

**COUNCIL MEETING**  
**PLANNING AND DEVELOPMENT SERVICES**  
**PLANNING DIVISION**

**REPORT P&B-2024-28**  
**November 26, 2024**

**SUBJECT:** Application for Condominium Exemption (File No. 26CD-14-24003) Made by 1000716281 Ontario Inc. For Lands Municipally Known as 348 Thorold Road, Welland

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

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**RECOMMENDATION:**

THAT THE COUNCIL OF THE CITY OF WELLAND approves the exemption request by 1000716281 Ontario Inc. for its Application for Condominium Approval of eighty-four (84) condominium units located at 348 Thorold Road, in accordance with Section 9 (7) of the Condominium Act, Chapter 4, 1998, as amended.

**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:**

The City received an application for Condominium Exemption made by 1000716281 Ontario Inc. for eighty-four (84) residential units. Section 9 (7) of the Condominium Act provides that an Application for Condominium Approval may be exempted from Section 51 of the Planning Act where the approval authority is of the opinion that the exemption is appropriate in the circumstances. Staff are

satisfied that exemption from Condominium approval is appropriate as there is an approved Site Plan Agreement registered on the property.

### **BACKGROUND:**

The City received an application for Condominium Exemption made by 1000716281 Ontario Inc. for eighty-four (84) residential units. The property is located on the north side of Thorold Road, to the east of Bridlewood Drive and west of Rice Road. More specifically legally described as, Part Thorold Township Lot 2 & 4 RP59R4736 Parts 2, 3; City of Welland. The property is municipally known as, 348 Thorold Road.

### **DISCUSSION:**

Section 9 (7) of the Condominium Act provides that an Application for Condominium Approval may be exempted from Section 51 of the Planning Act where the approval authority is of the opinion that the exemption is appropriate in the circumstances.

A full Site Plan Agreement was registered on title on October 8, 2024, to permit the construction of eighty-four (84) residential units on the property. Securities were taken to ensure that the development of the site proceeded as per the approved plans via the Site Plan Agreement process. Any requirements that would typically be reviewed through the Condominium approval process have been addressed through the Site Plan Agreement which has been registered on the title of the property. As such, staff are satisfied that exemption from Condominium approval is appropriate as there is an approved Site Plan Agreement registered on the property.

### **FINANCIAL:**

There is no financial impact resulting from the Recommendation in this report. All costs associated with the proposal will be borne by the applicant.

### **CONCLUSION:**

Staff recommends the exemption request for the Application for Condominium Exemption for 348 Thorold Road. All development requirements have been addressed through the Site Plan Agreement that has been registered on title and financial securities are in place. The proposed exemption is appropriate as it is consistent with the policies of the Condominium Act and the Planning Act which permit exemptions. The approval of the Condominium Exemption will allow the developer to move forward with the project and complete the development.

### **ATTACHMENT:**

- Appendix I - Location Map
- Appendix II - Approved Site Plan