range of 25 units to 140 units per net hectare.

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 amend the Low-Density Greenfield Residential designation, and change the remainder of the lands to Medium Density Residential, amending this designation as well on Schedule G of the Official Plan to allow for the development of a subdivision development.

MAP CHANGES

1. Section 4.2.2.2A is amended by deleting "maximum density of 24 dwelling units per net hectare of land" and replacing it with "maximum density of 60 dwelling units per net hectare" on lands shown "Low Density Greenfield Residential – Special Policy Area" being Parts 1 and 2 on Schedule "A" attached hereto.
2. Section 4.2.2.2B is amended by adding "multiple dwellings" after "townhouse" in the first sentence for lands shown as "Low Density Greenfield Residential – Special Policy Area" being Parts 1 and 2 on Schedule "A" attached hereto.
3. Section 4.2.2.3A is amended by letting "maximum density of 60 dwelling units per net hectare of land" and replacing it with a "maximum density of 140 dwelling units per net hectare of land" on lands shown as "Medium Density Residential – Special Policy Area" being Part 3 on Schedule "A" attached hereto.
4. Section 4.2.2.3B is amended by adding "multiple dwellings" and "mid-rise apartment buildings" in the first sentence for lands shown as "Medium Density Residential – Special Policy Area" being Part 3 on Schedule "A" attached hereto.
5. Section 4.2.2.3C is to be amended by adding "mid-rise development (4-8 storeys)" in the first sentence for lands shown as "Medium Density Residential – Special Policy Area" being Part 3 on Schedule "A" attached hereto.
6. Schedule G Northwest Welland Secondary Plan is hereby amended to redesignate lands shown on Schedule "A" attached hereto as follows:
 - a. Part 1 from "Low Density Greenfield Residential" to "Low Density Greenfield Residential – Special Policy Area"
 - b. Part 2 from "Environmental Conservation Area" to "Low Density Greenfield Residential – Special Policy Area"
 - c. Part 3 from "Low Density Greenfield Residential" to "Medium Density Residential – Special Policy Area"

SCHEDULE "A" LAND USE PLAN

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 Provincial Plan or Plans.

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

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

In Support

In Opposition

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 2023-X, being a By-law to adopt Amendment No. X to the Official Plan on X, 2023 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 Medium Density Residential and maintain a portion of the Environmental Conservation Area.

The Effect of the redesignation is to allow for the development of a condominium townhouse development.

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, 2024, 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 applicant, specified persons or public bodies may appeal a Decision of the municipality to the Ontario Municipal Board.

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 2024-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

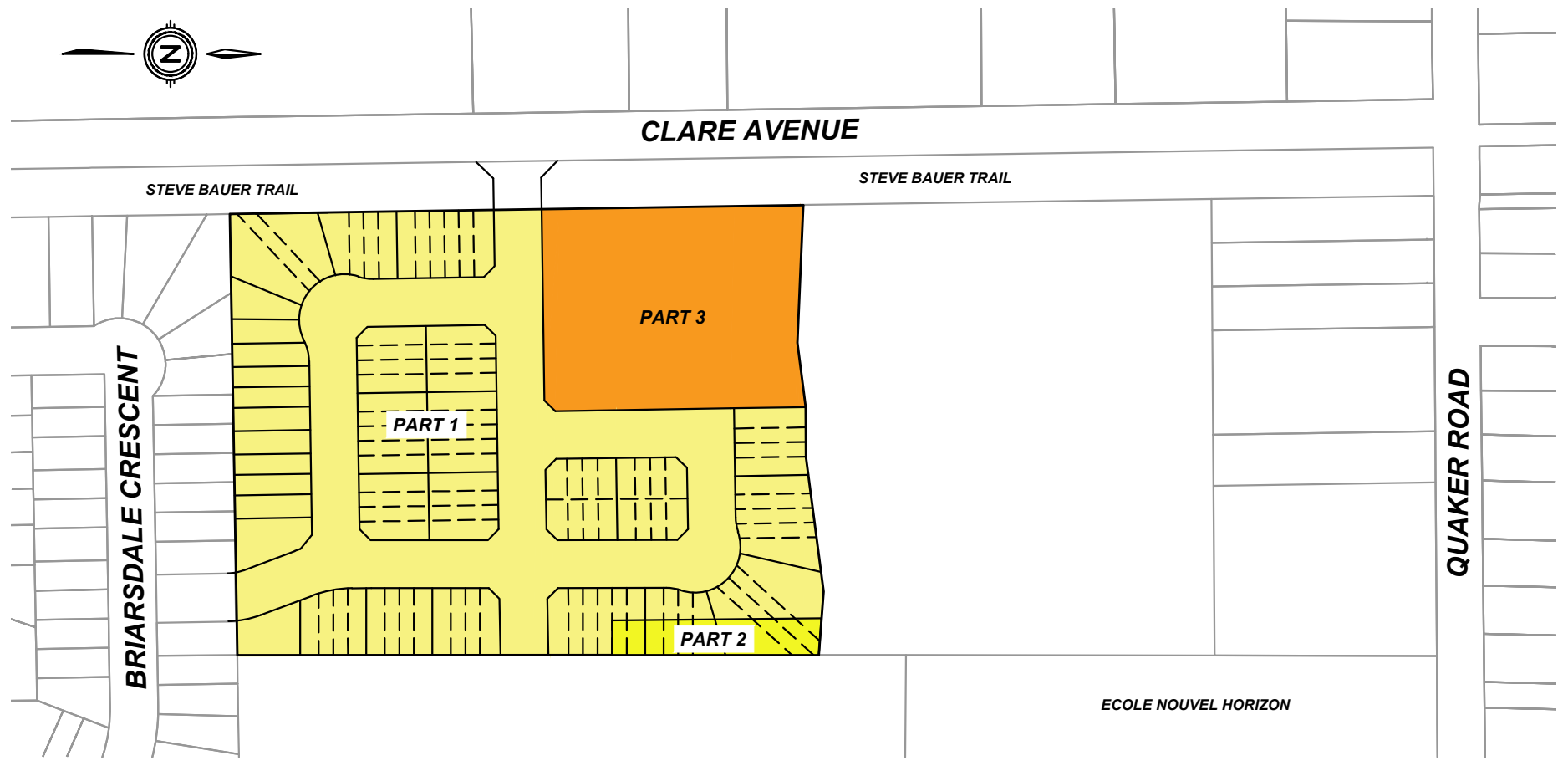
-

MINUTES OF PUBLIC MEETING -




APPENDIX IV - STAFF REPORT

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

APPENDIX V - COUNCIL RESOLUTION



LEGEND

-  PART 1 - FROM LOW DENSITY GREENFIELD RESIDENTIAL TO LOW DENSITY GREENFIELD RESIDENTIAL SPECIAL POLICY AREA
-  PART 2 - ENVIRONMENTAL CONSERVATION AREA TO LOW DENSITY GREENFIELD RESIDENTIAL SPECIAL POLICY AREA
-  PART 3 - FROM LOW DENSITY GREENFIELD RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL SPECIAL POLICY AREA

CLARE AVENUE
SCHEDULE 'A' TO OFFICIAL PLAN AMENDMENT No. _____

MAYOR: _____

CLERK: _____



Appendix IV
Draft Zoning By-law Amendment

Schedule C

Clare Avenue (Part Lot 236) - Draft Zoning By-Law Amendment

THE CORPORATION OF THE CITY OF WELLAND

BY-LAW NUMBER _____

BEING A BY-LAW TO AMEND THE CITY OF WELLAND ZONING BY-LAW 2017-117 (450 Rice Road)

WHEREAS the Council of the Corporation of the City of Welland adopted By-law 2017-117 on the 17th day of October 2017;

AND WHEREAS the Council of the Corporation of the City of Welland deems it expedient to amend said Zoning By-law 2017-117.

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

1. That the City of Welland Zoning By-law 2017-117 is hereby amended.
2. That Schedule 'A' to the City of Welland Zoning By-law 2017-117, as amended, is hereby further amended as shown on Schedule 'A' attached hereto and forming part of this By-law by, zoning the lands identified as 'Agricultural (A1)' to 'site-specific Residential Low-Density 2 (RL2-XX)', and 'site-specific Residential Medium Density (RM-XX)'.
3. Notwithstanding the provisions of Section 5 General Provisions, Section 6 Parking and Loading, and Section 7.3 Regulations for Residential Zones contained in Zoning By-law 2017-117, the following provisions shall apply to the lands shown on Schedule 'A' attached hereto.

Section 5 General Provisions

Section 5.10.5a)

Open or roofed porches and stairs may project 1.5 metres into any required front or exterior side yard and 3.0 metres into any rear yard, provided the structure is not higher than 1.5 metres from grade

Section 5.10.5e)

*Decks may project a maximum of 3.75 metres into the required rear yard, provided said deck is not higher than **2.4 metres** above grade*

Section 6 Parking and Loading Regulations

Section 6.1.6b) Parking Space Dimension

Not Applicable

Section 6.7 Bicycle Parking

Not Applicable for Multiple Dwelling

Section 6.9.3a)

1.5 m of a street line

Section 7.3 Regulations for Residential Zones – Residential Low Density 2

RL2-XX:

Single-Detached Dwellings

<i>Minimum Front Yard</i>	<i>3.0 m to dwelling 3.5 m to garage for Lot 1 with interior side yard being greater than 6 m</i>
<i>Minimum Interior Side Yard</i>	<i>0.6 m on one side 1.2 m on the other side</i>
<i>Minimum Rear Yard</i>	<i>5.5 m for Lot 1</i>
<i>Maximum Lot Coverage</i>	<i>Not Applicable</i>
<i>Minimum Landscaped Area</i>	<i>Not Applicable</i>

Street Townhouse Dwelling (front face and rear garage access)

<i>Minimum Front Yard</i>	<i>3.0 m to dwelling</i>
<i>Minimum Lot Coverage</i>	<i>Not Applicable</i>
<i>Minimum Landscaped Area</i>	<i>Not Applicable</i>

Section 7.3 Regulations for Residential Zones – Residential Medium Density

RM-XX:

Apartment (Block 32)

<i>Minimum Rear Yard</i>	<i>3.0 m</i>
<i>Maximum Lot Coverage</i>	<i>Not Applicable</i>

Block Townhouse (Block 32)

<i>Minimum Front Yard</i>	<i>3.0 m to dwelling</i>
<i>Maximum Lot Coverage</i>	<i>Not Applicable</i>

Multiple Dwelling (Block 32)

<i>Minimum Front Yard</i>	<i>3.0 m to dwelling</i>
<i>Minimum Interior Side Yard</i>	<i>1.5 m</i>
<i>Minimum Rear Yard</i>	<i>3.0 m</i>
<i>Maximum Lot Coverage</i>	<i>Not Applicable</i>

Multiple Dwelling (Block 30 & 31)

<i>Minimum Lot Frontage</i>	<i>6.4 m</i>
<i>Minimum Front Yard</i>	<i>3.0 m</i>
<i>Minimum Interior Side Yard</i>	<i>1.2 m</i>
<i>Minimum Exterior Side Yard</i>	<i>1.2 m</i>
<i>Minimum Lot Coverage</i>	<i>Not Applicable</i>
<i>Minimum Landscaped Area</i>	<i>Not Applicable</i>

That Schedule 'A' attached hereto shall be read with and form part of this By-law.

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

MAYOR
CLERK



CLARE AVENUE

STEVE BAUER TRAIL

STEVE BAUER TRAIL

BRIARSDALE CRESCENT

QUAKER ROAD



PART 1

PART 2

PART 2

ECOLE NOUVEL HORIZON

LEGEND

-  PART 1 - FROM AGRICULTURAL (A1) TO SITE SPECIFIC RESIDENTIAL LOW DENSITY 2 (RL2-XXX)
-  PART 2 - FROM AGRICULTURAL (A1) TO SITE SPECIFIC RESIDENTIAL MEDIUM DENSITY (RM-XXX)

CLARE AVENUE
SCHEDULE 'A' TO ZONING BY-LAW AMENDMENT No. ____

MAYOR: _____

CLERK: _____

