

**Growth Management and Planning Division**

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

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**Via Email Only**

November 13, 2024

File No.: PLCD202401305

Caitlin Kovacs  
Development Planner  
City of Welland  
60 East Main Street  
Welland, ON L3B 3X4

Dear Ms. Kovacs:

**Re: Regional and Provincial Comments**  
**Application Type: Draft Plan of Condominium Extension**  
**City File Number: 26T-14-15001**  
**Applicant: Mountainview Homes**  
**Agent: Upper Canada Consultants**  
**Location: 633 South Pelham Road - Southwoods**  
**City of Welland**

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Regional Public Works Growth Management and Planning Division staff reviewed a request from the Agent on behalf of the Applicant for the extension of Draft Plan of Condominium for the property municipally known as 633 South Pelham Road in the City of Welland for a period of 18 months. Regional staff received circulation of this extension request on October 16, 2024.

The Draft Approved Plan of Condominium consists of 135 units. Draft Plan Approval was granted by the OLT on January 6, 2022, for a period of (3) three years, with a lapsing date of January 6, 2025.

In requesting an extension, the Agent has indicated that the applicant has several active developments within the City of Welland and look to advance the servicing and development of Southwoods by early Spring of 2025. The Agent noted that considerable work has been undertaken to move towards registration and clearing the conditions of Draft Plan Approval and that final clearance of Draft Plan conditions will follow closer to site servicing. The extension request will allow for Mountainview Homes to move forward with their concurrent developments in the City of Welland in an orderly manner.

## Conditions of Approval

Regional staff reviewed the most recent approved conditions of Draft Plan Approval as listed in Southwoods Conditions of Draft Plan Approval (OLT Approved with Modifications to Conditions; dated January 6, 2022) and request Condition 14 be updated with the following wording in the condominium agreement in the event that any resources are unexpectedly encountered during construction works:

*“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.*

*<https://www.niagararegion.ca/projects/archaeological-managementplan/default.aspx>”*

## Natural Environment

Regional staff offer no objection to this extension request from an environmental perspective. Staff note that further extension requests may require the completion of updated environmental studies.

## Conditions of Approval

The existing conditions of draft plan approval (26T-14-15001) listing Regional requirements remain applicable and, therefore, revisions to Condition 14 are recommended at this time.

## Conclusion

Staff understands from the City’s circulation that the applicant has been working towards advancing the servicing and moving to final clearance. As such, provided the above clause above is included in the Condominium Agreement, Regional staff do not object to the requested extension of Draft Plan approval for a period of 18 months from a Provincial and Regional perspective.

Please send copies of the staff report and notice of the City’s decision on this application. If you have any questions related to the above comments, please contact me at [connor.wilson@niagararegion.ca](mailto:connor.wilson@niagararegion.ca).

Kind regards,



Connor Wilson  
Development Planner

cc: Pat Busnello, Manager, Development Planning, Niagara Region  
Adam Boudens, Senior Environmental Planner, Niagara Region

**From:** [Taran Lennard](#)  
**To:** [Caitlin Kovacs](#)  
**Subject:** RE: NPCA Response : Request for Extension to Draft Plan Approval - 633 South Pelham, Welland  
**Date:** November 1, 2024 12:32:19 PM  
**Attachments:** [image001.png](#)

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Good Afternoon Caitlin,

The NPCA has reviewed the extension request. Our Agency will advise that we do not offer objections to this extension of draft approval.

Thank you.

	<p><b>Taran Lennard</b> Watershed Planner II</p> <p><b>Niagara Peninsula Conservation Authority (NPCA)</b> 3350 Merrittville Highway   Unit 9   Thorold, ON L2V 4Y6</p> <p>905.788.3135 ext. 277 <a href="http://www.npca.ca">www.npca.ca</a> <a href="mailto:tlennard@npca.ca">tlennard@npca.ca</a></p>
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For more information on Permits & Planning, please go to the Permits & Planning webpage at <https://npca.ca/administration/permits>.

For mapping on features regulated by the NPCA please go to our GIS webpage at <https://gis-npca-camaps.opendata.arcgis.com/> and utilize our Watershed Explorer App or GIS viewer.

To send NPCA staff information regarding a potential violation of Ontario Regulation 41/24 please go to the NPCA Enforcement and Compliance webpage at <https://npca.ca/administration/enforcement-compliance>

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**From:** Caitlin Kovacs <caitlin.kovacs@welland.ca>  
**Sent:** October 16, 2024 10:55 AM  
**To:** Paige Pearson <ppearson@npca.ca>  
**Cc:** Taran Lennard <tlennard@npca.ca>  
**Subject:** Request for Extension to Draft Plan Approval - 633 South Pelham, Welland

Good morning,

A complete application for request for extension to draft plan approval of vacant land condominium has been received.

The relevant documents are attached for your review and the associated fee should be arriving at your offices. Please have any comments returned to me no later than November 15, 2024.

Thank you,



**Caitlin Kovacs**  
Development Planner  
Planning Division  
60 East Main Street, Welland, Ontario L3B 3X4  
 Phone: 905-735-1700 x2131  
 [welland.ca](http://welland.ca)  
 [engagewelland.ca](http://engagewelland.ca)



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