

## Taylor Meadows

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**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](mailto:zsherwood@wellandhydro.com)



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

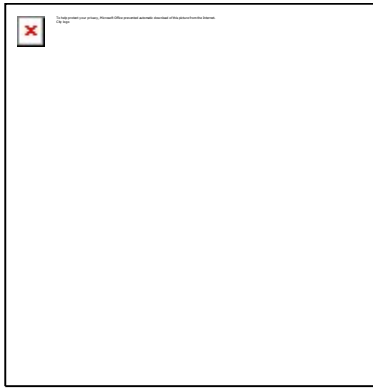
**Sent:** February 28, 2025 4:08 PM

**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](http://welland.ca)



[engagewelland.ca](http://engagewelland.ca)



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**Public Works Growth Management & Planning Division**

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

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

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**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**

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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/>

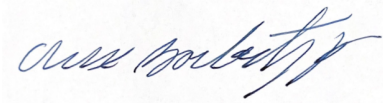
## Conclusion

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](mailto:Alex.Boekestyn@niagararegion.ca), or Pat Busnello, Manager of Development Planning at [Pat.Busnello@niagararegion.ca](mailto: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 positioned above the printed name.

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

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**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

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**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



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**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

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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,

A handwritten signature in blue ink, appearing to read 'Willie Cornelio'.

**Willie Cornelio** CET  
Sr Analyst Municipal Planning  
Engineering

ENBRIDGE  
TEL: 416-495-6411  
500 Consumers Rd, North York, ON M2J1P8  
[enbridge.com](http://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](mailto: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](mailto: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





CANADA POST  
955 Highbury Ave N  
London ON N5Y 1A3

[CANADAPOST.CA](http://CANADAPOST.CA)

POSTES CANADA  
955 Highbury Ave N  
London ON N5Y 1A3

[POSTESCANADA.CA](http://POSTESCANADA.CA)

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](mailto: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](mailto: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](mailto:circulations@bell.ca) directly.

Should you have any questions, please contact the undersigned.

Yours Truly,

Amanda Bracken

[Amanda.bracken@bell.ca](mailto:Amanda.bracken@bell.ca)

