



SPECIAL COUNCIL MEETING AGENDA

Tuesday, April 29, 2025

6:00 P.M.

COUNCIL CHAMBERS – CIVIC SQUARE

Council Information Packages are available on the City of Welland website at
<https://www.welland.ca/Council/LiveStream.asp>

	Pages
1. OPEN SPECIAL COUNCIL MEETING - (6:00 P.M.)	
1.1 ADDITIONS/DELETIONS TO AGENDA	
1.2 DISCLOSURES OF INTEREST	
1.3 COUNCILLORS TO DETERMINE AGENDA ITEMS AND BY-LAWS TO BE REMOVED FROM THE BLOCK FOR DISCUSSION IN COMMITTEE-OF-THE-WHOLE (OPEN)	
2. ORAL REPORTS AND DELEGATIONS - NIL	
3. COMMITTEE-OF-THE-WHOLE (OPEN)/AGENDA BLOCK	
3.1 Application for Draft Plan of Subdivision (26T-14-25003) by Upper Canada Consultants on behalf of Habitat for Humanity Niagara for 54 Plymouth Road. Ref. No. 25-75	2 - 35
4. BY-LAWS - NIL	
5. CONFIRMATORY BY-LAW	
5.1 A By-law to adopt, ratify and confirm proceedings of the Council of the Corporation of the City of Welland at its meeting held on the 29 day of April, 2025.	
6. ADJOURNMENT	

SPECIAL COUNCIL MEETING
PLANNING AND DEVELOPMENT SERVICES
PLANNING DIVISION

REPORT P&B-2025-18
April 29, 2025

SUBJECT: Application for Draft Plan of Subdivision (26T-14-25003)
 by Upper Canada Consultants on behalf of Habitat for
 Humanity Niagara for 54 Plymouth Road

AUTHOR: Taylor Meadows, CPT, BURPI, RPP, MCIP
 Manager of Development Planning

**APPROVING
MANAGER:** Michael Greenlee, RPP, MCIP
 Manager of Planning

**APPROVING
DIRECTOR:** Grant Munday, B.A.A., RPP, MCIP
 Director of Planning and Development Services

RECOMMENDATION:

That the Council of the City of Welland approves Report P&B 2025-18 regarding application for approval of Draft Plan of Subdivision (File No. 26T-14-25003) subject to the Schedule of Conditions attached in Appendix IV.

RELATIONSHIP TO STRATEGIC PLAN

This recommendation is aligned to Council's strategic priority of ensuring "Liveability" by creating a sense of belonging while enhancing mobility by improving access to recreation and community events, ensuring adequate housing options, encouraging job growth, and improving ways to efficiently move people throughout the city.

EXECUTIVE SUMMARY:

Application for Draft Plan of Subdivision has been submitted for approval by Habitat for Humanity Niagara. The proposal is to create six (6) lots for the development of residential townhomes. The application has been circulated and reviewed by external agencies and internal divisions. The purpose of this report is to provide a recommendation in reference to the submitted application based on relevant planning policy and technical considerations.

BACKGROUND:

On December 24, 2024, an application for Draft Plan of Subdivision was submitted.

On January 22, 2025, the application was deemed complete.

The purpose of the application is to create six (6) lots for residential purposes. The lots are planned to accommodate six (6) townhouse dwellings.

Proposal

The request for Draft Plan of Subdivision is to create six (6) lots for the purpose accommodating affordable ownership townhouse dwellings. The property is currently designated as Institutional in the City's Official Plan and zoned Community Institutional – INS1 in Zoning By-law 2017-117, as amended.

Site

The vacant property is located on the southeast corner of Plymouth Road and First Street. The lands are north of St. Mary Catholic School and west of Plymouth Public School.

Surrounding Land Uses

The subject lands are located adjacent to several different land uses. The neighbourhood includes a mix of residential uses including, single detached, semi-detached, townhouse and apartment dwellings. Two (2) schools are located in close proximity to the property. Welland County General Hospital is within walking distance of the subject lands. A variety of other uses are present in the nearby area; such as, commercial businesses, retirement homes, arenas, etc.

DISCUSSION:

The application for Draft Plan of Subdivision was circulated to internal divisions and external agencies for technical review and comments (see Appendix III). report.

At the time of writing this report, no written correspondence in reference to the submitted application has been received.

Section 51 (24) of the *Planning Act* requires that all proposals for Plan of Subdivision shall have regard to health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality to:

- | | |
|--|---|
| The effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2; | <ul style="list-style-type: none">- No significant ecological systems exist on the property.- The lands are not currently zoned or designated for agricultural uses. |
|--|---|

- There are no natural resources on this property.
- An archaeological has been completed and will be subject to acceptance by the Ministry of Citizenship and Multiculturalism (MCM).
- The proposal does not include any information regarding energy and water conservation methods that will be implemented at the time of construction. The construction of the homes will be required to meet the Ontario Building Code (OBC) which contains energy efficiency requirements.
- The property is within the City's Urban Area and is supplied by existing servicing. There are no capacity issues that are created as a result of this development
- The property is being serviced by Regional Waste Collection.
- The property is within the Urban Boundary and will not require an expansion to the Urban Area.
- It is the responsibility of the individual property owners to incorporate any accessibility measures into the house designs
- District School Board of Niagara (DSBN) planning staff have offered no objections to the application.
- The development is expected to provide affordable housing units as it is proposed by a well-known affordable housing provider – Habitat for Humanity.
- As the development is entirely residential, there are no employment opportunities that will be created. The City's

Zoning By-law does permit home occupations, and therefore, there may be home based businesses that will be established in the neighbourhood. Additionally, work-from-home opportunities may be utilized.

- Development of the lands will lead to an increase in tax revenues to the City, which will contribute to the overall financial benefit of the City.
- All relevant agencies have been circulated the application and their comments have been included, where appropriate.
- No known public or private conflicts exist with the subject lands
- No known risks to public health and safety have been identified.
- The property is within the City's urban boundary and built boundary. The development of these lands will utilize undeveloped lands within the City's urban boundary and represent an infilling opportunity.
- The subject lands are located within walking distance or on several transit lines (505, 506). The property is also located in close proximity to the Downtown Bus Terminal. Sidewalks are available and provide connection to several amenities in the nearby area.
- The proposal seeks to create six (6) townhouse dwellings. The existing neighbourhood includes a mix of uses and residential typologies. The

	<p>proposed residential development will be consistent with the character of the area and is considered to be compatible with the uses in the vicinity as well as the future vision of the community.</p> <ul style="list-style-type: none"> - The development is not anticipated to create adverse impacts on a changing climate.
<p>Whether the proposed subdivision is premature or in the public interest;</p>	<ul style="list-style-type: none"> - The subject lands are accessible by the municipal road network and can connect to municipal infrastructure. The lands are within the Urban Boundary of the City of Welland and are designated as Institutional which permits a variety of residential uses. The development of these lands is appropriate, and the required studies have been completed to ensure all required measures are taken and no negative impacts on natural or cultural heritage features occur.
<p>Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;</p>	<ul style="list-style-type: none"> - The proposed plan of subdivision is consistent with the surrounding development. The development meets the intent and purpose of the Official Plan.
<p>The suitability of the land for the purposes for which it is to be subdivided;</p>	<ul style="list-style-type: none"> - The lands are within the Urban Boundary and have access to services. The proposed lots are outside of any environmental or culturally constrained areas.
<p>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 highways system in the vicinity and the adequacy of them;</p>	<ul style="list-style-type: none"> - The lands are accessible via First Street to the north and Plymouth Road to the west. The proposed development anticipates the construction of the townhouse dwellings to front onto First Street. Both First Street and Plymouth Road are

	maintained by the City of Welland. All roads are considered to be able to accommodate the traffic that will be created by a six (6) unit residential development.
The dimensions and shapes of the proposed lots;	- The proposed lots are consistent with similar uses in the area. The lots meet the minimum size and frontage requirements of the City's Zoning By-law 2017-117, as amended.
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;	- No restrictions are proposed for the land to be subdivided or the buildings proposed to be erected on it.
Conservation of natural resources and flood control;	- No known natural resources exist on the property. A Functional Servicing Report and Stormwater Management Plan have been prepared and will be further reviewed by the Engineering Division for approval prior to registration of a Subdivision Agreement.
The adequacy of utilities and municipal services;	- There is capacity in the existing municipal infrastructure to accommodate this development.
The adequacy of school sites;	- The school sites within the City can accommodate the additional students.
The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;	- The development will not provide any land within the proposed subdivision that is to be conveyed or dedicated for public purposes. The development is subject to a cash-in-lieu of parkland in

accordance with the Planning Act and City policies.

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

- Energy conservation measures have not been outlined in the plan that has been submitted. The Ontario Building Code includes requirements for energy conservation, which are incorporated at the time of Building Permit.

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.

- As the property is being developed through a Plan of Subdivision and the plan is to facilitate street townhouse dwellings under ten (10) total units, Site Plan Control would not apply to this development as proposed.

Provincial Planning Statement (PPS)

The Provincial Planning Statement, 2024 (PPS) provides policy direction for all land use planning within the province. All land uses decisions must be consistent with the policies in this document. The PPS encourages development to occur in an orderly and efficient manner which takes advantage of existing municipal infrastructure. It encourages developments to include a range of housing types and provide options for all residents. The PPS also encourages developments to promote active transportation, as well as ensuring developments have access to recreational and employment opportunities.

The proposed development is located within an area that has municipal infrastructure (water, sanitary, storm, etc.) and is within a reasonable distance to commercial, recreational and institutional uses. The residential use will provide continuity of the existing residential development in the adjacent area to the south, west, and north.

Staff is of the opinion that the proposed Draft Plan of Subdivision is consistent with the policies of the PPS.

Official Plan – Niagara Region

The subject lands are designated 'Urban (Built-Up) Area' in the Niagara Official Plan, 2022 (NOP). A full range of residential, commercial and industrial uses are generally permitted within the urban area designation, subject to the availability of adequate municipal services and infrastructure. The NOP promotes development within the Urban Area that contributes to the overall goal of providing a sufficient supply of housing that is affordable, accessible and suited to the needs of a variety of households and income groups in Niagara.

Official Plan- Welland

The property is designated as Institutional in the City's Official Plan. This designation allows a range of residential uses. The City's Official Plan also includes a list (Section 4.2.4.6) of items that should be examined when reviewing applications for development in existing neighbourhoods. The appropriate considerations are provided below:

- | | |
|---|--|
| Land use and neighbourhood character compatibility; | <ul style="list-style-type: none">• The surrounding neighbourhood includes existing residential uses and lands for future residential development.. The proposal is considered to be in keeping with the character of the neighbourhood and compatible with adjacent development. |
| Lot pattern and configuration; | <ul style="list-style-type: none">• The proposed lots are generally consistent in size with similar land uses in the area. |
| Accessibility; | <ul style="list-style-type: none">• The lots will be accessed via public Right-of-Ways. Any additional accessibility measures will be at the discretion of the individual home owners. |
| Parking requirements; | <ul style="list-style-type: none">• The Zoning By-law requires that one parking space be provided for every dwelling unit. The proposed development will meet the required parking requirements. |
| The potential for additional traffic and traffic manoeuvrability; | <ul style="list-style-type: none">• The proposed creation of 6 new residential lots fronting onto a public right-of-way is not expected to adversely impact traffic movement in the area. |
| The potential for transit ridership; | <ul style="list-style-type: none">• There are currently two transit lines in the nearby area – Line 505 and 506. |
| Natural (including natural hazards) and built heritage conservations/protection;
The available capacity of municipal infrastructure;
and, | <ul style="list-style-type: none">• No known natural features exist on the lands. The lands do not include any built heritage.• As a condition of approval, the City's Engineering Division has requested satisfactory drawings and information to confirm acceptable capacity. |

Residential intensification targets identified in this Plan.

- This proposed development contributes to intensification within the City.

Zoning By-law

The subject lands are Zoned Community Institutional – INS1 in Zoning By-law 2017-117, as amended. The INS1 Zone permits several residential uses; including, townhouse dwellings.

The property has received approval for several minor variances granted by the Committee of Adjustment. The By-law variances addressed minimum lot frontage, coverage and location of required parking. The proposed development will conform to Zoning By-law 2017-117, as amended and where minor variances have been approved.

The proposed development is considered to meet the general intent and purpose of the City's Zoning By-law 2017-117, as amended.

Staff Assessment

The proposed application for Draft Plan of Subdivision to develop the lands with six (6) residential lots is considered to represent good planning, as noted:

1. It is consistent with provincial and local planning policies related to intensification and the efficient use of land/resources within the urban area;
2. The plan provides additional housing stock that contributes with new missing middle housing and an added diverse supply of residential development;
3. The proposal is considered to be an organized and logical development that is compatible with neighbouring areas; and,
4. The site is located with access to existing amenities, resources and transit opportunities.

Municipal Housing Pledge

On June 16, 2023, the Minister of Municipal Affairs and Housing requested that the City of Welland demonstrate its commitment to accelerate the City's housing supply by developing a Municipal Housing Pledge.

On June 27, 2023, Council approved a housing pledge consisting of 12,257 new dwelling unit starts by 2031 for the purposes of accessing the Building Homes Faster Fund.

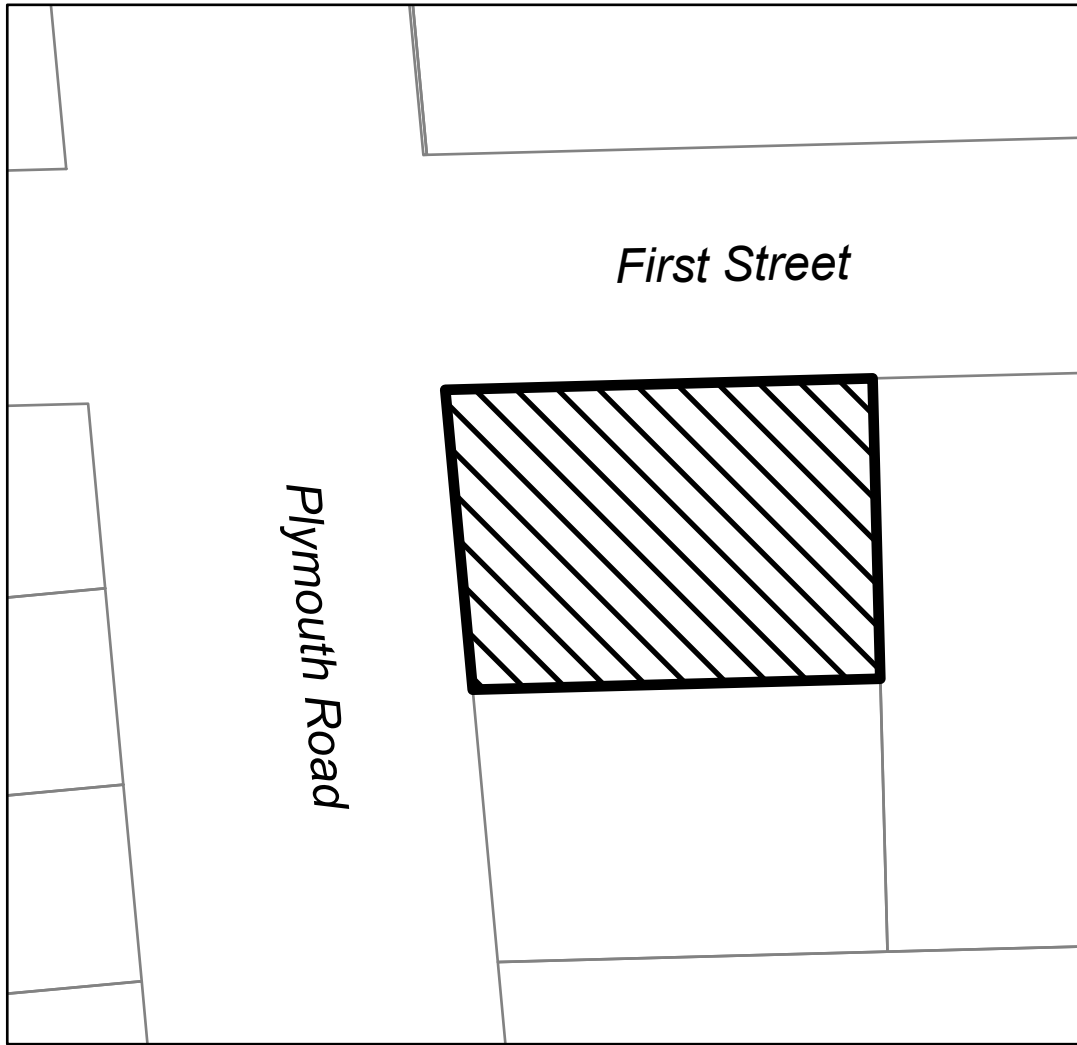
On August 22, 2023, the Ministry of Municipal Affairs and Housing confirmed that the City of Welland would need to complete a minimum target of 4,300 dwelling units by 2031. The City remains committed to well-planned growth and development that will reach its pledge of 12,257 dwelling units by 2031. The proposed development will contribute by creating 6 units of affordable ownership housing.

FINANCIAL:

Any costs associated with the development of the subject lands will be the responsibility of the owner.

ATTACHMENT:

- Appendix I - Key Map
- Appendix II - Draft Plan of Subdivision
- Appendix III - Relevant Correspondence
- Appendix IV - Draft Plan of Subdivision Conditions



Key Map

54 Plymouth Road

N



Subject Lands

Page 12 of 35

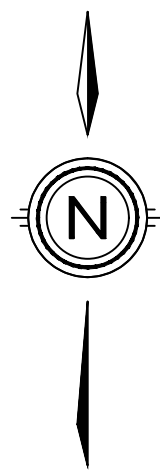


CITY OF
Welland

Planning & Development Services
Planning Division

HABITAT - FIRST STREET

CITY OF WELLAND

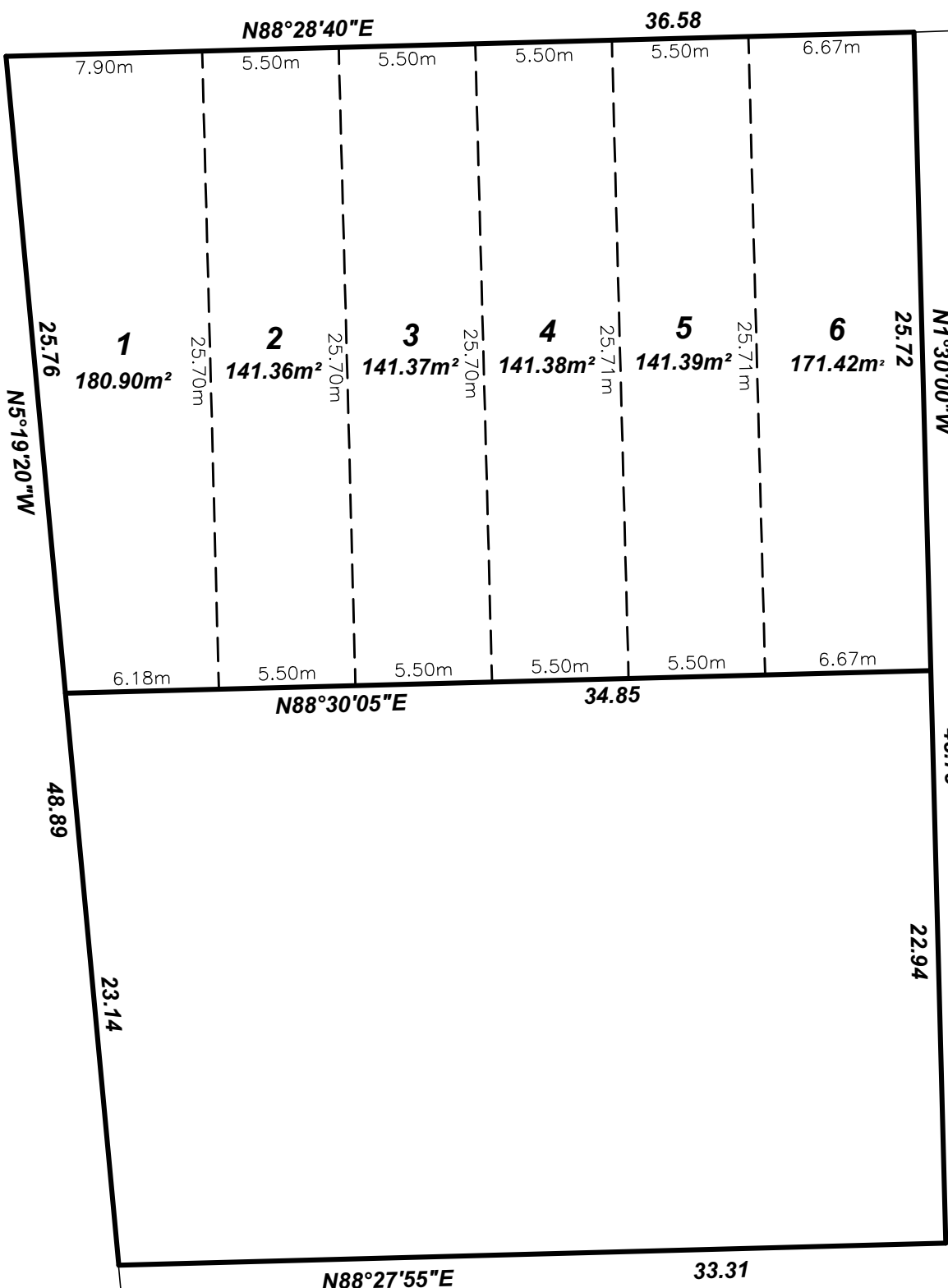


EX. RESIDENTIAL (INSH)

EX. RETIREMENT HOME (INS1)

FIRST STREET

PLYMOUTH ROAD

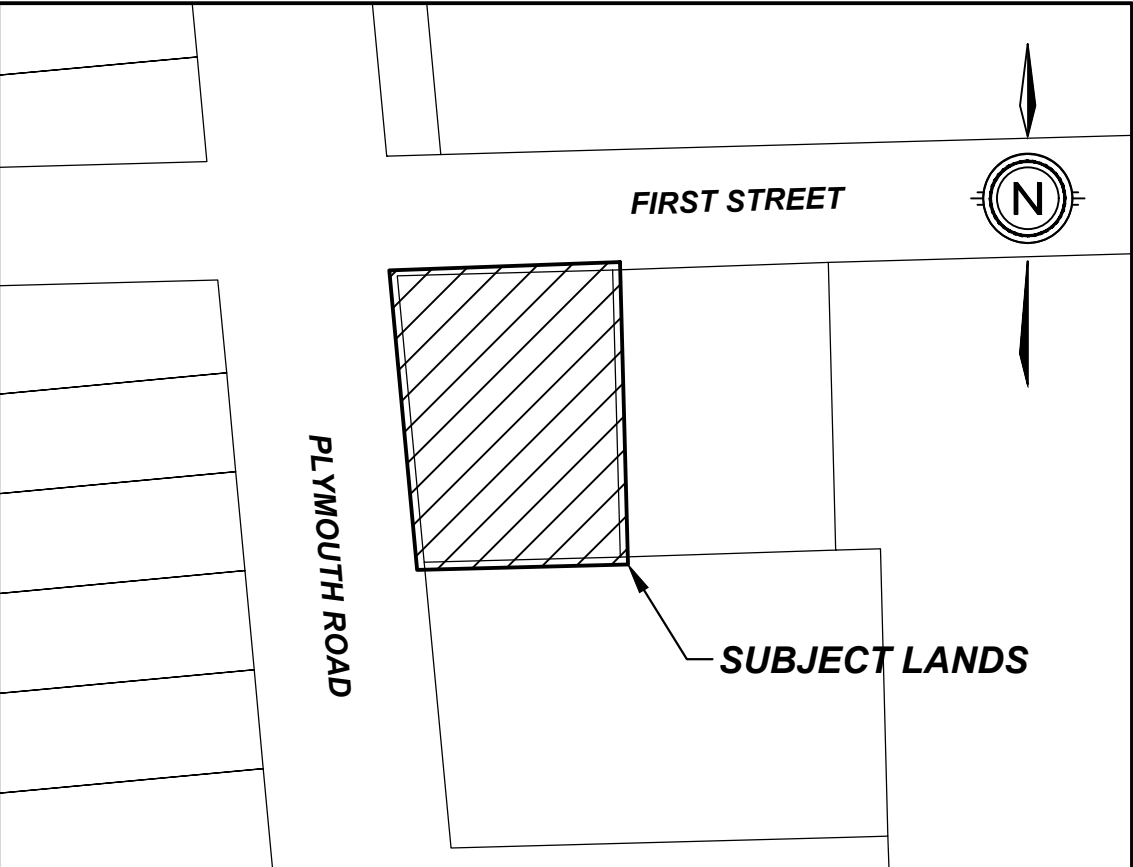


EX. INSTITUTIONAL (IN1)

EX. SCHOOL (RL2)

EX. RESIDENTIAL (INSH)

EX. INSTITUTIONAL (IN1)



KEY PLAN

N.T.S.

LEGAL DESCRIPTION

PART OF THE ROAD ALLOWANCE
BETWEEN LOTS 24 AND 25
(GEOGRAPHIC TOWNSHIP OF CROWLAND)
AND PART OF BLOCK U, PLAN 564

OWNER'S CERTIFICATE

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

OWNER'S NAME DATE

SURVEYOR'S CERTIFICATE

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

SURVEYOR'S NAME 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(m²)	AREA(%)
SINGLE FAMILY RESIDENTIAL	LOT 1-6	6	917.82	53.86
TOTAL			1703.98	100.00

DEVELOPABLE AREA = 1703.98m²
DEVELOPABLE DENSITY = 35.21 units/ha

.	.	.	.
0	ISSUED FOR REVIEW	YYYY-MM-DD	--
#	REVISION	DATE	INIT



DRAWING TITLE DRAFT PLAN	DRAFTING	NA
	DATE	JUNE 13, 2024
	PRINTED	FEBRUARY 21, 2025
	SCALE	1:250
DWG No.	REV	
1990-DP	0	

Taylor Meadows

From: Zachary Sherwood <zsherwood@wellandhydro.com>
Sent: March 4, 2025 9:30 AM
To: Taylor Meadows
Subject: RE: 54 Plymouth Road - Habitat for Humanity Subdivision (File No. 26T-14-25003) - Notice of Draft Plan of Subdivision

Welland Security Warning: This is an external email. Please do not click links or open attachments unless you are sure they are safe!

Morning Taylor,

Welland Hydro's comment remain as per the pre-consultation meeting held on May 3 ,2023.

Regards,

Zach Sherwood

Assets & Engineering Supervisor



Welland Hydro Electric System Corp.

950 East Main St, Welland, ON L3B 0L9

Ph: 905-732-1381 Ext 238 | Fax: 905-732-0123

Email: zsherwood@wellandhydro.com



This message is intended only for the individual(s) named and may contain information that is confidential. If you are not the intended recipient, any review, retransmission, dissemination, distribution or duplication of this communication is prohibited. Please notify the sender immediately via a return email and delete the message from your system.

From: Taylor Meadows <taylor.meadows@welland.ca>

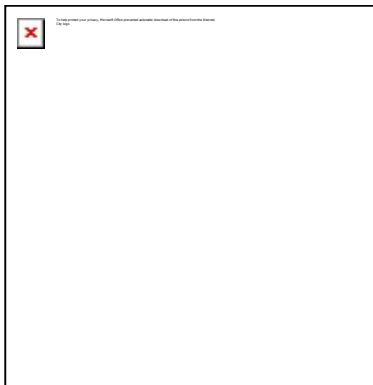
Sent: February 28, 2025 4:08 PM

Subject: 54 Plymouth Road - Habitat for Humanity Subdivision (File No. 26T-14-25003) - Notice of Draft Plan of Subdivision

Afternoon,

Please find attached, Notice of Application for Draft Plan of Subdivision (File No. 26T-14-25003) for lands municipally known as 54 Plymouth Road.

Regards,



Taylor Meadows

Manager of Development Planning

Planning Division

60 East Main Street, Welland, Ontario L3B 3X4



Phone: 905-735-1700 x2246



welland.ca



engagewelland.ca



This email may contain confidential and/or privileged information for the sole use of the intended recipient. Any review, disclosure, or distribution by others is strictly prohibited. If you have received this email in error, please contact the sender immediately and delete all copies.

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

Public Works Growth Management & Planning Division

1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7

905-980-6000 Toll-free: 1-800-263-7215

Via Email Only

February 26, 2025

Region File: PLSD202500265

Taylor Meadows

Manager of Development Planning - Planning Division

City of Welland

60 East Main Street

Welland, ON L3B 3X4

Dear Mr. Meadows:

**Re: Regional and Provincial Comments
Proposed Draft Plan of Subdivision Application
City File: 26T-14-25003
Owner: Habitat for Humanity
Applicant: Upper Canada Consultants (c/o Nicholas Godfrey)
54 Plymouth Road
Welland**

Staff of the Regional Growth Management and Planning Division have reviewed the above-mentioned Draft Plan of Subdivision ("SD") application for 54 Plymouth Road in the City of Welland.

The Draft Plan application proposes to create six (6) parcels to be developed as townhouse dwellings with frontage along First Avenue and a lot/block for future development.

A pre-consultation meeting was held on May 3, 2023, with the applicant, City and Regional staff in attendance. The following comments are provided from a Provincial and Regional perspective to assist the City with its consideration of the application.

Provincial and Regional Policies

The subject land is within a "Settlement Area" under the Provincial Planning Statement, 2024 ("PPS") and designated as "Delineated Built-up Area" under the Niagara Official Plan ("NOP").

Regional and Provincial policies direct the majority of growth and development to municipally serviced Settlement Areas, and more specifically will be focused within Delineated Built-Up Areas and strategic growth areas to make efficient use of available urban land and infrastructure, as well as to support the creation of complete communities that provide an appropriate range of housing types, densities, and land use that meet the needs of current and future residents.

Policy 2.3.1.5 of the PPS encourages planning authorities to establish density targets for designated growth areas, based on local conditions. Policy 2.2.2.5 of the NOP states that a minimum of 60 per cent of all residential development occurring annually across the Niagara Region will be within Delineated Built-up Areas. Accordingly, the NOP provides for a minimum residential intensification target of 75 per cent for the City of Welland. Additionally, NOP Policy 2.2.1.1 h) states that development in urban areas will support opportunities for the integration of gentle density, and a mix of housing options that considers the character of established residential neighbourhoods.

Staff is generally satisfied that the application is consistent with the PPS and conforms to Provincial and Regional policies, subject to the City's satisfaction from a local planning perspective and the below comments.

Archaeological Potential

The PPS and NOP state 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 subject lands are mapped within an Area of Archaeological Potential on Schedule K of the NOP.

Staff have reviewed the submitted Stage 1-2 Archaeological Assessment completed by Archaeological Consultants Canada (dated December 16, 2024). The Stage 1 background research confirmed that the site exhibits archaeological potential. The property was assessed by way of test pits at 5 metre intervals. No artifacts or other archaeological resources were identified during the Stage 2 Archaeological Assessment. The assessment concludes that no further archaeological assessment of the property is required.

Staff has not received acknowledgement from the Ministry of Citizenship and Multiculturalism ("MCM") that the report has been submitted to the Ontario Public Register of Archaeological Reports. No demolition, grading or other soil disturbances shall take place on the subject property prior to the issuance of a letter from MCM, confirming that all archaeological resource concerns have been addressed. Additionally, in recognizing that no archaeological assessment, regardless of intensity, can entirely negate the possibility of discovering deeply buried archaeological materials, Regional staff recommends the inclusion of a standard archaeological resource warning clause

within the Subdivision Agreement. Appropriate conditions have been included within the attached Appendix.

Noise Impacts

During the pre-consultation meeting, Regional staff noted that the subject property is adjacent to a retirement residence with rooftop mechanical equipment. A Noise Impact Brief ("Brief") completed by R.J. Burnside & Associates Limited (dated November 29, 2024) was submitted as a part of the Subdivision Application. The Brief modelled the collective sound output of the HVAC units (assuming a 100 % duty cycle during the daytime, a 75% duty cycle in the evening, and a 50 % duty cycle during the nighttime), and determined a maximum predicted impact of 48 dBA during the daytime, 47 dBA during the evening, and 45 dBA during the nighttime. As such, the proposed development is acoustically compatible as per the Ministry of the Environment, Conservation and Parks' NPC-300 noise guideline sound level criteria, and no further noise investigation or mitigation is required.

Waste Collection

Niagara Region provides curbside waste and recycling collection for developments that meet the requirements of Niagara Region's Waste Collection Policy. The subject properties are eligible to receive Regional curbside waste and recycling collection provided that the owner bring the waste and recycling to the curbside on the designated pick-up day, and that the following limits are not exceeded:

- Green – no limit (weekly)
- Waste – 2 bag/can limit per unit (bi-weekly)
- Curbside collection only

Circular Materials Ontario are responsible for the delivery of residential Blue / Grey Box recycling collection services. The most up to date information regarding recycling can be found using the following link: <https://www.circularmaterials.ca/resident-communities/niagara-region/>

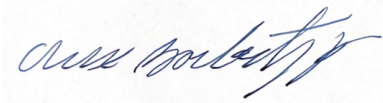
Conclusion

In conclusion, Regional Growth Management and Planning Division staff does not object to the proposed development as it consistent with the Provincial Planning Statement and conforms to the Niagara Official Plan, subject to the conditions within the Appendix.

Should you have any questions, please contact the undersigned at Alex.Boekestyn@niagararegion.ca, or Pat Busnello, Manager of Development Planning at Pat.Busnello@niagararegion.ca.

Please send a copy of the staff report and notice of the City's decision on this application.

Kind regards,

A handwritten signature in blue ink, appearing to read "Alex Boekestyn", is displayed on a light blue rectangular background.

Alex Boekestyn, M.Sc.
Development Planner, Niagara Region

cc: Pat Busnello, MCIP, RPP, Manager, Development Planning, Niagara Region
Jake McGowan, Development Approvals Technician, Niagara Region

Appendix I
Regional Condition of Draft Plan of Subdivision Approval
54 Plymouth Road, City of Welland

1. That the applicant/owner receive acceptance from the Ministry of Citizenship and Multiculturalism (MCM) for the Stage 1-2 Archaeological Assessment reports for 54 Plymouth Road, Welland, prepared by Archaeological Consultants Canada (dated December 16, 2024). If the Ministry requires further archaeological work to be completed prior to acknowledging this report, these report(s) must also be submitted to and acknowledged by the Ministry, to the satisfaction of Niagara Region, prior to clearance of this condition. No demolition, grading or other soil disturbances shall take place on the subject property prior to the issuance of a letter from MCM, confirming that all archaeological resource concerns have met licensing and resource conservation requirements.

NOTE: No demolition, grading or other soil disturbances shall take place on the subject property prior to the issuance of a letter from the Ministry confirming that all archaeological resource concerns have been mitigated and meet licensing and resource conservation requirements.

2. That the subdivision agreement between the Applicant/Owner and City of Welland include the following warning clause:

“If deeply buried or previously undiscovered archaeological remains/resources are found during development activities on the subject lands, all activities must stop immediately. If the discovery is human remains, contact the Niagara Regional Police Service and coroner to secure the site. If the discovery is not human remains, the area must be secured to prevent site disturbance. The project proponent must then follow the steps outlined in the Niagara Region Archaeological Management Plan: Appendix C found at the following link: <https://www.niagararegion.ca/projects/archaeological-management-plan/default.aspx>.”

Clearance of Conditions

Prior to granting final approval, the City of Welland must be in receipt of written confirmation that the requirements of each condition have been met satisfactorily and that all fees have been paid to the satisfaction of Niagara Region.

Subdivision Agreement

Prior to final approval for registration, a copy of the executed Subdivision Agreement for the proposed development shall be submitted to Niagara Region for verification that the appropriate clauses have been included. Niagara Region recommends that a copy of the draft agreement be provided in order to allow for the incorporation of any necessary revisions prior to execution.

Note: Clearance requests shall be submitted to the Region in accordance with the Memorandum of Understanding, which stipulates that requests for formal clearance of conditions are to be received and circulated to the Region by the local municipality. The local municipality is also responsible for circulating a copy of the draft agreement, and the Region is unable to provide a final clearance letter until the draft agreement is received. The Region is committed to reviewing submissions related to individual conditions prior to receiving the formal request for clearance. In this regard, studies and reports (one hard copy and a PDF digital copy) can be sent directly to the Region with a copy provided to the local municipality.

Taylor Meadows

From: Tanya Korolow
Sent: January 23, 2025 7:30 AM
To: Taylor Meadows
Subject: RE: 54 Plymouth Road (Habitat for Humanity) - Application for Draft Plan of Subdivision (File No. 26T-14-25003)

Hi Taylor,

I have no comments.

Thanks,



CITY OF
Welland

Tanya Korolow

Chief Fire Prevention Officer
Welland Fire and Emergency Services
400 East Main Street, Welland, Ontario L3B 3X5



Phone: 905-735-1700 x2408

welland.ca

engagewelland.ca



This email may contain confidential and/or privileged information for the sole use of the intended recipient. Any review, disclosure, or distribution by others is strictly prohibited. If you have received this email in error, please contact the sender immediately and delete all copies.

From: Taylor Meadows <taylor.meadows@welland.ca>

Sent: January 22, 2025 6:05 PM

Subject: 54 Plymouth Road (Habitat for Humanity) - Application for Draft Plan of Subdivision (File No. 26T-14-25003)

Afternoon,

The City has received application for Draft Plan of Subdivision for the lands located at 54 Plymouth Road. A formal notice will be provided in the near future. Applicable fees have been provided and will be forwarded to the appropriate authorities in the near future. Please provide comments by February 26, 2025.

Submission items can be accessed via the following link: [Circulation.zip](#)

Let me know if you have any questions.

Regards,



**CITY OF
Welland**

Taylor Meadows

Manager of Development Planning

Planning Division

60 East Main Street, Welland, Ontario L3B 3X4



Phone: 905-735-1700 x2246



welland.ca



engagewelland.ca



This email may contain confidential and/or privileged information for the sole use of the intended recipient. Any review, disclosure, or distribution by others is strictly prohibited. If you have received this email in error, please contact the sender immediately and delete all copies.

MEMORANDUM

TO: Taylor Meadows
Manager of Development Planning

FROM: Joe Thompson
Engineering Technician - Development

CC: Sherri-Marie Millar, P.Eng.
Director, Infrastructure Services

DATE: February 7, 2025

SUBJECT: 54 Plymouth Road
Draft Plan of Subdivision

The submitted drawings and documents for Draft Plan of Subdivision application for this subdivision were reviewed for conformity with the City of Welland Municipal Standards. Corrections and/or comments made as part of this review do not relieve the Design Engineer of responsibility for conformance with local municipal standards, MECP compliance, NPCA compliance, and applicable codes and laws.

The following documents were reviewed:

- Draft Plan, Revision 0, June 13, 2024, by Upper Canada Consultants
- Preliminary Site Servicing and Grading Plan, November 26, 2024, by Upper Canada Consultants

Engineering has the following conditions:

1. The Developer shall submit to the City of Welland for review and approval by the Director of Infrastructure Services/City Engineer, full engineering design drawings including Site Servicing, Site Grading, General Notes and Details, Sediment Erosion and Control Plan.
2. Foundation drains will not be connected to sanitary sewer systems.

3. That roof water drainage from any structure or building shall be directed via downspouts discharging via splash pads (concrete or other suitable material) to grass surfaces or stone swales where permitted. These splash pads must direct the flow away from the building, not onto sidewalks or driveways, and not toward adjacent properties.
4. That prior to any site alteration, approval from the Director of Infrastructure Services/City Engineer is required. The Developer shall submit all supporting materials and engineering design, prepared by a qualified professional, as required by the City or any applicable authority, and shall agree to implement the recommendations of the reports, studies, and plans.

January 27, 2025

Taylor Meadows
Manager
Development Planning
City of Welland
60 East Main Street
Welland, ON L3B 3X4

Dear Taylor,

Re: Draft Plan of Subdivision
Habitat for Humanity Niagara
54 Plymouth Road
City of Welland
File No.: 26T-14-25003

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

Please always call before you dig, see web link for additional details:
<https://www.enbridgegas.com/safety/digging-safety-for-contractors>

The Owner agrees to provide Enbridge Gas Inc. (Enbridge Gas) the necessary easements at no cost and/or agreements required by Enbridge Gas for the provision of local gas services for this project, in a form satisfactory to Enbridge Gas.

Sincerely,



Willie Cornelio CET
Sr Analyst Municipal Planning
Engineering

ENBRIDGE
TEL: 416-495-6411
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.



March 6, 2025

Project Name: Habitat for Humanity Subdivision
DOCA Project Number: 2025-0259
Proponent: Habitat for Humanity Niagara
Project Location: 54 Plymouth Road, Welland

Dear Taylor Meadows,

This letter is to confirm receipt of the project-related correspondence sent by the City of Welland, on February 28, 2025, regarding Habitat for Humanity Subdivision.

The Mississaugas of the Credit First Nation (MCFN) are the Treaty Holders of the land on which the project will take place – specifically, the Between the Lakes Treaty No. 3, of 1792. The MCFN holds Indigenous and Treaty Rights specific to the project location and its environs, which may be adversely impacted by it. The Department of Consultation and Accommodation (DOCA) is designated by the MCFN to handle consultation matters on its behalf.

The DOCA consultation team has filed the project-related correspondence identified above. Upon our review, we have determined that **the project should be proceeded by, at minimum, a Stage 1 archaeological assessment** to determine the location's archaeological potential. DOCA must be notified of, invited to participate in, and provided the opportunity to review this archaeological assessment, as well as any environmental assessments. At its discretion, DOCA may request capacity funding from the proponent for its consultation and engagement activities relating to the project.

DOCA expects to be notified of any and all future project updates and/or changes.

If you have any questions for the DOCA consultation team, please feel free to contact us.

Thank you,

Abby (LaForme) Lee
Consultation Coordinator
Department of Consultation and Accommodation
Phone: 905-768-4260
Email: abby.laforme@mncfn.ca



Mississaugas of the Credit First Nation
2789 Mississauga Road, Hagersville, Ontario N0A 1H0



Phone: (905) 768-1133
Fax: (905) 768-1225



CC

Megan DeVries, Manager of Consultations, megan.devries@mncfn.ca



Mississaugas of the Credit First Nation
2789 Mississauga Road, Hagersville, Ontario N0A 1H0



Phone: (905) 768-1133
Fax: (905) 768-1225



January 28, 2025

TAYLOR MEADOWS
CITY OF WELLAND
60 EAST MAIN STREET
WELLAND, ON L3B 3X4

Re: 54 Plymouth Road- Application for Draft Plan of Subdivision (File No. 26T-14-25003)

Dear Taylor,

This development will receive mail service to centralized mail facilities provided through our Community Mailbox program.

I will specify the conditions which I request to be added for Canada Post Corporation's purposes.

The owner shall complete to the satisfaction of the Director of Engineering of the City of Welland and Canada Post:

- a) Include on all offers of purchase and sale, a statement that advises the prospective purchaser:
 - i) that the home/business mail delivery will be from a designated Centralized Mail Box.
 - ii) that the developers/owners be responsible for officially notifying the purchasers of the exact Centralized Mail Box locations prior to the closing of any home sales.
- b) The owner further agrees to:
 - i) work with Canada Post to determine and provide temporary suitable Centralized Mail Box locations which may be utilized by Canada Post until the curbs, boulevards and sidewalks are in place in the remainder of the subdivision.
 - ii) install a concrete pad in accordance with the requirements of and in locations to be approved by Canada Post to facilitate the placement of Community Mail Boxes

- iii) identify the pads above on the engineering servicing drawings. Said pads are to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision.
- iv) determine the location of all centralized mail receiving facilities in co-operation with Canada Post and to indicate the location of the centralized mail facilities on appropriate maps, information boards and plans. Maps are also to be prominently displayed in the sales office(s) showing specific Centralized Mail Facility locations.
- a) Canada Post's multi-unit policy, which requires that the owner/developer provide the centralized mail facility (front loading lockbox assembly or rear-loading mailroom [mandatory for 100 units or more]), at their own expense, will be in effect for buildings and complexes with a common lobby, common indoor or sheltered space.

Should the description of the project change, I would appreciate an update in order to assess the impact of the change on mail service.

If you have any questions or concerns regarding these conditions, please contact me.

I appreciate the opportunity to comment on this project.

Regards,

A. Carrigan

Andrew Carrigan
Delivery Services Officer
Andrew.Carrigan@canadapost.ca

3/01/25
Planning Department
City of Welland

Attention: Taylor Meadows

Re: Habitat for Humanity Subdivision
Your File No. (File No. 26T-14-25003)
Our File No. 40404

To whom this may concern:

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

Bell Canada Condition(s) of Approval

1) The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

2) The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost. Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to circulations@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development.

The Owner acknowledges and agrees that it is the responsibility of the Owner to provide entrance/service duct(s) at their own cost from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner shall be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

Concluding Remarks:

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact circulations@bell.ca directly.

Should you have any questions, please contact the undersigned.

Yours Truly,

Amanda Bracken

Amanda.bracken@bell.ca

The Bell logo, consisting of the word "Bell" in a bold, blue, sans-serif font.



**HABITAT FOR HUMANITY CONDITIONS OF
DRAFT PLAN OF SUBDIVISION APPROVAL
(SUBJECT TO COUNCIL APPROVAL APRIL 29, 2025)**

THAT THE COUNCIL OF THE CITY OF WELLAND approves Draft Plan of Subdivision for lands described as Part Block U, Plan 564 and Part Road Allowance Between Lots 24 and 25, Concession 6 Crowland (Closed by BB81033), Part 2, Plan 59R-17688; City of Welland, municipally known as 54 Plymouth Road, subject to the following conditions:

1. That the Owner enter into a Subdivision Agreement with the City of Welland;
2. That all development must conform to the City of Welland Municipal Standards, as amended;
3. That no grading or construction shall commence until such time as the Subdivision Agreement has been entered into and the financial securities are in place, or a pre-servicing arrangement has been entered into;
4. That construction fencing is required in accordance with the City of Welland Building By-law 2020-140;
5. That the applicant/owner receive acceptance from the Ministry of Citizenship and Multiculturalism (MCM) for the Stage 1-2 Archaeological Assessment reports for 54 Plymouth Road, Welland, prepared by Archaeological Consultants Canada (dated December 16, 2024). If the Ministry requires further archaeological work to be completed prior to acknowledging this report, these report(s) must also be submitted to and acknowledged by the Ministry, to the satisfaction of the City of Welland, prior to clearance of this condition;
6. That the Subdivision Agreement between the applicant/owner and the City of Welland include the following warning clause:

“If deeply buried or previously undiscovered archaeological remains/resources are found during development activities on the subject lands, all activities must stop immediately. If the discovery is human remains, contact the Niagara Regional Police Service and coroner to secure the site. If the discovery is no human remains, the area must be secured to prevent site disturbance.”;
7. That the developer shall submit to the City of Welland for review and approval by the Director of Infrastructure Services/City Engineer, full engineering design drawings including Site Servicing, Site Grading, General Notes and Details, and Sediment Erosion and Control Plan;

8. That foundation drains will not be connected to the sanitary sewer system;
9. That the roof water drainage from any structure or building shall be directed via downspouts discharging via splash pads (concrete or other suitable material) to grass surfaces or stone swales where permitted. These splash pads must direct the flow away from the building, not onto sidewalks or driveways and not toward adjacent properties;
10. That prior to any site alteration, approval from the Director of Infrastructure Services/City Engineer is required. The Developer shall submit all supporting materials and engineering design, prepared by a qualified professional, as required by the City or any applicable authority and shall agree to implement the recommendations of the reports, studies and plans.;
11. That the owner agrees to provide Enbridge Gas Inc. (Enbridge Gas) the necessary easements at no cost and/or agreements required by Enbridge Gas for the provision of local gas services for this project, in a form satisfactory to Enbridge Gas Inc.;
12. That the owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The owner further agrees and acknowledges to convey such easements at no cost to Bell Canada;
13. That the owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the owner shall be responsible for the relocation of any such facilities or easements at their own cost;
14. That the owner acknowledges and agrees that it is the responsibility of the owner to provide entrance/service duct(s) at their own cost from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the owner shall be required to pay for the extension of such network infrastructure;
15. That the Owner shall complete to the satisfaction of the Director of Engineering of the City of Welland and Canada Post:
 - a. Include on all offers of purchase and sale, a statement that advises the prospective purchaser:
 - i. That the home/business mail delivery will be from a designated Centralized Mail Box.

- ii. That the Owner/Developer be responsible for officially notifying the purchasers of the exact Centralized Mail Box locations prior to the closing of any home sales.

b. The Owner further agrees to:

- i. Work with Canada Post to determine and provide temporary suitable Centralized Mail Box locations which may be utilized by Canada Post until the curbs, boulevards and sidewalks are in place in the remainder of the subdivision.
- ii. Install a concrete pad in accordance with the requirements of and in locations to be approved by Canada Post to facilitate the placement of Community Mail Boxes
- iii. Identify the pads above on the engineering servicing drawings. Said pads are to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision.
- iv. Determine the location of all centralized mail receiving facilities in co-operation with Canada Post and to indicate the location of the centralized mail facilities on appropriate maps, information boards and plans. Maps are also to be prominently displayed in the sales office(s) showing specific Centralized Mail Facility locations.

- c. Canada Post's multi-unit policy, which requires that the Owner/Developer provide the centralized mail facility (front loading lockbox assembly or rear-loading mailroom [mandatory for 100 units or more]), at their own expense, will be in effect for buildings and complexes with a common lobby, common indoor or sheltered space.

16. That prior to granting approval for the Final Plan, the City of Welland will require written notice from the following upon their respective conditions having been met satisfactorily:

Canada Post: 15

17. That if final approval is not given to this Plan within three (3) years of the approval date and no extensions have been given, Draft Approval shall lapse. If the Owner wishes to request extension of Draft Plan Approval, a written request with reasons why the extension is required and the applicable application fee, must be received by the City prior to the lapsing date; and further,

THAT Welland City Council authorizes the Mayor and Clerk to sign the Draft Approval, Final Approval Plans and Agreements once all Conditions have been satisfied.