

**Notice of Decision to Approve
Regional Official Plan Amendment 18 (ROPA 18)**

**Notice of Decision to Modify and Approve
Local Official Plan Amendment 24 (LOPA 24)**

**Northwest Welland Boundary Expansion
Affecting the City of WELLAND**

Purpose & Effect

ROPA 18 expands the City of Welland urban area boundary by approximately 190 hectares. Of this area, 102 ha will be Designated Greenfield Area (area for new development). The remaining area consists of Delineated Built-Up Area (existing developed area) and the Natural Heritage System (to be protected).

Both the Region and local Official Plan must be modified to allow a boundary expansion. ROPA 18 is the Region's Official Plan Amendment. LOPA 24 is Welland's amendment, which was adopted by its Council on December 17, 2019, and has been modified to align with ROPA 18.

Both amendments consist of mapping changes to designate the expansion area as Urban Area. In addition, they create a site specific policy to allow the expansion regardless of other the policies of the Official Plan, subjects it to the future land use permissions of the Northwest Welland Secondary Plan and includes a policy to ensure that the growth and development allocated to the NW area will be fully accounted in the new Niagara Official Plan.

Public comments, included as part of Staff Report PDS 3-2021, were considered as part of the decision making process.

Decision to Approve

On **January 21, 2021**, the Council of the Regional Municipality of Niagara, as the approval authority under Section 17 of the *Planning Act, 1990*, made a decision to pass By-law 2021-08 to **approve** ROPA 18.

At this same meeting, the Council of the Regional Municipality of Niagara made a decision to **modify and approve** LOPA 24.

Other Related Planning Applications: Northwest Welland Secondary Plan – Local Official Plan Amendment 29, City of Welland. No decision has been made on this matter.

Any person or public body who made oral submission at a public meeting or written submissions to Council before ROPA 18 or LOPA 24 was adopted may appeal all or part of that decision to the Local Planning Appeals Tribunal (LPAT) by filing a notice of appeal with the Regional Municipality of Niagara.

A notice of appeal must:

- (i) set out the reasons for the appeal and the specific part of the proposed official plan amendment to which the appeal applies;
- (ii) if the appellant intends to argue that the appealed decision is inconsistent with a policy statement issued under *Planning Act, 1990* subsection 3 (1), fails to conform with or conflicts with a provincial plan or, in the case of the official plan of a lower-tier municipality, fails to conform with the upper-tier municipality's official plan, the notice of appeal must also explain how the decision is inconsistent with, fails to conform with or conflicts with the other document;
- (iii) be accompanied by the fee required by the Local Planning Appeal Tribunal Act, \$1,100.00 required for each appeal, payable to the Ontario Minister of Finance; and
- (iv) be filed in writing with the Regional Clerk:

Ms. Ann Marie Norio, Regional Clerk
Regional Municipality of Niagara
1815 Sir Isaac Brock Way, P.O. Box 1042
Thorold, Ontario L2V 4T7
Ann-Marie.Norio@niagararegion.ca

- (v) be submitted by **February 11, 2021** which is the last day for filing a notice of appeal.

ROPA 18 is exempt from approval by the Minister of Municipal Affairs and Housing.

The decision of the Regional Municipality of Niagara to approve ROPA 18 and modify and approve LOPA 24 is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

Only individuals, corporations and public bodies may appeal a decision of the municipality or planning board to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

Additional Information

Additional information, including a copy of ROPA 18 and LOPA 24 and Regional Council's decision, is available for public inspection on the Region's website at www.niagararegion.ca/ROPA18 or by emailing Kirsten McCauley, Acting Manager of Long Range Planning, at Kirsten.mccauley@niagararegion.ca.

Please note the Regional Headquarters Administration Building at 1815 Sir Isaac Brock Way, Thorold is closed to the public as a result of the Declaration of Emergency under O. Reg 7/21 of the Emergency Management and Civil Protection Act.

Date Mailed: January 22, 2021
Last Day for Filing a Notice of Appeal: February 11, 2021

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