

Planning Justification Report

519 Thorold Road

City of Welland

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**Upper Canada Consultants
3-30 Hannover Drive
St. Catharines, ON L2W 1A3**



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PREFACE

Upper Canada Consultants has been retained by 1001133976 Ontario Inc. to prepare a Planning Justification Report in relation to the applications for Official Plan and Zoning By-law Amendment at 519 Thorold Road in the City of Welland, within the Regional Municipality of Niagara.

The Official Plan and Zoning By-law Amendment applications have been prepared to facilitate the construction of a 22-unit block townhouse development. The application proposes to amend the Official Plan Designation from “Low Density Residential” to “Medium Density Residential,” and to amend the zoning from “Residential Low Density 1 (RL1)” to “Site-Specific Residential Medium Density (RM-XX).”

The Official Plan Amendment has been applied for to address the proposed developments departure from the density maximum of the Low Density Residential Designation in the City of Welland Official Plan. Similarly, the Zoning By-law Amendment Application has been submitted to align with the Official Plan Designation, and rezone the lands to permit the block townhouse building typology. The proposed site-specific provisions of the zoning amendment are for a reduction of a minimum front yard setback.

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 Planning Justification Report should be read in conjunction with the following reports and materials.

- Draft Official Plan Amendment prepared by Upper Canada Consultants;
- Draft Zoning By-law Amendment prepared by Upper Canada Consultants;
- Functional Servicing report and Stormwater Management Plan prepared by Upper Canada Consultants; and
- Preliminary Site Plan Prepared by Upper Canada Consultants.

DESCRIPTION AND LOCATION OF SUBJECT LANDS

The Official Plan and Zoning By-law Amendment Applications pertain to lands known municipally as 519 Thorold Road in the City of Welland. The subject lands are legally described as PART TWP LOT 254, PART 1, 59R18266 TOWNSHIP OF THOROLD; CITY OF WELLAND, within Regional Municipality of Niagara. An aerial image showing the location of the subject lands and surrounding properties is included as **Figure 1**.



Figure 1 – Aerial View of Subject Lands

Property Context

The subject lands measure 4,762.11 square metres (0.476 hectares) in total area. The parcel has 38.10 metres of frontage along Thorold Road, a municipal collector road within the City of Welland. The subject lands are located on the south side of Thorold Road between South Pelham Road and Clare Avenue. The lands are within the Urban Boundary Area of the City of Welland. The lands previously contained a single detached dwelling and are now vacant.

Photographs of the subject lands are included below as **Figures 2 and 3.**



Figure 2 – Site Photo taken from Thorold Road looking south



Figure 3 – Site Photo taken from Maple Park looking north

The lands were subject to previous consent and minor variance applications (File No. B021-2024, B022-2024 and A44-2024) that were approved by the Welland Committee of Adjustment on December 11, 2024. The property has been sold and the new owner is no longer proceeding with finalizing the consent applications and is now proposing a new development concept for the lands consisting of a 22-townhouse block condominium development which require the current Official Plan and Zoning By-law Amendment applications and will be followed by Site Plan and Condominium applications.

Adjacent Lands

Existing and approved/proposed land uses adjacent to the subject lands include:

- North:** Low density residential uses consisting of single-detached and townhouse dwellings.
- South:** Maple Park, a municipal park consisting of baseball diamonds, pickleball courts, a playground and a public pool.
- East:** A single detached dwelling and medium and high density residential uses consisting of 3-storey and 5-storey residential apartment buildings. Commercial uses on the east side of Clare avenue fronting on Thorold Road.
- West:** Single-detached dwelling and a proposed 228-unit apartment building development which received Council approval for an Official Plan and Zoning By-law Amendment on December 12, 2023, to facilitate the proposed development. There are commercial uses located further west of the subject lands including a shopping plaza and a grocery store.

The surrounding area is best described as a residential neighbourhood with pockets of commercial uses. A number of properties along this section of Thorold Road have experienced redevelopment and intensification. An aerial image of the subject lands and adjacent lands is displayed below in **Figure 4**.



Figure 4 – Surrounding Land Uses

Transportation Systems

The subject lands are accessible by private vehicle and active transportation via Thorold Road, a municipal collector road. Thorold Road contains sidewalks and bicycle lanes on both the north and south side of the street and is designated as a Strategic Cycling Network as outlined in the Niagara Official Plan 2022 Schedule J2.

The subject lands are within close proximity to Niagara Regional Transit (NRT) Routes #502 and #504. NRT Route #502 has a stop approximately 450 metres from the subject lands along Bridlewood Drive. NRT Route #504 has a stop just a short walk east of the subject lands south of the intersection of Clare avenue and Thorold Road. Both of these transit stops are easily accessible by walking and active transportation and can service the proposed development.

Natural Heritage and Hazards

The subject lands do not contain any natural heritage features or hazards. While the available aerial imagery suggests that there are some trees on the site, the lands were cleared of vegetation in January 2024. Beacon Environmental prepared a technical memo and undertook an assessment that determined the tree cover that was on the property did not support the designation of 'Other Woodland' at the time the vegetation was removed and therefore Region of Niagara Official Plan policy 3.1.18 does not apply in this instance.

Parks and Open Spaces

There are several parks within the nearby vicinity of the subject lands including;

- Maple Park, and Maple Park Pool (Adjacent to the subject lands to the south)
- Glen Park (~700 metres east)
- Bridlewood Park (~700 metres northeast)
- Woodlawn Park (~1,500 metres northeast)
- Westbrook Park (~1,500 metres south)

PROPOSED DEVELOPMENT

The applicant is proposing to construct a 4-building block townhouse development consisting of 22 units in total. The townhouse blocks will be organized into 3 blocks of 5 units each and 1 block of 7 units. The block townhouse buildings are proposed to be 2-storeys in height. The proposal includes an oversupply of parking spaces with 25 standard parking stalls and 2 barrier-free parking stalls.

The proposed development of 22 townhouse units on the 0.476 ha parcel of land would result in a density of 46.22 units per hectare. This density is higher than permitted under the Low Density Residential Designation in the City of Welland Official Plan and will require an Official Plan Amendment to address the increased density. The concept site plan is included below as **Figure 5** and also attached as **Appendix I**.

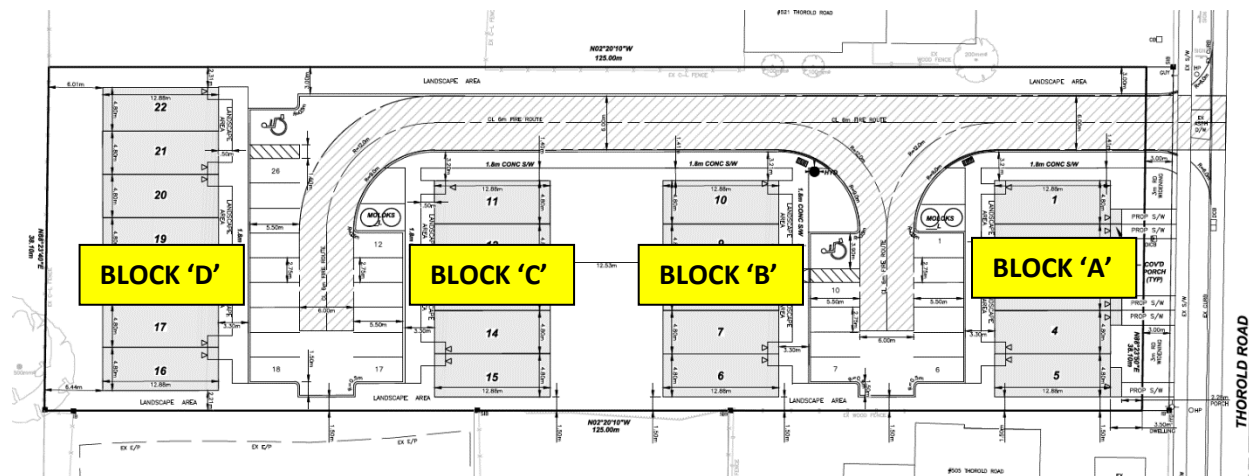


Figure 5 – Site Plan

The four block townhouse buildings are similar in design with some minor exceptions. Block 'A' will have a façade that is oriented towards Thorold Road with covered porches to provide connectivity and cohesiveness with Thorold Road and enhance the streetscape. Block 'D' will have a similar design to the other blocks within the site but will contain 7 primary townhouse dwelling units. Building Elevations and Renderings of Block 'A' are included below as **Figure 6** and **Figure 7**.



SOUTH (FRONT) - PRIVATE ROAD



NORTH (REAR) - THOROLD ROAD

Figure 6 – Elevations of Proposed Townhouse Block 'A'



VIEW SYSTEMS TOWNHOMES - 519 THOROLD ROAD

PERSPECTIVE

DESIGNS BY
SANTY

Figure 7 – Rendering of Proposed Townhouse Block 'A'

REQUIRED APPLICATIONS

A pre-consultation meeting was held on April 17, 2025 to discuss the proposed development and the required applications, studies, and supporting documents necessary to facilitate the development.

As outlined by the City of Welland Planning Division, an Official Plan Amendment and a Zoning By-law Amendment are required for the proposed development.

The complete application requirements that were outlined as a result of the pre-consultation meeting for the Official Plan and Zoning By-law Amendments include:

- Planning Justification Report
- Conceptual Site Plan
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment
- Functional Servicing Report
- Stormwater Management Report

A copy of the pre-consultation agreement is included as **Appendix IV** to this report.

Official Plan Amendment

An Official Plan Amendment application has been submitted to change the land use designation for the subject lands from “Low Density Residential” to “Medium Density Residential.” The Official Plan Amendment is required to facilitate a higher density than currently permitted under the Low Density Residential designation.

The development proposes a density of 46.22 units per hectare which exceeds the provisions of the Low Density Residential designation that permits a range of 15 to 25 dwelling units per net hectare. The Medium Density Residential designation permits a range of 25 to 60 dwelling units per net hectare.

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

Zoning By-law Amendment

A Zoning By-law Amendment application has also been submitted to address the zoning compliance matters of the City of Welland Zoning By-law 2017-117. The amendment proposes to rezone the property from “Residential Low Density 1 (RL1)” to “Site-Specific Residential Medium Density (RM-XX).” The rezoning is necessary to permit the block townhouse building typology, reduce the front yard setback requirements, and maintain consistency with the Official Plan Amendment.

Site-specific provisions are requested for:

Site-Specific Residential Medium Zone (RM-XX)

- Minimum Front Yard: *3.0 Metres.*

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

Future Applications

Future applications include an application for Site Plan Control, and a request for Draft Plan of Vacant Land Condominium Exemption to facilitate the proposed development.

RELATED STUDIES AND REPORTS

In addition to this Planning Report, the studies and reports outlined below have been submitted with the Official Plan and Zoning By-law Amendment Applications as required by the pre-consultation agreement. It is noted that the Geotechnical Report, Sediment and Erosion Control Plan, Servicing and Grading plan, detailed Site Plan and Urban Design/Landscape Plans will be submitted as part of a future site plan application and included with the Official Plan and Zoning By-law Amendment Applications is the Functional Servicing Report, Archaeological Assessment and Planning Justification Report.

Functional Servicing Report and Stormwater Management Report

Upper Canada Consultants has completed a Functional Servicing and Stormwater Management Report, as required by the pre-consultation meeting on April 17, 2025. The results of these investigations determined that the existing 300mm diameter watermain will have sufficient capacity to provide both domestic and fire protection water supply, and that the watermain has adequate capacity for the proposed residential development. The report also outlines that stormwater quantity controls are being provided on site to the allowable capacity of the existing storm sewer system on Thorold Road, and stormwater quality controls will be provided to the MECP Enhanced Protection levels before outletting from the site.

In conclusion, there is adequate municipal infrastructure to service the proposed development.

Archaeological Assessment

A Stage 1-2 Archaeological Assessment was completed by John Triggs Heritage Consulting in April 2025. The results of this assessment found that the former dwelling on the property was demolished in 2024 and that the property did not contain features or artifacts of cultural heritage value. The recommendations of the Stage 1-2 Archaeological Assessment was that the property be cleared of further archaeological concern.

PROVINCIAL LEGISLATION

Development applications within the City of Welland are subject to the Ontario *Planning Act* (R.S.O. 1990), and the Provincial Planning Statement (2024). Justification for how the proposed applications align with the applicable Provincial legislation and policies is provided below.

Planning Act (R.S.O. 1990)

The *Planning Act* is provincial legislation that sets out the ground rules for land use planning in Ontario. The Act prescribes matters of provincial interest in which planning authorities shall have regard for when evaluating development applications.

Section 2 – Matters of Provincial Interest

Section 2 of the *Planning Act* outlines the matters of provincial interest that planning authorities are directed to have regard for. They are as follows:

- 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.

The proposed development has regard for matters e), f), h), i), j), l), p), q), and r).

- e) the supply, efficient use and conservation of energy and water;

The proposed development proposes to connect to existing municipal water facilities that have capacity to supply water service to the development providing for the efficient use of water services. The built form and increase in density also provide opportunities to provide for improved energy conservation compared with traditional single detached residential developments.

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

The development will be serviced by communication, transportation, sewage and water services and waste management systems. The proposed development will facilitate residential intensification along an arterial roadway within the City of Welland that provides appropriate access to the development, and has capacity to support the development. There are multiple public transit stops within the nearby vicinity and the proposed intensification has the potential to increase ridership on these routes. Thorold Road is equipped with bicycle lanes and sidewalks and supports active transportation.

The development proposes to connect to existing municipal water and wastewater infrastructure systems that have capacity to service the development. With regards to waste management, the proposed development will be serviced by private waste management and collection system.

- h) the orderly development of safe and healthy communities;

The subject lands are located between existing medium and high-density residential apartment buildings to the east and a proposed high density development to the west. The proposed development will provide for townhouse housing typologies which will contribute to the development of healthy communities by providing a mix of housing options and choice in the City.

The subject lands are located on a street with sidewalks and bicycle lanes that promotes safe active transportation and contributes to the development of healthy communities.

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

The subject lands are located near several schools including:

- *Gordon Public School (~ 265 metres east);*
- *Elementary School Catholic Du Sacre-Coeur (1.2 kilometres southeast);*
- *Welland Centennial Secondary School (1.3 kilometres to the east); and*
- *Holy Name Catholic Elementary School (1.3 kilometres southeast)*

The subject lands are also located in close proximity to several parks including:

- *Maple Park, and Maple Park Pool (Adjacent to the subject lands to the south);*
- *Glen Park (~700 metres east);*
- *Bridlewood Park (~700 metres to the northeast);*
- *Woodlawn Park (~1,500 metres northeast); and*
- *Westbrook Park (~1,500 metres south)*

The proposed development is also located near several health-related uses including:

- *Dental Office (~150 metres west);*
- *Optometrist (~150 metres west);*
- *Physiotherapy Clinic (~200 metres northwest);*
- *Doctor's Office (~300 metres west); and*
- *Dental Office (~300 metres west)*

Within the City of Welland are also a number of social and cultural facilities including libraries, museum, community organizations, etc. that provide services to the broader community and are available to service the proposed development as well.

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

The surrounding area is comprised of low, medium and high density residential land uses including single-detached, semi-detached, townhouse and apartment dwellings. The proposed development will add a medium density block townhouse building typology to the existing neighbourhood which will contribute to a full range of housing in the area.

Additionally, the future condominium tenure of ownership will provide an alternative form of home ownership than the freehold lots in the surrounding area. The proposed block townhouse dwelling types and condominium tenure of ownership can produce relatively more attainable prices than larger freehold lots. Therefore, the proposed development will contribute to the adequate provision of a full range of housing, including affordable housing.

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

municipalities;

The proposed development can benefit the financial and economic well-being of the Province and its municipalities as it will provide for the addition of 22 new residential dwelling units within the City of Welland. The additional units will improve the availability of housing within the City of Welland.

Additionally, the development will generate development charges and long-term property tax revenue. This will contribute to the financial well-being of the municipality and allow for continued growth and development within the City of Welland.

- p) the appropriate location of growth and development;

The subject lands are located within the Urban Boundary Area of the City of Welland. Provincial, Regional and Local land use policies direct a majority of growth and development to be located within Urban Boundary Areas with existing municipal services. The development proposes to facilitate the infill development of 22 new residential dwelling units and to connect to existing municipal services.

The proposed development will introduce a medium density residential land use within an area containing existing low, medium and high density residential land uses. The development will contribute to the supply of residential land use and facilitate a mix of housing options to contribute to the creation of a complete community.

The subject lands are not constrained by any significant physical, environmental or geographical features and are accessed by a municipal arterial road maintained year round. The lands also have access to municipal water, sanitary and storm services available within the Thorold Road road allowance. The lands are 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;

The subject lands are in close proximity to Niagara Regional Transit (NRT) Routes #502 and #504 and would service the residents of the proposed development. Additionally, the increased density facilitated by the development of the block townhouses contributes to the promotion of transit-supportive population densities.

Thorold Road is identified as a Strategic Cycling Network by the Niagara Official Plan Schedule J-2. These active transportation networks are integrated into the transportation system to enable safe and convenient inter-municipal and intra-municipal travel for active transportation users and provide continuous linkages from neighbourhoods to strategic growth areas, major trip generators, employment land, tourism destinations, public service facilities, post-secondary institutions and transit stations. Thorold Road contains bicycle

lanes and sidewalks on both sides of the street which will service the development and provide for active transportation options for pedestrians.

- r) the promotion of built form that,
 - iv) is well-designed,
 - v) encourages a sense of place, and
 - vi) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;

*As shown in **Figures 6 and 7** above, the preliminary concept of the townhouse blocks is mindful of principles of urban design. The façade of the block fronting on Thorold Road will have an enhanced design that will include covered porches and entrances from a sidewalk connecting to Thorold Road. This design will offer visual interest and interactivity with the street. These designs also encourage a sense of place where residents feel connected to the surrounding area.*

The proposed development contains sidewalk connections from Thorold Road directly to the Block 'A' units and alongside the private laneway that connects to sidewalks to the individual units throughout the site. This allows for high quality and safe pedestrian travel through the site and to the active transportation facilities along Thorold Road. This provides connections to the many parks, transit routes and commercial uses in the surrounding area. Additionally, the internal blocks on the site, except Block 'A' will have 6 metre associated rear yards that can be used as amenity spaces to their respective units.

Provincial Planning Statement (2024)

The Provincial Planning Statement (2024) further details policy direction on matters of provincial interest related to land use planning and development.

Chapter 2: Building Homes, Sustaining Strong and Competitive Communities

Policy 2.1.6 of the Provincial Planning Statement directs planning authorities support the achievement of complete communities. Complete communities are defined as places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support equitable access to many necessities for daily living for people of all ages and abilities, including an appropriate mix of jobs, a full range of housing, transportation options, public service facilities, local stores and services. Complete communities are inclusive and may take different shapes and forms appropriate to their contexts to meet the diverse needs of their populations.

Policy 2.1.6 outlines that planning authorities are to facilitate the achievement of complete communities by:

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

The proposed development aligns with the direction of Policy 2.1.6 of the Provincial Planning Statement. Firstly, the medium density townhouse development will provide for a new building typology in the area that contains primarily single detached and apartment dwelling units. The development maintains frontage on a municipal road with ample active transportation and is nearby to public transportation facilities and the subject lands are located in close proximity to several commercial uses, schools, and parks supporting opportunities to improve social equity and quality of life for the future residents of the development.

Section 2.2 of the Provincial Planning Statement outlines policies for housing within the Province. Under this section, planning authorities are directed to provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market. This is to be done by 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 in accordance with policy 2.3.1.3;

Further, planning authorities are to promote densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and requiring transit-supportive development and prioritizing intensification, in proximity to transit, including corridors and stations.

The proposed development includes the redevelopment of an underutilized residential lot that increases the density in the surrounding area and results in an increase in residential units. The subject lands have access to existing municipal services, supports the use of active and public transportation facilities and the proposed development represents a more efficient use of land,

infrastructure and public service facilities. As such, the proposed development aligns with the Section 2.2 Housing Policies of the Provincial Planning Statement.

Section 2.3.1 of the Provincial Planning Statement outlines general policies for settlement areas. Settlement areas are to be the focus for growth and development. Further, land use patterns within settlement areas should be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- b) optimize existing and planned infrastructure and public service facilities;
- c) support active transportation;
- d) are transit-supportive, as appropriate; and
- e) are freight-supportive.

Planning authorities are also directed to support general intensification and redevelopment to support the achievement of complete communities, and to establish and implement minimum targets for intensification and redevelopment within built-up areas.

The proposed development aligns with the general policies of settlement areas, established by Section 2.3.1 of the PPS. The residential intensification facilitated by the redevelopment of an underutilized residential lot will assist in meeting the intensification targets for the built-up area of the City of Welland and support the achievement of a complete community.

Chapter 3: Infrastructure and Facilities

Policy 3.1.2 provides policy guidance that require before developing new infrastructure and public service facilities the use of existing infrastructure and public service facilities should be optimized and opportunities for adaptive re-use should be considered, wherever feasible. Further, Policy 3.6.2 identifies that municipal sewage and water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize risks to human health and safety.

The proposed development aligns with the policy direction for infrastructure by supporting intensification and redevelopment of an existing residential lot that optimizes existing infrastructure and public service facilities. The proposed development will be serviced by existing municipal and water sewage services that aligns with minimizing risks to human health and safety and protection of the environment.

NIAGARA OFFICIAL PLAN (2022)

The Niagara Official Plan (NOP) is the Regional Municipality of Niagara's long-term, strategic policy planning framework for managing growth coming to Niagara. This plan guides land use planning and development within the region until 2051 and beyond. While the Region of Niagara is now an upper tier municipality without planning responsibilities, the Niagara Official Plan has become an Official Plan of the City of Welland and remains in effect until such time as the City of Welland adopts a new Official Plan and revokes the Niagara Official Plan, or amends the plan to provide otherwise. The City of Welland is now responsible for the implementation of the Niagara Official Plan.

Chapter 2 – Growing Region

Chapter 2 of the Niagara Official Plan provides land use planning policies for the Region and outlines population and employment forecasts, and intensification targets. The objective of this section is to coordinate Regional growth forecasts with land use, transportation, infrastructure and financial planning.

2.1 – Forecasted Growth

Section 2.1 of the NOP outlines forecasted growth for the Niagara Region. The Region is forecasted to have a population of 694,000 people and 272,000 jobs by the year 2051. Welland, specifically, is anticipated to have a population of 83,000 people and 28,790 jobs by 2051.

The proposed development will add 22 dwelling units to the housing stock within the City of Welland and will assist in providing housing units to manage the growth forecasted within the Region.

2.2 – Regional Structure

Section 2.2 of the Niagara Official Plan establishes the regional land use structure that directs forecasted growth to settlement areas. Settlement areas are comprised of urban areas, which include built-up areas, designated greenfield areas and strategic growth areas, as well as rural settlement areas.

This section outlines that most development will occur within urban areas, where municipal water and wastewater systems/services exist or are planned and a range of transportation options can be provided. Furthermore, strategically directing growth can be achieved through a balanced mix of built forms in communities within the Niagara Region. The policies of this section support the principles of complete communities.

The objectives of section 2.2 are to:

- a) manage growth within urban areas;

- b) accommodate growth through strategic intensification and higher densities;
- c) protect and enhance the character of rural settlements;
- d) plan for the orderly implementation of infrastructure and public service facilities; and ensure settlement area expansions support Regional forecasts and growth management objectives; and
- e) promote transit-supportive development to increase transit usage, decrease greenhouse gas emissions, and support the overall health of the community.

As shown in **Figure 8** below, the subject lands are located within the City of Welland Urban Area and are designated “Delineated Built-Up Area.”



Figure 8 – Niagara Official Plan – Schedule B – Regional Structure

The proposed development aligns with the policies outlined in section 2.2 of the NOP. The development will contribute to accommodating some growth through intensification and at a higher density and will be serviced by existing municipal infrastructure. The subject lands are located in close proximity to active and public transportation options which would support increased use of active transportation facilities and transit use. Further the lands are designated as a location for intensification and redevelopment.

2.2.1 – Managing Urban Growth

Section 2.2.1 outlines the policy framework for managing urban growth within the Niagara Region. This section directs how land use patterns and built forms are to be configured to

achieve complete communities that encourage a sense of place.

Section 2.2.1.1 b) states that development will 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 aligns with this policy by introducing a medium density housing typology in the area and facilitates a compact built form that supports achieving a complete community.

Section 2.2.1.1 c) states that development will support a diverse mix of housing types, unit sizes, and densities to accommodate current and future market-based and affordable housing needs. The proposed development aligns with this policy as it introduces a new medium-density townhouse building typology in the neighbourhood. The condominium tenure provides for an ownership from the freehold single-detached and semi-detached dwellings in the surrounding area. The introduction of this new housing typology and tenure of ownership will diversify the housing options within the area of the subject lands and while the housing is market-based, it is generally more affordable than traditional low density market-based housing options.

Policy 2.2.1.1 d) encourages development to support social equity, public health and safety, and the overall quality of life for people of all ages, abilities and incomes by expanding convenient access to a range of transportation options, including public transit and active transportation, public service facilities, and open spaces, parks, trails, and other recreational facilities. The proposed development has direct access to active transportation and public transit infrastructure, schools and institutional uses, and many parks and open spaces, including Maple Park and Maple Park Pool. The proposed development aligns with this policy.

Policy 2.2.1.1 e) directs development to support built forms, land use patterns, and street configurations that minimize land consumption, reduce costs of municipal water and wastewater systems/services, and optimize investments in infrastructure to support the financial well-being of the Region and Local Area Municipalities. The proposed development features a compact built-form and is an efficient use of land, and fronts on an existing roadway with full municipal services and optimizes investments in existing municipal infrastructure. The proposed development aligns with Policy 2.2.1.1 e).

Policy 2.2.1.1 f) further encourages development to support opportunities for transit-supportive development. As discussed in relevant sections above, the proposal has access to existing public transit network and has the potential to increase ridership.

Section 2.2.1.1 g) encourages opportunities for intensification, including infill development, and the redevelopment of brownfields and greyfield sites. The proposed development is an example of intensification and infill development of an underutilized residential lot within the Urban Area of the City of Welland.

Section 2.2.1.1 h) encourages opportunities for the integration of gentle density, and a mix and range of housing options that considers the character of the established residential

neighbourhoods. The proposal aligns with this policy by introducing gentle density at a rate of 22 new medium-density residential units. This provides for a new medium-density development located among an existing neighbourhood containing primarily single detached and apartment dwelling units. The development is designed to align with the existing character of the neighbourhood and to be an efficient use of land with access to transportation and public facilities.

Section 2.2.1.1 k) States that development shall support orderly development in accordance with the availability and provision of infrastructure and public service facilities. As stated in the relevant sections above, the development proposes to connect to existing municipal water and wastewater services, has access to public transit facilities, and access to schools and parks in the nearby vicinity. Therefore, the proposed development aligns with this policy.

2.2.2 – Strategic Intensification and Higher Densities

Section 2.2.2 of the Niagara Official Plan outlines Residential Intensification Targets for the Built-Up Areas of the Niagara Region and the different Local Area Municipalities. They are outlined in **Figure 9** below.

As shown in Table 2-2, the City of Welland has an intensification rate of 75% of new residential

Table 2-2 Niagara Region Minimum Residential Intensification Targets by Local Area Municipality 2021-2051

Municipality	Units	Rate
Fort Erie	3,680	50%
Grimsby	4,500	98%
Lincoln	8,895	90%
Niagara Falls	10,100	50%
Niagara-on-the-Lake	1,150	25%
Pelham	1,030	25%
Port Colborne	690	30%
St. Catharines	18,780	95%
Thorold	1,610	25%
Wainfleet	0	0%
Welland	10,440	75%
West Lincoln	1,130	13%
Niagara Region	62,005	60%

Note: Local Area Municipalities may plan for additional *intensification* units and higher *intensification* rates within *built-up areas* than those identified in Table 2-2 for *infrastructure* purposes as it reflects *development* trends and land use permissions at the time of Local conformity.

Figure 9 – Niagara Official Plan Table 2-2 – Niagara Region Minimum Residential Intensification Targets by Local Area Municipality 2021-2051

units to be established are to be located within the Built-Up Area of the City of Welland, and overall across the Region a 60% intensification target of new residential units to be located within the Built-Up Area has been established. The proposed redevelopment of an underutilized residential lot, with the development of 22 new townhouse dwelling units will assist the City of Welland, and the Niagara Region in meeting the intensification targets outlined in the Niagara Official Plan.

2.3 - Housing

The objective of Section 2.3 of the Niagara Official Plan regarding housing are to provide a mix of housing options to address current and future needs, 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 promotes the development of a range and mix of densities, lots and unit sizes and housing types to be planned for throughout settlement areas to meet housing needs at all

stages of life.

The proposed development aligns with this policy as it introduces a new medium-density development in an area currently comprised of low, medium and high density land uses. The townhouse building typology will provide for an alternative building typology in the area and the condominium aspect will provide an alternative tenure of ownership. This configuration will contribute to housing accessibility and affordability by adding a housing option that currently is limited in the neighbourhood.

5.2.1 Infrastructure Planning, Development and Asset Management

Policy 5.2.1.5 provides that before developing new infrastructure, existing infrastructure shall be optimized and that growth be planned and directed in a manner that promotes the efficient use of existing infrastructure services. The proposed intensification and redevelopment for medium density housing provides for a more efficient use of existing infrastructure services that are available to the subject lands and the proposal aligns with the policy guidance that requires growth to occur in a manner that promotes the efficient use of existing infrastructure.

5.2.2 Municipal Water and Wastewater Servicing within Urban Areas

It is a policy (Policy 5.2.2.2) of the Niagara Official Plan that municipal water and wastewater systems/services are the required form of servicing for development in urban areas. The proposed development will be serviced by existing municipal water and wastewater services that are available to the subject lands and therefore is consistent with this policy requirement of the Niagara Official Plan.

5.2.5 Stormwater Management and the Planning Process

Policy 5.2.5.1 require that all new development in settlement area must be provided with a separate stormwater drainage system or separate storm drainage connection. The proposed development will have its own internal storm sewer system that will connect to the existing municipal storm sewer located in Thorold Road complying with the policy requirement for storm drainage systems.

6.4.2 Conservation in Accordance with Provincial Requirements

Policy 6.4.2.1 required that development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved or the land has been investigated and cleared or mitigated following clearance from the Province. The lands are identified as being within an area of archaeological potential as shown on Schedule K of the Niagara Official Plan. A Stage 1-2 Archaeological Assessment was completed in April 2025 that investigated the property with regards to archaeological resources and the outcome of that Assessment was that the property be cleared of further archaeological concern and the report has been submitted to the

Province. Therefore, the proposed redevelopment of the lands is in conformity with policy 6.4.2.1.

CITY OF WELLAND OFFICIAL PLAN (2011)

The City of Welland Official Plan (2011) is a statutory document that sets out the municipality's long-term land use plan for growth and development over a 20-year period. The City of Welland Official Plan provides the municipality's 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.

An overview of the conformity with applicable policies of the Official Plan is provided in the analysis below.

Section 2 – Community Strategic Directions

The City of Welland Official Plan provides an overview of the strategic directions under Section 2 of the Plan. According to section 2.1.1, Welland is:

- A leadership community;
- A complete community;
- An economic gateway;
- A sustainable City;
- A safe, healthy and accessible City;
- A proud and attractive City; and,
- A good neighbour.

The proposed development will contribute to the achievement of these strategic directions, specifically, by assisting in the achievement of a complete community.

Section 2.3 – Complete Community

Section 2.3.1 states that complete communities meet all people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, services, a full range of housing, and community infrastructure including affordable housing, schools, recreation and open space for their residents. Convenient access to public transportation and options for safe, non-motorized travel is also an important component of a complete community. Complete communities provide a lifetime of opportunities for living, working, wellness, education, entertainment and recreation. The City of Welland aspires to be a complete community.

The proposed development introduces a new medium-density land use to a neighbourhood that will contribute to a full range of housing options. The lands have convenient access to active transportation and public transit infrastructure and is located within the nearby vicinity of several commercial uses, parks, open spaces and schools. The proposed development will assist the City of Welland in its pursuit of the achievement of becoming a complete community.

Section 3 – Growth Management

Section 3 of the City of Welland Official Plan contains policies relating to growth and development within the City.

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

The proposed development aligns with the direction of section 3.1. The subject lands are located within the Urban Area Boundary and within the Built Boundary & Built Up Area as shown on the City of Welland Official Plan Schedule A: City Structure and included as **Figure 10** below. The proposed development will have access to existing municipal water and wastewater services along Thorold Road.

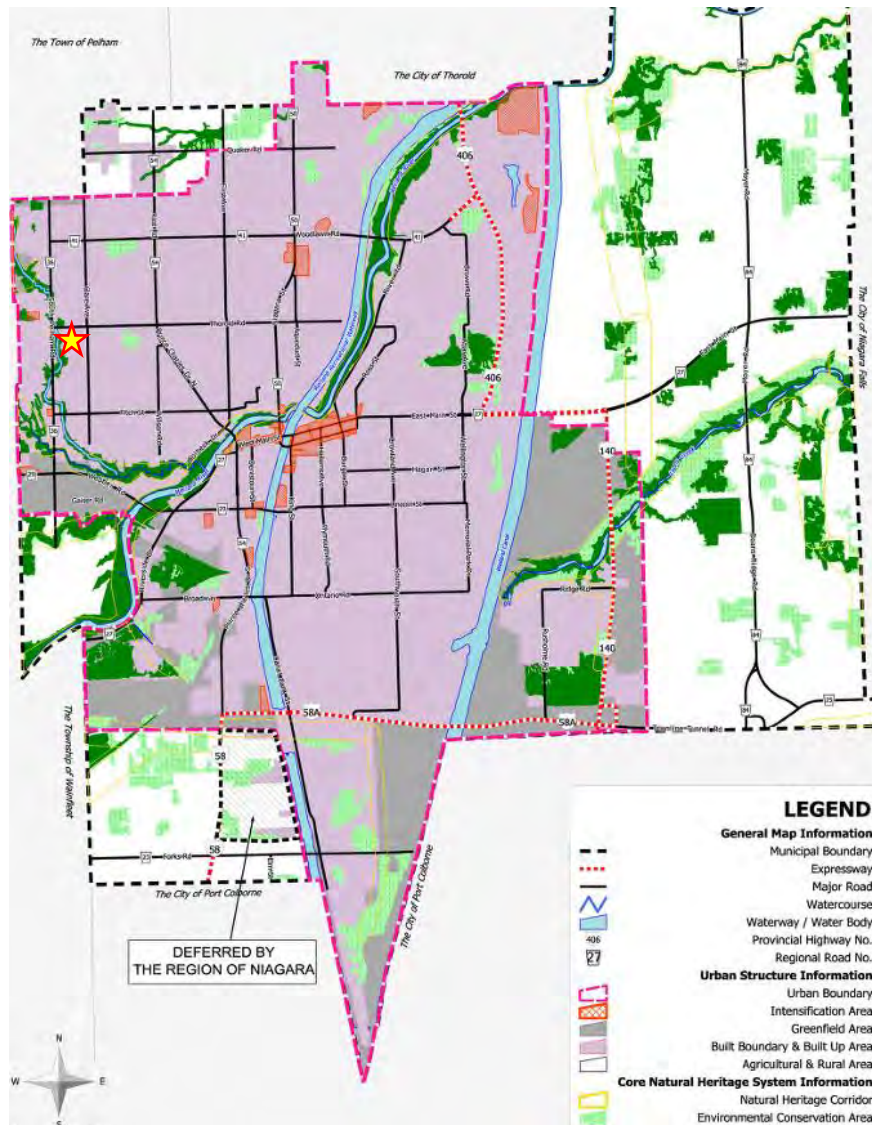


Figure 10 – City of Welland Official Plan – Schedule A: City Structure

Section 3.2 - Planning Objectives

Section 3.2 of the City of Welland Official Plan outlines the growth-related objectives of the plan. These 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 include urban growth within the designated Urban Area of the City of Welland which is an appropriate location of growth. The proposed development is compact and pedestrian friendly and has immediate access to public transit and active transportation infrastructure. The subject lands are surrounded by a mix of residential uses, open space and commercial uses which contributes to the achievement of a complete community and the proposed development is compatible with those uses. For these reasons, the proposal aligns with the Planning Objectives outlined under Section 3.2.

Section 3.3 – Growth Forecast

Section 3.3 of the City of Welland Official Plan includes a population forecast and a housing forecast. The Official Plan was approved in 2011 and these forecasts are to be updated to conform with the Niagara Official Plan which was approved in 2022.

As noted in the relevant section of this report above, Table 2-2 of the Niagara Official Plan (2022) forecasts 83,000 people and 28,790 jobs by the year 2051 for the City of Welland.

The proposed development will introduce 22 new housing units to the City of Welland within the BuiltUp Area. This development will assist the City in providing housing to accommodate the forecasted population growth.

Section 3.4 – City Structure

As displayed in **Figure 10** above, the subject lands are within the Urban Area and the Built Boundary & Built Up Area per Schedule A of the City of Welland Official Plan. These areas are to be the focus of growth and development within the City.

Section 3.4.2 – Urban Area

Section 3.4.2 outlines policies for the lands within the Urban Area, inclusive of the Built Boundary and Greenfield Areas. The planned function of the Urban Area is to control the limit of urban development and to provide private sector investors with development certainty as the boundary clearly demarcates the lands which are intended to be served with full municipal services.

Section 3.4.2.3 provides planning guidance for lands within the Built Boundary Area. The Built Boundary represents the limits of existing development within the existing Built Up Area. All growth which occurs within the Built Boundary are considered to be “intensification.”

The proposed development aligns with the intention and guidance of the policies for the Urban Area and the Built Up Area as the development proposes intensification within the existing Built Up Area where full municipal services are available.

Section 3.4.4.1 – Intensification

This section provides definitions, targets and policies for intensification within the City of Welland. Section 3.4.4.1.B outlines the importance of intensification. Per this section, intensification is an appropriate means of accommodating growth since it makes better use of existing serviced lands. The increase in housing units created by intensification is also considered a good approach to maintaining and improving vibrancy.

Section 3.4.4.1.C further expands on intensification and outlines the City of Welland’s intensification strategy. This section explains that intensification of residential and employment areas will be encouraged since it offers opportunities for economic development; is a viable approach to reducing the amount of Greenfield land needed for growth; takes advantage of already serviced but underutilized lands and helps to improve the vibrancy and aesthetics of Welland’s existing areas. Intensification is encouraged throughout the Built Up Area.

As outlined in the City of Welland Official Plan, intensification within the Built Up Area is encouraged and considered to be a good approach to maintaining and improving vibrancy. The intensification facilitated by the proposed medium density townhouse development aligns with the Official Plan’s intention for intensification.

Section 4 – Urban Area Land Use Policies

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

Section 4.2 – Housing and Residential

Section 4.2 of the Official Plan provides planning objectives and land use policies for the different residential designations outlined on Schedule B1 of the Official Plan.

Section 4.2.1 – Planning Objectives

Section 4.2.1 establishes the planning objectives for residential areas. These objectives include:

- Provide for orderly growth and distribution of residential areas;
- Efficient and logical development pattern;

- Residential uses ranging in type and tenure;
- Residential uses ranging in affordability;
- Support the City's existing and planned residential fabric;
- Carefully balance the supply of residential land with the demand for new land;
- Support existing area and designations;
- Promote opportunities for intensification and redevelopment;
- Develop new sustainable neighbourhoods; and
- Develop attractive, accessible and pedestrian friendly neighbourhoods

The proposed development aligns with the planning objectives outlined in this section. The development facilitates orderly growth and is a compact, efficient and logical development pattern. The proposal will facilitate an additional housing choice and tenure in the area of the subject lands and will contribute to affordability by providing alternative home ownership options. The proposal will also support the City's existing and planned residential fabric and provide an opportunity for intensification and redevelopment which will contribute to attractive and sustainable neighbourhoods. The subject lands are accessible and have immediate access to active transportation and public transit options.

Section 4.2.2 – Land Use Policies

Section 4.2.2 outlines the residential hierarchy and residential designations, and provides land use policies including planned function, permitted uses, scale, and design policies for the different residential designations.

As shown in **Figure 11** below, the subject lands are designated as Low Density Residential. The proposed development generally aligns with the policies of the Low Density Residential designation. However, the development proposes a density of 46.22 units per hectare which exceeds the density range for the Low Density Residential designation of 15 to 24 dwelling units per net hectare of land. For this reason, the Official Plan Amendment has been applied for to redesignate the lands "Medium Density Residential" which permits a density range of 25 to 60 dwelling units per net hectare of land. Schedule A of the Official Plan Amendment has been included below as **Figure 12** and is attached to this report as **Appendix II**. It is noted that the proposed density would align with the Low Density Residential designation in the proposed draft Official Plan that the City of Welland is currently considering.

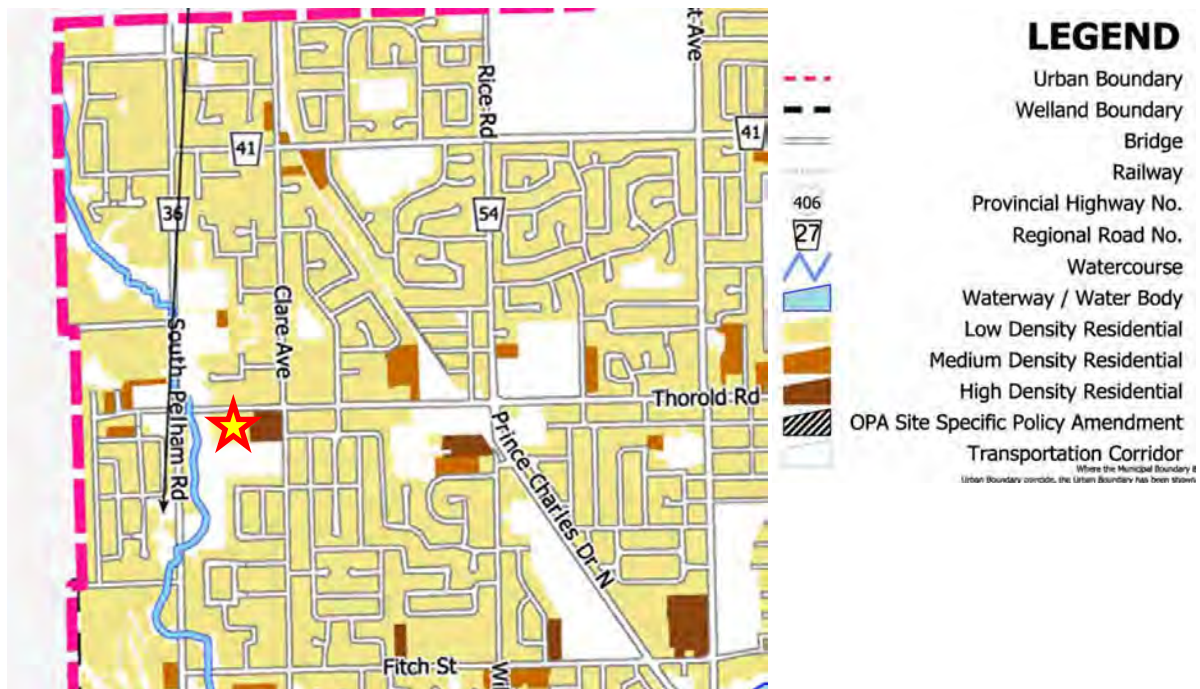


Figure 11 – City of Welland Official Plan – Schedule B1: Residential Hierarchy Land Use Map



Figure 12 – Draft Official Plan Amendment – Schedule 'A'

Section 4.2.2.3 – Medium Density Residential

Section 4.2.2.3 outlines land use policies related to the Medium Density Residential designation. The planned function of the designation is to provide housing for residential development at a minimum density of 25 dwelling units per net hectare of land and a maximum density of 60 dwelling units per net hectare of land. Permitted uses include triplex, four-plex, townhouse, stacked townhouse, and low-rise apartment housing. The scale of the Medium Density designation shall accommodate low-rise dwellings which do not cause significant issues with casting of shadows and obstructions of views for adjacent lots.

The design policies of section 4.2.2.3 encourage medium density residential dwellings to have front porches or covered entrances. Further, the streetscape should be dominated by front yard landscaping, front doors, and front windows of housing units instead of garages. Parking areas shall be located in the side or rear yard.

The proposed development aligns with the land use and design policies of the Medium Density Residential Designation. The development proposes low-rise townhouse dwellings which will not cause shadow casting or view obstruction issues. The development has been designed to provide a positive streetscape with covered porches and front doors and windows facing Thorold Road. The parking areas for this development will be located in the rear of Blocks A and C and will not be visible from Thorold Road.

Section 6.4 – City Wide Land Use Policies – Transportation

Section 6 of the Official Plan contains land use policies that apply to the entire City of Welland. Section 6.4 provides policies relating to transportation. Generally, the objectives of the transportation section are to support a multi-modal, integrated, safe, and coordinated transportation system. This system will be inclusive of roads, public transit, cycling, pedestrian modes of transportation and demand management modes.

The proposed development will assist in supporting and establishing the planning objectives regarding transportation. The intensification of 22 residential dwelling units in an area with convenient access to active transportation facilities and public transit infrastructure will increase the number of residents using these facilities and support the use of the existing multi-modal, integrated and coordinated transportation system.

6.5 Infrastructure and Utilities

Policy 6.5.2.4B requires that all new development within the Urban Area be connected to the water system as a condition of development and Policy 6.5.2.4E requires that development also be connected to the sanitary sewage system as a condition of development.

The proposed development is intended to be connected to the municipal water and sanitary sewage systems and this will be made a condition of future site plan approval for the proposed

development. Therefore, the proposed development does align with the City's infrastructure policies.

Policy 6.5.2.5A requires that a stormwater management plan and sediment and erosion control plan be prepared by a qualified engineer. In support of these applications, a Functional Servicing Report and Stormwater Management Report has been prepared in accordance with the City policy requirements. The sediment and erosion control plans will be required as part of a future site plan application.

CITY OF WELLAND ZONING BY-LAW 2017-117

As per Schedule A of the City of Welland Zoning By-law 2017-117, included below as **Figure 13**, the subject lands are currently zoned Residential Low Density 1 (RL1). The permitted residential uses of the RL1 zone include single-detached dwellings, Semi-detached dwellings, and two-unit dwellings.

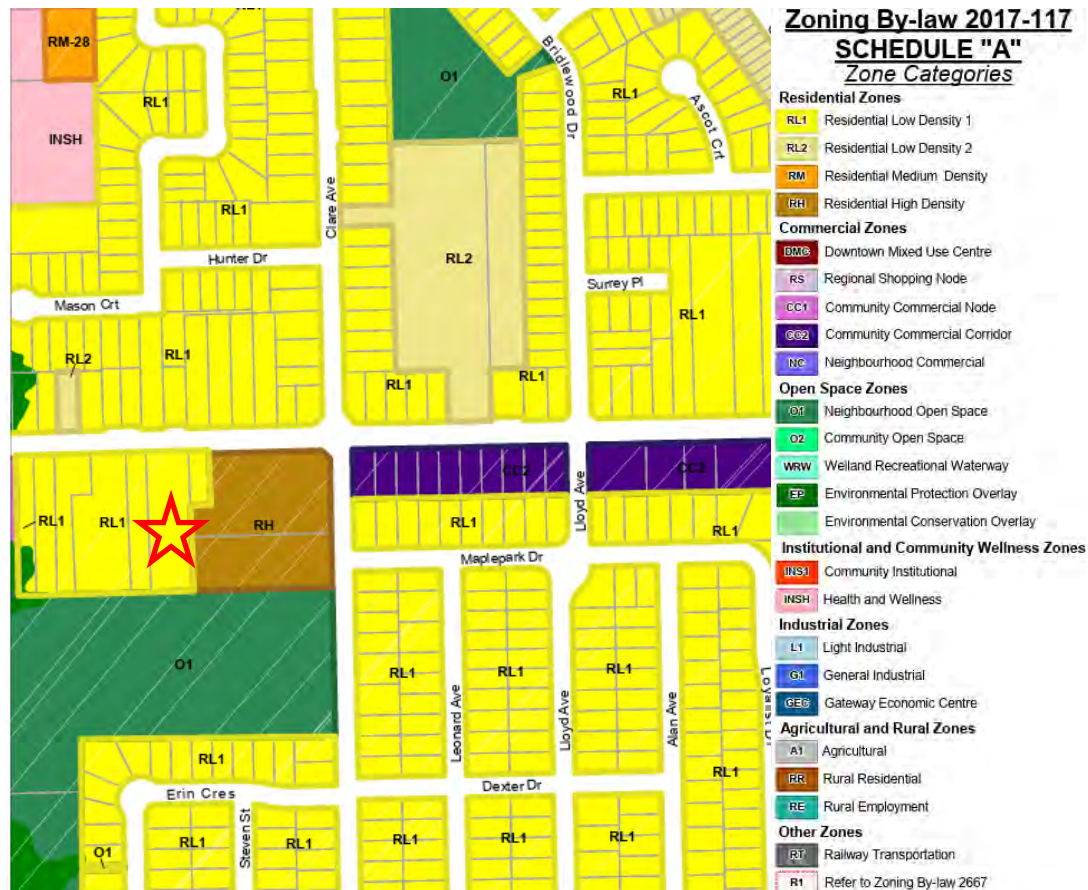


Figure 13 – City of Welland Zoning By-law 2017-117 – Schedule 'A' (Map D2)

To conform with the Official Plan Amendment, and to permit the Block Townhouse building typology, a Zoning By-law Amendment is also necessary to rezone the lands from Residential Low Density 1 (RL1) to Site-Specific Residential Medium Density (RM-XX). Schedule A of the Draft Zoning By-law Amendment is included as **Figure 14** below, and attached as **Appendix III** to this report.

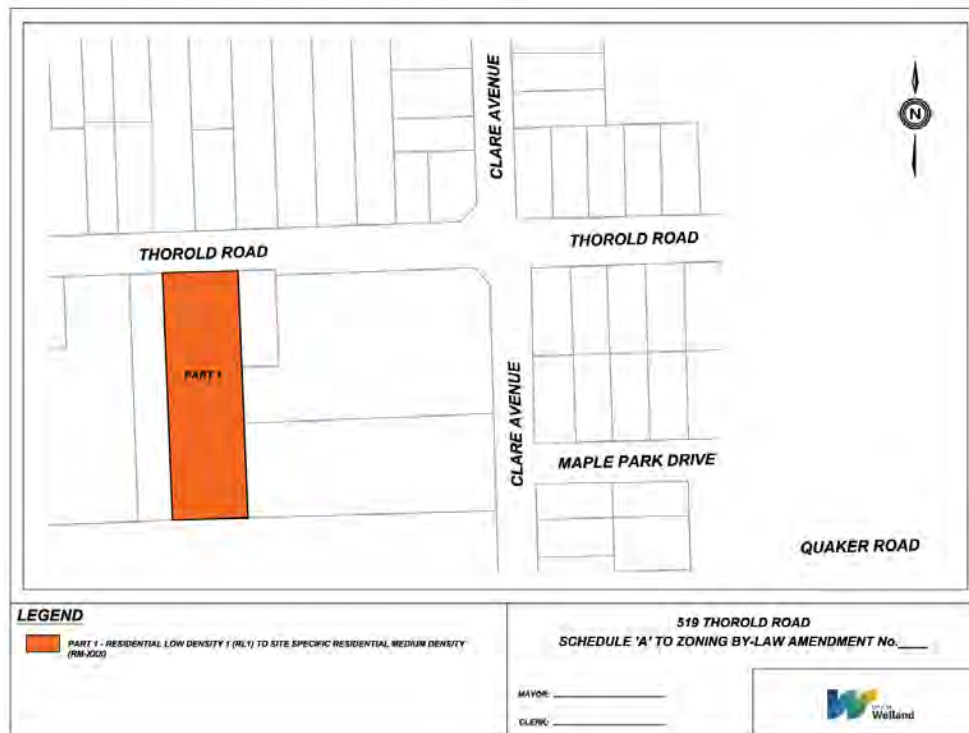


Figure 14 – Draft Zoning By-law Amendment – Schedule ‘A’

Section 7.3.1 – Regulations for Residential Zones

The following chart outlines how the proposal aligns with the provisions of the Residential Medium Density zone and any deficiencies:

Provision (For Block Townhouse)	Requirement	Meets Requirement
Lot Frontage (Min)	30m	Yes
Front Yard (Min)	4.5m and 6.0m to a garage	No. Site-Specific provision requested to reduce the minimum to 3.0m
Minimum separation between buildings/townhouse blocks	1.0m	Yes
Exterior Side Yard (Min)	1.0m	Yes
Rear Yard (Min)	6.0m	Yes
Building Height (Max)	11m (3 Storeys)	Yes
Lot Coverage (Max)	55%	Yes
Landscaped Area (Min)	20%	Yes

Site-Specific Provisions

The site-specific provision of the RM-XX zone requested is to reduce the minimum front yard from the required 4.5 metres to 3.0 metres. This reduction will allow for adequate parking and landscaping areas to the rear of Block A which aligns with the City of Welland Official Plan policies regarding design of Medium Density areas. The reduction will also move the front façade, including front doors and covered porches, closer to the street which will provide for a more engaging streetscape, connectivity with Thorold Road, and better access to the sidewalks and bicycle lanes from Block A. Providing the buildings closer to the street line also is a traffic calming measure that helps to slow down the speed of vehicular traffic. It is also noted that the reduced front yard setback does not result in sight line issues for vehicles exiting the site and turning onto Thorold Road and therefore there is no safety concern associated with the reduced front yard setback.

PLANNING POSITION

Applications have been submitted to the City of Welland for an Official Plan Amendment and Zoning By-law amendment for the lands known municipally as 519 Thorold Road in the City of Welland, in the Regional Municipality of Niagara.

The purpose of the applications is to amend the Official Plan designation, and the zone category and zoning requirements on a site-specific basis to facilitate the future construction of a 22-unit block townhouse development at 519 Thorold Road.

The proposed density and housing typology are compatible with the surrounding land uses, and the site is a compact and efficient design. The proposed development is located within the Urban Boundary of the City of Welland and is an appropriate location for intensification and redevelopment of an underutilized residential lot. The site has convenient access to active transportation and public transit infrastructure, as well as municipal water, wastewater and storm sewer services. The subject lands area located in an area supported by schools, commercial uses, and open spaces and parks.

The intensification facilitated by the proposed development will assist the City of Welland and the Niagara Region in achieving their intensification targets, and will contribute to the achievement of complete communities.

Based on the analysis of the applications, it has been demonstrated that the proposal:

- Has regard for matters of provincial interest as outlined in Section 2 of the *Planning Act*;
- Is consistent with the Provincial Planning Statement (2024)
- Conforms to the Niagara Official Plan (2022); and
- Conforms to the City of Welland Official Plan

The proposed applications and development represent good planning principles and are considered to be in the public interest.

Prepared by,

A blue ink signature of Callum Gomez, consisting of a stylized 'G' and 'C'.

Callum Gomez, CPT
Development Coordinator
Upper Canada Consultants

Reviewed by,

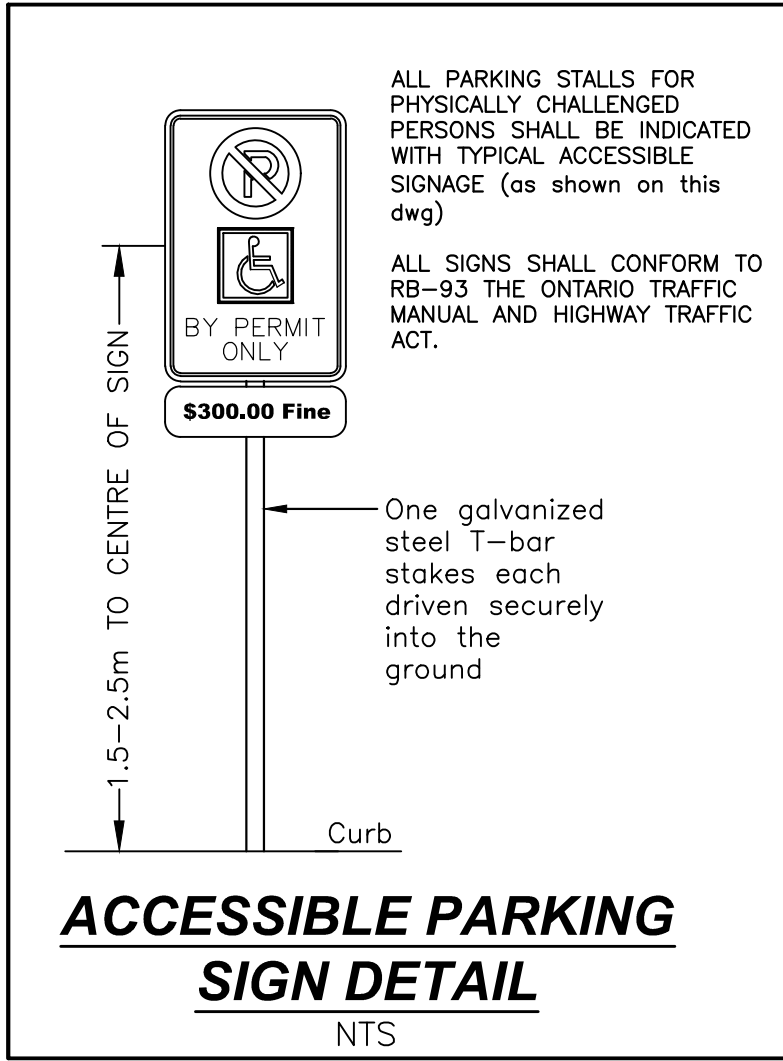
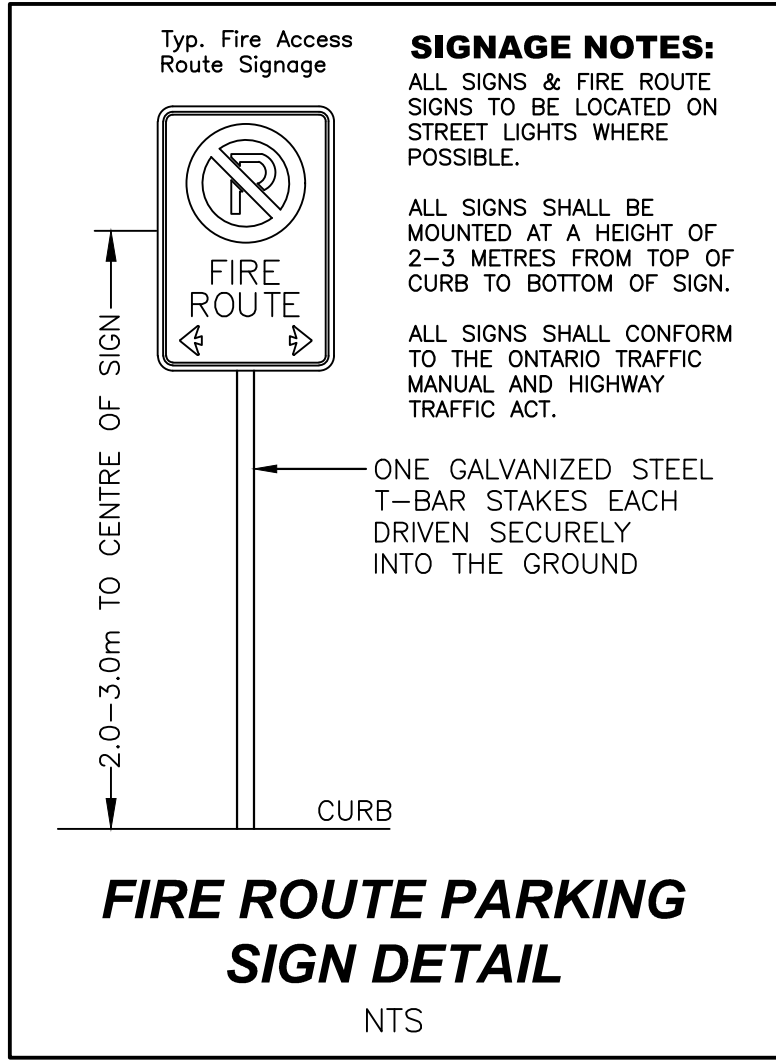
A black ink signature of William Heikoop, written in a cursive style.

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

Appendix I

Site Plan





LEGEND

HYD	EX HYDRANT
HYD	PROP HYDRANT
HP	EX HYDRO POLE
LS	EX LIGHT STANDARD
LS	PROP DOOR
FRS	PROP FIRE ROUTE SIGN (SEE THIS SHEET)
ACC	PROP ACCESSIBLE PARKING SIGN (SEE THIS SHEET)
CMB	PROP COMMUNITY MAILBOX
PROP CURB	
PROP DEPRESSED CURB	
EX CHAIN-LINK FENCE	
PROP WOOD PRIVACY FENCE	
LS	PROP LIGHT STANDARD
WP	PROP WALL LIGHT PACK
PROP TACTILE WARNING PLATE	
TRANS	PROP HYDRO TRANSFORMER

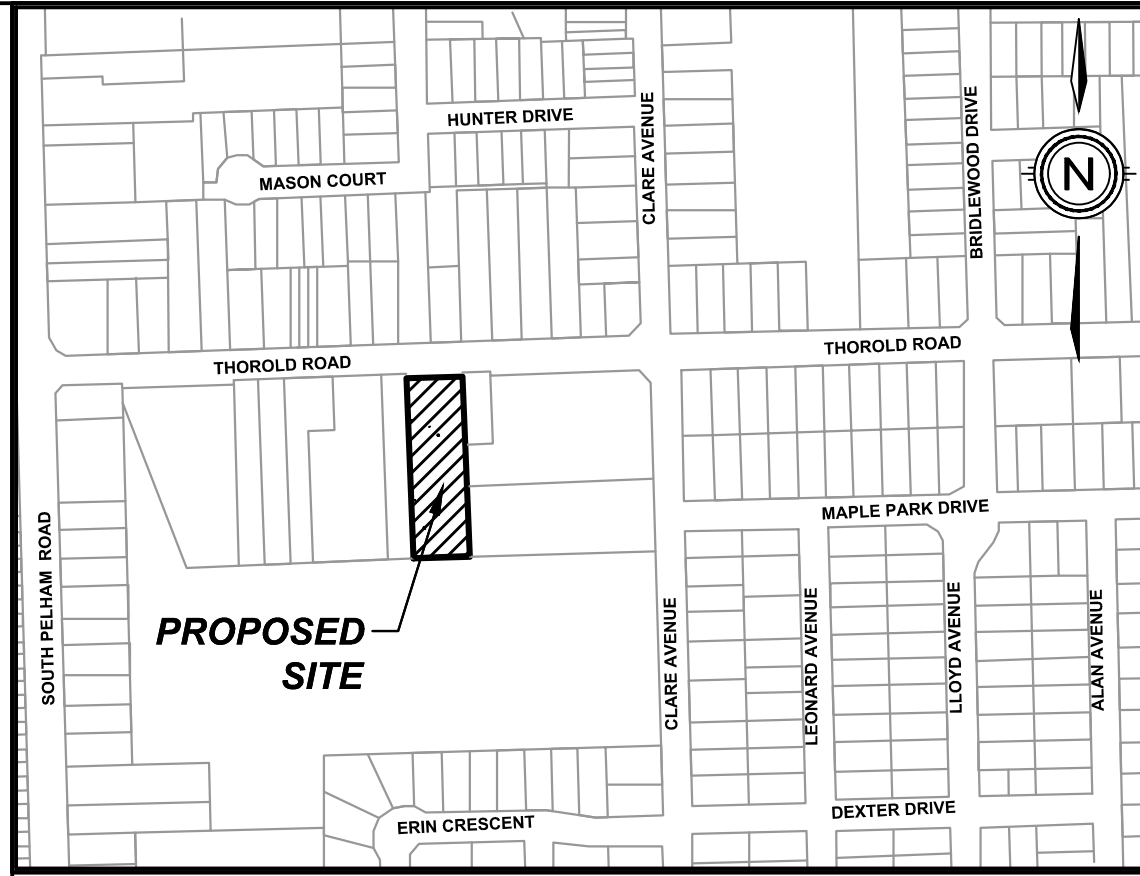
(Month) (Day)	(Year)	(Initial)	Infrastructure and Development Services
			Planning Division
			Building Division
			Engineering Division

THIS SCHEDULE _____

TO AGREEMENT BETWEEN _____

AND THE CITY OF WELLAND DATED _____

CITY OF WELLAND APPROVAL STAMP



KEY PLAN

N.T.S.

LEGAL DESCRIPTION

PART OF LOT 254
GEOGRAPHIC TOWNSHIP OF THOROLD
IN THE
CITY OF WELLAND

ZONING MATRIX

PROVISION	ZONING (RM)	PROVIDED
BLOCK TOWNHOUSE		
MIN. LOT FRONTAGE	30.0m	38.10m
MIN LOT AREA	N/A	4647.81m ²
MIN. FRONT YARD	4.5m AND 6.0m TO GARAGE	3.00m (NO GARAGE)
MIN. INTERIOR SIDE YARD	1.0m & 0m	1.2m
MIN EXTERIOR SIDE YARD	1.0m	N/A
MIN REAR YARD	6.0m	6.0m
MAX. BUILDING HEIGHT	11m (3 STOREYS)	8.5m (2 STOREYS)
MIN. LANDSCAPED AREA	20%	38.93%
MAX LOT COVERAGE	55%	29.46%

SECTION 5.10: PERMITTED YARD, SETBACK & HEIGHT ENCROACHMENTS

SECTION 5.10.2: DECKS, PORCHES, STEPS

a) OPEN OR ROOFED PORCHES & STAIRS MAY PROJECT 1.5m INTO A FRONT YARD OR EXTERIOR SIDE YARD & 3.0m INTO A REAR YARD, PROVIDED NOT HIGHER THAN 1.5m FROM GRADE.

b) DECKS MAY PROJECT 1.5m INTO A FRONT OR EXTERIOR YARD 1.5m, PROVIDED NOT HIGHER THAN 4.0m FROM GRADE

c) DECKS MAY PROJECT MAX 33.75m INTO REAR YARD PROVIDED NOT HIGHER THAN 1.5m FROM GRADE

SECTION 6: PARKING AND LOADING REGULATIONS

SECTION 6.17
(TABLE 6.17.1—MINIMUM REQUIRED WIDTH OF A LANDSCAPE BUFFER OF A PARKING LOT)

ABUTTING A STREET - (10<100 SPACES) = 2.0m
NOT ABUTTING A STREET - (10<100 SPACES) = 1.5m
ABUTTING A RESIDENTIAL OR INDUSTRIAL ZONE = 1.5m

PARKING REQUIREMENTS

1 SPACE PER UNIT = 22 x 1 = 22 SPACES
ACCESSIBLE REQUIRED = 10-50 SPACES = 1 REQUIRED

PROVIDED

27 SPACES (INCLUDING 2 ACCESSIBLE)

SITE STATISTICS

AREA	ha	% COVERAGE
BUILDING (22 UNITS)	0.137	29.46
ROADWAY/PARKING	0.147	31.61
LANDSCAPE	0.181	38.93
TOTAL	0.465	100.00
DENSITY		47.31 un/ha

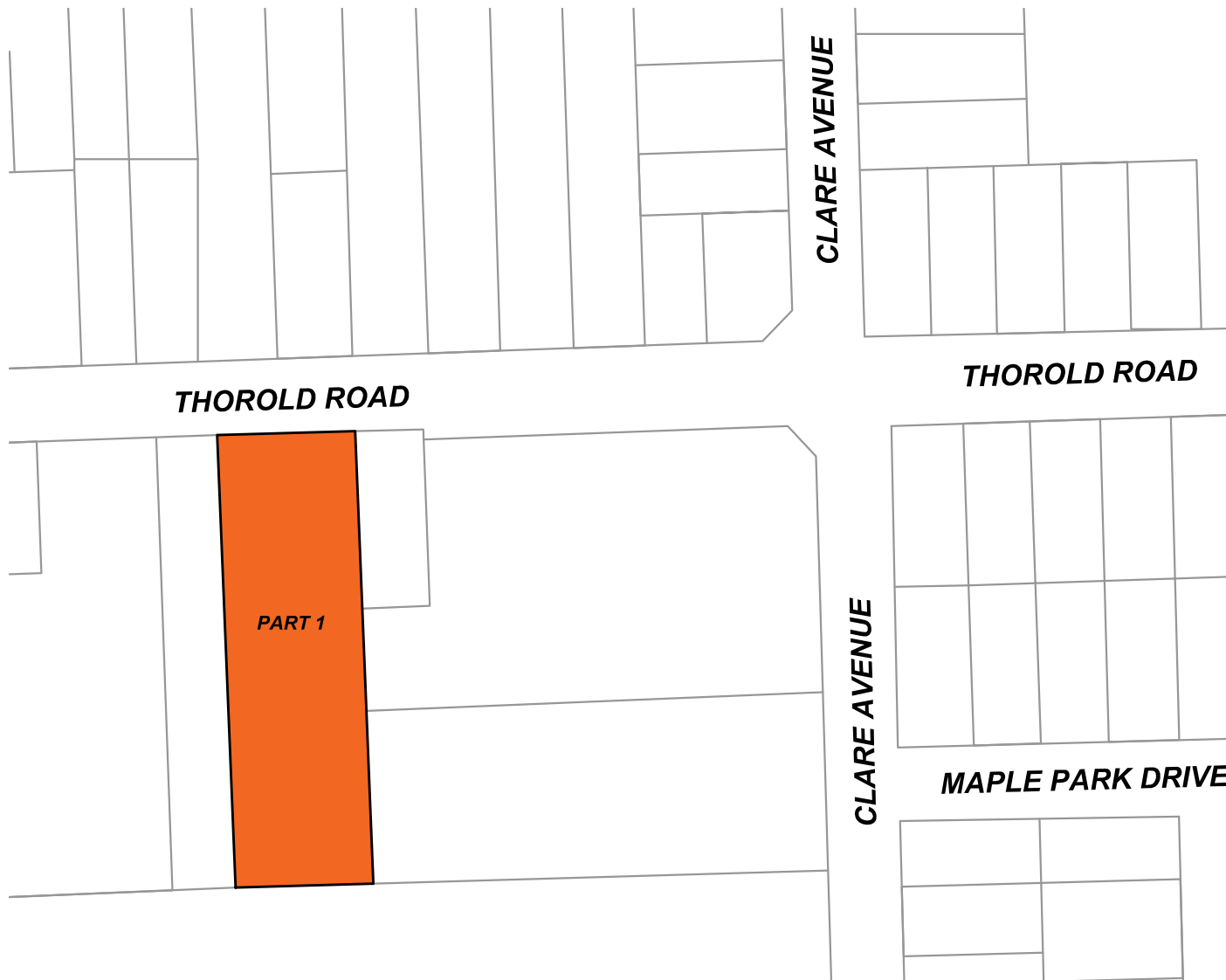
0	ISSUED FOR APPROVAL	2025-07-17	C.A
#	REVISION	DATE	INIT



30 Hannover Drive Unit 3
St. Catharines, Ontario
L2W 1A5
Phone: (905) 688-9400
Fax: (905) 688-5274

DRAWING TITLE	DRAFTING	C.A
SITE PLAN	DATE	JULY 17-2025
	PRINTED	JULY 17, 2025
	SCALE	1:250
	DWG No.	REV
25028-SP	0	

Appendix II
Draft Official Plan Amendment Schedule 'A'



LEGEND



PART 1 - FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL

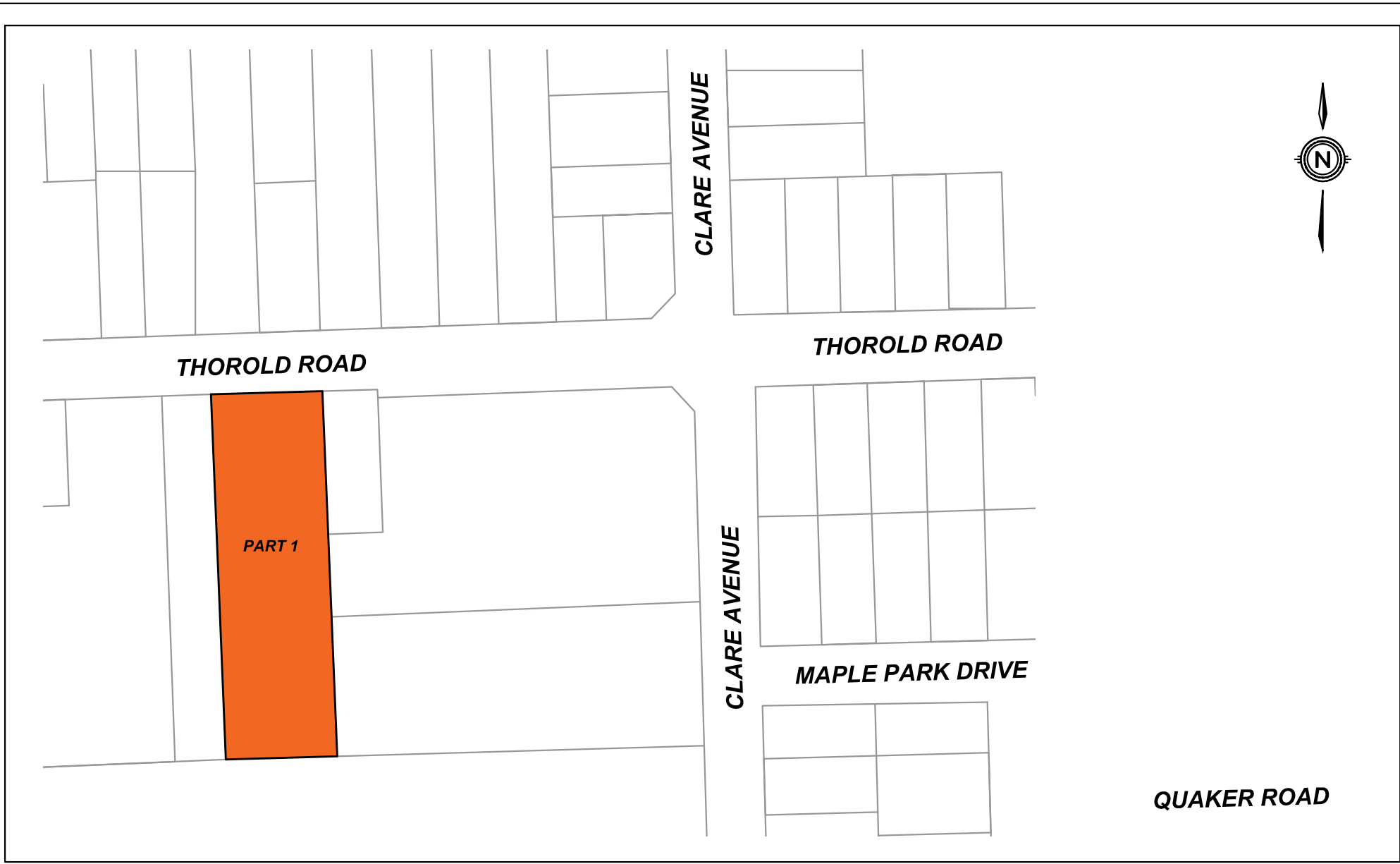
519 THOROLD ROAD
SCHEDULE 'A' TO OFFICIAL PLAN AMENDMENT No. ____

MAYOR: _____


CLERK: _____



Appendix III
Draft Zoning By-law Amendment Schedule 'A'



LEGEND

 PART 1 - RESIDENTIAL LOW DENSITY 1 (RL1) TO SITE SPECIFIC RESIDENTIAL MEDIUM DENSITY (RM-XXX)

519 THOROLD ROAD
SCHEDULE 'A' TO ZONING BY-LAW AMENDMENT No. ____

MAYOR: _____

CLERK: _____



Appendix IV
Pre-Consultation Agreement





City of Welland Pre-consultation Meeting Form

Date: Thursday, April 17, 2025

Persons intending to make an application for a proposed development are 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 proposal;
- the planning approval process;
- any information and/or reports to be submitted with the application;
- fees, development charges, and potential community improvement plans; and
- other matters, as determined.

City Contact: Taylor Meadows, (905) 735-1700 ext. 2246, taylor.meadows@welland.ca

1. Attendance:

City: Taylor Meadows, Caitlin Kovacs, Paige Fournier, Tyler Galloway, Michael Greenlee, Joe Thompson, Mateo Mussari, Jennifer McRae, Ali Khan, Tanya Korolow

Agency: Tierra Henhawk (SNGR), Abby Lee (MCFN), Zachery Sherwood (WHESC)

Owner/Agent: William Heikoop (UCC), Callum Gomez (UCC), Marco Vukovic (Owner)

2. Contact Information:

Principal Contact: ☐ Owner ☒ Agent

Owner: 1001133976 Ontario Inc.

Phone: (905) 380-0218 Email: mvukovic@viewsystems.ca

Agent: Upper Canada Consultants c/o Callum Gomez

Phone: (905) 688-9400 Email: callum@ucc.com

3. Site Details:

Site Address: 519 Thorold Road

Approximate Land Area (metric): 0.47 ha

Site Legal Description: Part Township Lot 254

☐ Brownfield ☐ Greenfield ☒ Built-up ☐ Other

4. Community Improvement Plans:

Potentially eligible plans:

☐ Brownfield ☐ Gateway ☐ Downtown ☐ Affordable Housing

Contact for more details: CIPS@welland.ca

5. Project Details:

Brief description of the proposal: Seeks to redevelop the lands with a townhouse condominium development containing 22 dwelling units and thirty parking spaces.

Existing Regional Official Plan designation: **Delineated Built-up Area**

Conformity with Regional Official Plan designation and policies?

☒ Yes

☐ No

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

Existing Local Official Plan designation: **Low Density Residential**

Conformity with Local Official Plan designation and policies?

☐ Yes

☒ No

If 'No' what is the nature of the amendment needed? Amendment needed to recognize site density.

Existing zoning: **Residential Low Density 1 – RL1**

Conformity with existing zoning?

☐ Yes

☒ No

If 'No' what is the nature of the amendment needed? Amendment needed to permit desired townhouse built form.

Is Site Plan Control required?

☐ Yes

☒ No

6. Applications and Fees (2025):

	Application Type	City Fee	Region of Niagara Fee	Conservation Authority Fee	Notes:
	Regional Official Plan Amendment				
<input checked="" type="checkbox"/>	City Official Plan Amendment	\$10,137 or \$14,905 if concurrent with Zoning By-law Amendment			
<input checked="" type="checkbox"/>	Zoning By-law Amendment	\$10,137 or \$14,905 if concurrent with Official Plan Amendment			
	Plan of Subdivision				
<input checked="" type="checkbox"/>	Plan of Condominium	\$17,841			
<input checked="" type="checkbox"/>	Site Plan Approval	\$9,672			
	Consent				
	Minor Variance				
	Part Lot Control By-law				
<input checked="" type="checkbox"/>	Other		\$570		
	Total:				

Development Charges

☒ Local

☒ Regional

☒ NCDSB

Parkland Dedication

☒ Yes

☐ No

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.

7. Additional Agencies to be Contacted:

	Agency	Notes
X	Hydro	
	Pipelines	
	Ministry of Transportation	If circulated upload submission to the Highway Corridor Management System via Land Development Portal
	Propane Operator(s)	
	Railway(s)	

8. Additional Comments:

*Niagara Region comments will be provided separately.

Planning Division

- Official Plan Amendment required to recognize site density, 22 dwelling units will result in a site density of 46 units per hectare, the Low Density Residential designation currently permits a maximum density of 25 units per hectare.
- Zoning By-law Amendment required to permit a townhouse dwelling use, the Residential Low Density 1 – RL1 zone does not currently permit any townhouse uses.
 - o Zoning relief for additional deficiencies may be sought through this application as a site-specific zoning request.
 - o Upon preliminary zoning review, it appears that the front yard setback is deficient.
- Plan of Condominium application required to facilitate desired tenure of ownership.
- These applications can be made concurrently.
- Alternatively, the proposal can apply for Site Plan Approval which is to be followed by a request for condominium exemption.

Engineering Division

- A storm water management report is required, demonstrating that stormwater flows can be controlled from 5-year post to 2-year pre-development levels and 100-year post to 100-year pre-development levels. Stormwater flows must also be treated to an enhanced level of protection (80% TSS removal per ETV criteria).
- 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 SPA drawings including Site Plan, Site Servicing, Site Grading, Landscaping, and Sediment and Erosion Control will be required for review and approval.
- Water is to be metered in a chamber at the property line.
- Sanitary modelling will be required for this development as it is in a priority area outlined in the Pollution Prevention Control Plan. Using the functional servicing report for this development, modelling will be completed by the City's consultant at the applicant's expense. The 2025 cost based on the number of units proposed is \$2,500 + HST per the City's fee bylaw. Should the sanitary modelling identify that existing system upgrades

are required to service the site, the applicant would be responsible for the cost of the design and construction of those upgrades.

- Depending on required fire flow calculated in the functional servicing report, water modelling may also be required.
- Control measures are to be in place to prevent light pollution on neighbouring properties.

Building Division

- Planning approvals required prior to Building Permit Applications.
- For Building Permit submission requirements, contact Building Division regarding Application Forms, design requirements and fees erwin.pasigan@welland.ca brian.mykytuik@welland.ca Building Services Technicians
- Demolition Permit required to remove existing buildings on site.
- Separate Site Servicing Permit (underground water, sanitary, storm) is required.
- Geotechnical report/subsurface investigation completed by a Professional Engineer is required. Their recommendations for building design to be incorporated and referenced in the Structural drawings. Include slope stability considerations.
- Confirm stormwater management/grading approvals and capacity of existing infrastructure through Engineering Division.
- Site servicing within the road allowance must be approved by the City with the issuance of a Site Servicing Road Occupancy Permit (ROP).
- Obtain approval from the City of Welland Engineering Division for the connection to the potable water system supplied with water from the drinking water system in accordance with Sentence 7.6.2.1 (3.1) Division B of the 2024 Ontario Building Code, and;
- Obtain approval from the City of Welland Engineering Division for the connection of the Sanitary drainage system to the Public Sanitary Sewer including the connection of the Storm drainage system to the public storm sewage works in accordance with Sentences 7.1.2.1 (1), 7.1.2.2 (1) Div. B of the 2024 Ontario Building Code (Required prior to Building Permit issuance)
- Development Charges are applicable and will be calculated during a Permit Application Review. If the owner wishes to estimate the fee at this stage of the development process, prior to building permit review process, please review the requirements in the respective Development Charges By-laws.
- Cash-in-lieu of parkland dedication fees to be collected at the time of Building Permit issuance – To be determined by current rates Contact Nicolas.Aiello@welland.ca, Policy Planning Supervisor
- Further technical comments will be provided through Site Plan circulation phase. Ontario Building Code Matrix is to be provided on the Site Plan Drawing for each building indicating use and building classification(s), building area, number of stories, type of construction, occupant load, presence of firewalls, number of residential units, designation of fire access route, location of nearest fire hydrants, spatial separation etc. Note the new 2024 OBC is now in effect and designs are required to conform to the new Code.

Fire Division

- A hydrant is required to be located within 90 metres of principal accesses – confirm how the code requirements are to be met on future submissions.

Parks Division

- It appears that a number of large, mature trees were removed as part of the proposed development. Parks and Forestry respectfully requests that the developer remain

mindful of the overall tree canopy within the City of Welland. We strongly encourage the inclusion of appropriate tree replacement measures as part of the project's landscape strategy, and we look forward to reviewing the proposed landscape plans as part of a future submission.

Welland Hydro

- The Developer is to enter into a Subdividers Agreement with Welland Hydro-Electric System Corp (WHESC)
- Electrical distribution designs are to be completed by the Developers' Consultant and submitted to WHESC for review and approval.
- The proposed development must meet the clearance requirements of section 3.1.19.1 "Clearance to Buildings" of the Ontario Building Code (OBC). See link below for further information.
 - o https://wellandhydro.com/wp-content/uploads/2022/06/WH_Clearances-to-Overhead-Electrical-Infrastructure.pdf
- The design shall include adequate clearance to facilitate the installation of padmounted infrastructure as per CSA 22.3 No. 7-20 Section 10.
- The connection point to WHESC's infrastructure is to be from Thorold Rd. Relocation / replacement of existing assets is to be reviewed upon design submission.
- Electrical metering location(s) to be reviewed and approved by WHESC. Meters are to be grouped at the end of the unit blocks.
- Secondary infrastructure supplying the Development is to be Customer owned. WHESC demarcation point to be the secondary terminals of the padmounted transformer(s).
- If easement(s) are required by WHESC to service this development, existing adjacent properties or any future adjacent developments, the applicant shall provide at their expense all necessary registered easements. A blanket easement is required for this development.
- The existing infrastructure located along Thorold Road is scheduled
- Please complete WHESC's new service application via the link included below.
 - o <https://wellandhydro.com/accounts-billing/subdivision-electrical-servicing-request-form/>
- Arrange for disconnection and removal of existing hydro services prior to demolition of any structures within the noted lands. Please complete WHESC's removal of electrical service request form via the link included below.
 - o <https://wellandhydro.com/accounts-billing/remove-electrical-services-request-form/>
- Contact WHESC's Engineering department if you have any further questions or concerns.

Niagara Peninsula Conservation Authority

- Based on the NPCA mapping, the subject property does not contain NPCA features. As such, the NPCA has no objection and not require circulation of a review fee.

Mississaugas of the Credit First Nation

- MCFN Requests that a Stage 1 Archeological Assessment be undertaken and circulated to MCFN for review and comment. If a Stage 2 Archeological Assessment is warranted MCFN requests participation. Contact Abby Lee, abby.laforme@mncfn.ca

Six Nations of the Grand River

- SNGR Requests a Stage 1 Archeological Assessment be undertaken and circulated to Six Nations. If a Stage 2 Archeological Assessment is warranted SNGR requests participation. Contact Tany Hill, tanyahill-montour@sixnations.ca

9. Submission Checklist:

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 (<i>See Notes for additional details</i>)	Notes
			Agricultural Impact Assessment	
			Air Quality/Odour/Noise & Vibration Study*	
			Archaeology Assessment	
			Cultural/Built Heritage Impact Assessment*	
X			Draft Local Official Plan Amendment	
X			Draft Plan of Subdivision/Condominium	
			Draft Regional Policy Plan Amendment	
X			Draft Zoning By-law Amendment	
			Environmental Impact Study	
			Environmental Planning Study/ Sub-Watershed Study	
			Environmental Site Assessment	
			Farm Operation and Ownership	
			Financial Impact Assessment*	
			Floodplain and Hazard Lands Boundary Plan	
X			Functional Servicing Report	
			Gas Well Study/Gas Migration Study	
X			Geotechnical Report/Slope Stability Report	
			Hydrogeological Study and Private Servicing Plans*	
			Land Use Compatibility Study/Market Needs*	
			Mineral Aggregate Resources	
			Minimum Distance Separation I & II	
			Phasing Plan	
X			Planning Justification Report	
			Risk Management Study	
X			Sediment and Erosion Control Plan	
			Sensitive Land Use Report	
X			Servicing and Grading Plans	
			Shadow Analysis	
X			Site Plan/Site Survey/Consent Sketch	
			Social Impact Assessment	
			Soil Report	

Continued on next page...

X		Stormwater Management Report	
		Tree Inventory Preservation Plan	
		Transportation Impact Study/Parking Impact Analysis	
X		Urban Design/Landscape Plans	
		Visual Impact Assessment	
		Wind Study*	
		Other*	

Notes:

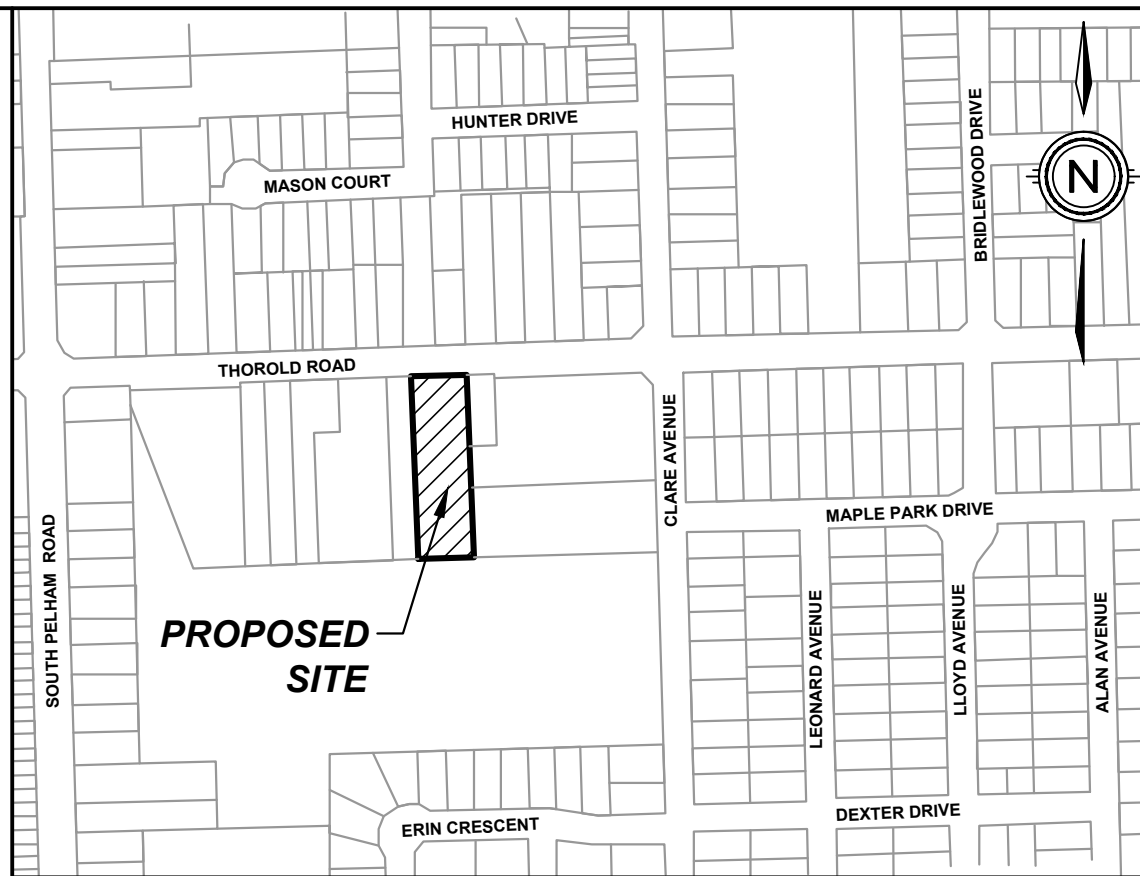
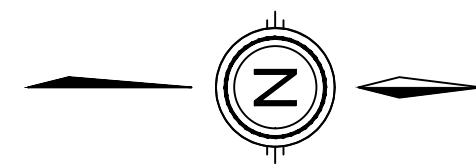
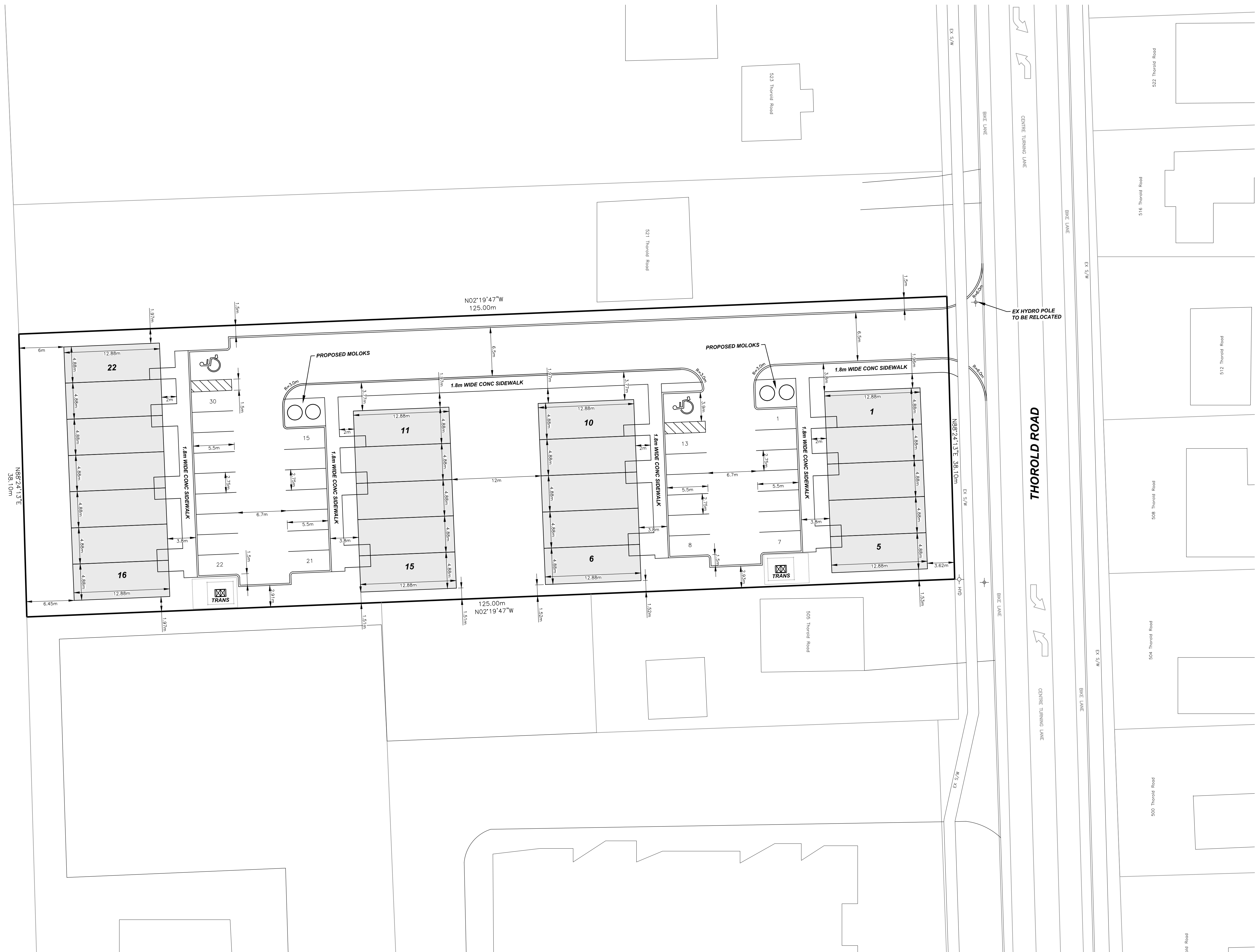
1. The purpose of this document is to identify the information required to commence processing and evaluating an application as set out in the Planning Act. This pre-consultation process is designed to proceed based on the mutual agreement of the parties as shown by the signatures below.
2. Pre-consultation 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 pre-consultation 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.
4. If an application is not submitted within 1 year, it is advisable that the applicant confirm with the City the directives of the original pre-consultation meeting.
5. 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.
6. 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.
7. 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.
8. 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.
9. Some studies may require NPCA review and clearance/approval. In this instance, the NPCA review fee shall be paid by the applicant.
10. All plans and statistics must be submitted in metric.

10. Signatures:

Taylor Meadows Planning Staff	Planning & Dev. Services (sig)	17-04-2025 Date
Caitlin Kovacs Planning Staff	Planning & Dev. Services (sig)	17-04-2025 Date
Jennifer McRae Building Staff	Planning & Dev. Services (sig)	17-04-2025 Date
Mateo Mussari Engineering Staff	Infrastructure Services (sig)	17-04-2025 Date
----- Transportation Staff	Infrastructure Services (sig)	Date
Tanya Korolow Fire Services Staff	Welland Fire & Emergency Services (sig)	17-04-2025 Date
----- Parks & Forestry Staff	Community Services (sig)	Date
----- Regional Staff	Niagara Region (sig)	Date
Paige Pearson Conservation Staff	Niagara Peninsula Cons. Authority (sig)	17-04-2025 Date
Zachery Sherwood Hydro Staff	Welland Hydro Electric System Corp. (sig)	17-04-2025 Date
Mario Vukovic Owner	Owner (sig)	17-04-2025 Date
William Heikoop Agent	Agent (sig)	17-04-2025 Date
Abby Lee (MCFN) Other	Other (sig)	17-04-2025 Date
Tanya Hill (SNGR) Other	Other (sig)	17-04-2025 Date

519 THOROLD ROAD

CITY OF WELLAND



KEY PLAN

N.T.S.

CONCEPT PLAN

ZONING MATRIX

PROVISION	ZONING (RM)	PROVIDED
BLOCK TOWNHOUSE		
MIN. LOT FRONTAGE	30.0m	38.10m
MIN LOT AREA	N/A	4762.11m ²
MIN. FRONT YARD	4.5m AND 6.0m TO GARAGE	3.62m (NO GARAGE)
MIN. INTERIOR SIDE YARD	1.0m & 0m	1.51m
MIN EXTERIOR SIDE YARD	1.0m	N/A
MIN REAR YARD	6.0m	6.0m
MAX. BUILDING HEIGHT	11m (3 STOREYS)	TBD
MIN. LANDSCAPED AREA	20%	39.71%
MAX LOT COVERAGE	55%	28.99%

SECTION 6: PARKING AND LOADING REGULATIONS

SECTION 6.17
(TABLE 6.17.1 - MINIMUM REQUIRED WIDTH OF A LANDSCAPE BUFFER OF A PARKING LOT)

ABUTTING A STREET - (10<100 SPACES) = 2.0m
NOT ABUTTING A STREET - (10<100 SPACES) = 1.5m
ABUTTING A RESIDENTIAL OR INDUSTRIAL ZONE = 1.5m

PARKING REQUIREMENTS

1 SPACE PER UNIT = 22 x 1 = 22 SPACES
ACCESSIBLE REQUIRED = 10-50 SPACES = 1 REQUIRED

PROVIDED

13 SPACES (INCLUDING 2 ACCESSIBLE)

SITE STATISTICS

AREA	ha	% COVERAGE
BUILDING (22 UNITS)	0.138	28.99
ROADWAY/PARKING	0.149	31.30
LANDSCAPE	0.189	39.71
TOTAL	0.476	100.00
DENSITY		46.22 un/ha

ISSUED FOR REVIEW	2025-03-31	TA
REVISION	DATE	INIT



DRAWING TITLE

CONCEPT PLAN

DRAFTING	TA
DATE	MARCH 31, 2025
PRINTED	APRIL 1, 2025
SCALE	1:250
DWG No.	REV
25028 - CP	0