



COUNCIL INFORMATION PACKAGE

Friday, May 9, 2025

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MEMORANDUM

TO: Welland City Council

FROM: Rob Axiak, CAO

DATE: May 2, 2025

SUBJECT: Ontario Introducing Legislation to Strengthen Local Governance

On May 1, 2025, the Province of Ontario re-introduced legislation to amend the *Municipal Act, 2001* and the *City of Toronto Act, 2006* under the proposed *Municipal Accountability Act, 2025*. The purpose of the legislation is to enhance transparency and accountability at the local government level by introducing a standardized municipal code of conduct and a consistent process for investigating alleged breaches across Ontario.

Key Elements of the Proposed Legislation:

- **Standardized Municipal Code of Conduct:** The Province, in collaboration with the municipal sector, intends to develop a unified code that outlines clear and enforceable ethical standards for members of council and certain local boards. The code is expected to address matters such as harassment, discrimination, and ethical behaviour in decision-making.
- **Integrity Commissioner Process:** A new framework will ensure a consistent process for integrity commissioner investigations across municipalities. Notably, in cases involving serious violations, a member of council could face removal and disqualification from office. This action would require:
 - A recommendation from the local integrity commissioner;
 - A concurring report from the Ontario Integrity Commissioner; and
 - A unanimous vote of council.

- **Mandatory Training:** All council members and applicable board members will be required to undergo training on the code of conduct.

Implications for the City of Welland:

This legislative direction supports a growing call from the municipal sector, including AMO, for a more consistent and enforceable framework to ensure elected officials are held to a higher standard of conduct. Should the legislation pass, Welland will need to align its local policies and procedures, including:

- Updating our Council Code of Conduct;
- Ensuring alignment with future regulations; and
- Coordinating mandatory training sessions in advance of the 2026-2030 term of Council.

Staff will monitor the progress of this legislation and participate in sector consultations as opportunities arise. A follow-up report will be provided once regulations and implementation details are available.

Please feel free to contact my office with any questions or to request additional information.

Reference:

- Ontario Ministry of Municipal Affairs and Housing. (May 1, 2025). *Ontario Taking Action to Strengthen Local Governance*. Retrieved from <https://news.ontario.ca/en/release/1005485/ontario-introducing-legislation-to-strengthen-local-governance>

MEMORANDUM

TO: Welland City Council

FROM: Rob Axiak, CAO

DATE: May 2, 2025

SUBJECT: Provincial Legislative and Policy Update – Bill 5, Encampment Legislation, and Tariff Impacts on Municipal Construction Costs

Purpose

The purpose of this memorandum is to inform Council of three key provincial developments that may impact the City of Welland's operational, financial, and policy environment:

1. Introduction of [Bill 5 – Protect Ontario by Unleashing Our Economy Act](#)
 2. Reintroduction of [Bill 6 – Safer Municipalities Act, 2025](#) (Encampments and Public Drug Use)
 3. AMO: A new economic report on [Tariffs and Municipal Construction Costs](#)
-

1. Bill 5 – Protect Ontario by Unleashing Our Economy Act

On April 17, 2025, the Province introduced Bill 5, an omnibus piece of legislation intended to accelerate economic development. Key provisions include:

- Designation of "special economic zones," which may exempt specific projects, proponents, or geographic areas from municipal by-laws and provincial regulations
- Replacement of species-at-risk permitting with a registration-first model
- Authority for the Province to restrict procurement based on country-of-origin preferences
- Streamlining of archaeological assessments and protections
- Accelerated mine permitting processes

Implications for the City of Welland

While economic development remains a shared goal, these proposed changes may diminish the City's influence over land use, environmental oversight, and heritage preservation within its boundaries. The potential for special economic zones to override municipal planning authority underscores the need for proactive engagement with the Province should any designations be proposed within or near Welland.

2. Bill 6 – Safer Municipalities Act, 2025

This legislation was reintroduced by the Province on April 16, 2025, and aligns with commitments made during the 2024 election. The proposed Act would:

- Prohibit the consumption of illegal substances in public spaces
- Empower police and provincial offences officers to issue fines and make arrests for public drug use
- Introduce fines of up to \$10,000 and imprisonment of up to six months
- Increase penalties under the Trespass to Property Act and recognize continuous trespassing and likelihood of reoffending as aggravating factors

Implications for the City of Welland and the Encampment Task Force

This Bill, if enacted, will provide the City's Encampment Task Force with additional enforcement tools to manage persistent encampment locations and related public safety concerns. These tools could support local efforts to reduce reoccurrence and improve outcomes for unsheltered individuals while enhancing community safety.

The Province has reaffirmed funding support for housing and homelessness initiatives, including:

- \$75.5 million province-wide investment
- \$5.5 million increase to the Canada-Ontario Housing Benefit
- \$20 million for emergency and temporary shelter accommodation
- \$50 million to support ready-to-build affordable housing projects

Municipal service managers are now required to report outcomes related to encampment resolution and submit detailed spending plans for approval under the Homelessness Prevention Program. These measures will reinforce accountability and strengthen the City's collaboration with Niagara Region and community partners.

3. Tariff Impacts on Municipal Capital Construction

Oxford Economics has released a new report detailing the effect of international trade tariffs on construction costs faced by Ontario municipalities. Key findings include:

- An estimated \$1.04 billion increase in municipal capital expenditures over the next two years
- Roads and non-residential buildings are the most affected asset classes
- Projected increases in construction costs range from 1.4 percent to 2.3 percent depending on asset type, with non-residential buildings facing the highest relative impact

Implications for the City of Welland

The report validates financial pressures the City is experiencing across capital infrastructure programs. Importantly, these findings align with and support the City's Tariff Procurement Amendment, recently approved by Council. This amendment requires that staff disclose and account for tariff-driven cost variations in bid documents for goods and materials with exposure to international market volatility.

Once released, the accompanying estimation tool from Oxford Economics will allow staff to calculate tariff-related cost impacts on specific projects. This will enhance budget planning, improve procurement clarity, and assist in negotiating fair and competitive vendor agreements.

References

- **Association of Municipalities of Ontario (AMO).** (April 18, 2025). *Policy Update – Ontario Introduces Bill 5 and Re-Introduces Homelessness Encampments Bill, New Report on Tariffs Impacting Municipal Construction Costs*. Retrieved from www.amo.on.ca
- **Legislative Assembly of Ontario.** (2025). *Bill 5, Protect Ontario by Unleashing our Economy Act, 2025*. First Reading – April 17, 2025. Retrieved from <https://www.ola.org>
- **Legislative Assembly of Ontario.** (2025). *Bill 6, Safer Municipalities Act, 2025*. First Reading – April 16, 2025. Retrieved from <https://www.ola.org>
- **Oxford Economics.** (2025). *Economic Impact of Trade Tariffs on Municipal Construction Costs in Ontario*. Commissioned by the Association of Municipalities of Ontario.
- **City of Welland.** (January 2025). *Council Report MD2025-01A: Amendment to Procurement Policy to Address Tariff-Related Cost Variability*. Retrieved from <https://www.welland.ca/Council/SMP/MD2025-01A.pdf>

MEMORANDUM

TO: City Council

FROM: Lisa Allen, Manager, Economic Development

DATE: May 6, 2025

SUBJECT: Launch of New “Made in Welland” Website

The Economic Development Office is pleased to share that the newly redesigned *Made in Welland* website is now live at www.madeinwelland.ca.

This updated platform aligns with the City’s brand and enhances user functionality and serves as a key resource for showcasing Welland’s business investment environment. The site highlights:

- **Improved Navigation:** Streamlined access to information about Welland’s economic strengths, local success stories, available land and buildings, and more.
- **Why Welland:** A dedicated section that outlines the city’s competitive advantages—including strategic location, workforce availability, and quality of life.
- **Funding & Incentives:** An overview of available financial supports for businesses, including municipal and provincial programs designed to encourage growth and development.
- **Key Sectors:** Insight into Welland’s priority growth areas, including advanced manufacturing, food processing, business services, and sport tourism.
- **City Amenities:** Information on lifestyle assets that make Welland a desirable place to live, work, play and invest.

The website supports Welland’s ongoing efforts to attract and retain business investment while promoting our community’s strengths to a broader audience.

April 29, 2025

Office of the Prime Minister
80 Wellington St
Ottawa, ON
K1A 0A2

Dear Prime Minister Mark Carney:

Re: Support of Canadian Economy

This is to confirm that at the April 28, 2025 Council Meeting the following resolution was adopted with respect to the above noted matter:

WHEREAS The Township of West Lincoln recognizes the economic challenges posed by the proposed U.S. tariffs on local and domestic businesses, workers and economic stability on both sides of the border; and

WHEREAS at the Niagara borders, 9.1 million people crossed into the US from Canada, and 9.3 million people crossed from the US into Canada; and

WHEREAS a total of \$119.5 billion in goods transited the borders in Niagara: \$57.8 billion were exports to the US, and \$61.6 billion were imports to Canada; and

WHEREAS Niagara borders with the US accounted for 11.4% of total goods traded between Canada and the US; and

WHEREAS Premier Doug Ford has stated the proposed tariffs could cost Ontario 500,000 jobs; and

WHEREAS in 2023, 532 businesses in Niagara exported \$5.9 billion in goods to the US, and the US market accounts for 72% of total exports from Niagara; and

WHEREAS the implementation of a 25% tariff on Canadian goods threatens not only local businesses but also the broader supply chain that fuels economic activity across Ontario and the rest of Canada; and

WHEREAS it is imperative that all levels of government work together to address these challenges, ensuring that our procurement policies support domestic industries while maintaining competitive and sustainable growth; and

WHEREAS, given the importance of trade and infrastructure investments in shaping the future of our communities, West Lincoln stands ready to take decisive action in collaboration with provincial and federal stakeholders; and

WHEREAS municipalities have traditionally been restricted by Federal and Provincial trade agreements from giving preference to “Buy Canadian” initiatives; and

NOW THEREFORE BE IT RESOLVED that the Township of West Lincoln Council calls on provincial and federal governments to remove any impediments to municipalities preferentially procuring from Canadian companies for capital projects and supplies; and

BE IT FURTHER RESOLVED that Township Council calls on the provincial and federal governments to continue to work together on a response that protects the Canadian economy through measures such as expanding export opportunities outside of the US market, removing inter-provincial trade barriers, continuing to push for exemptions and tariff reductions via diplomatic channels; and

BE IT FURTHER RESOLVED THAT the Township of West Lincoln Council formally acknowledges the economic challenges posed by the proposed U.S. tariffs and commits to adopting strategies that will protect our local and domestic economy; and that subject to provincial and federal changes to legislation, adjustments will be made to our procurement policies that prioritize Canadian businesses, strengthen trade advocacy efforts, and promote interprovincial collaboration to mitigate the impact of tariffs; and

BE IT FURTHER RESOLVED that copies of this motion be sent to.

The Prime Minister of Canada
The Honourable Doug Ford, Premier of Ontario
The Minister of Foreign Affairs
The Minister of Economic Development, Job Creation and Trade
The Minister of Housing, Infrastructure and Communities
The Minister of Municipal Affairs and Housing
AMO (Association of Municipalities of Ontario)
Niagara Region Municipalities

Niagara Region MPPs
Niagara Region MPs

If any further information is required, please contact the undersigned at 905-957-3346, Ext 5129.

Yours Truly,



Justin J. Paylove
Manager, Legislative Services/Clerk
ipaylove@westlincoln.ca

JJP/jmt

cc. Premier Doug Ford
Melanie Joly, Minister of Foreign Affairs
Victor Fedeli, Minister of Economic Development, Job Creation and Trade
Nate Erskine-Smith, Minister of Housing, Infrastructure and Communities
Rob Flack, Minister of Municipal Affairs and Housing
Dean Allison, MP
Sam Oosterhoff, MPP
Chris Bittle, MP
Tony Baldinelli, MP
Fred Davies, MP
Jennifer Stevens, MPP
Wayne Gates, MPP
Jeff Burch, MPP
Federation of Canadian Municipalities
Association of Municipalities of Ontario
Niagara Region Municipalities

SENT ELECTRONICALLY

May 7, 2025

Regional Municipality of Niagara
1815 Sir Issac Brock Way,
Box 1042
Thorold ON
L2V 4T7

Attention: Ann-Marie Norio, Regional Clerk

Dear Ms. Norio:

RE: Niagara's International Agricultural Workers (IAW)

Please be advised the Council of The Corporation of the Town of Niagara-on-the Lake, at its regular meeting held on April 29, 2025, approved the following resolution:

***WHEREAS** Public Health Inspectors protect the health and safety of Niagara's International Agricultural Workers (IAW) to ensure compliance with provincial/federal regulations/guidelines and to protect and promote the health and well-being of our IAW; and*

***WHEREAS** the Region of Niagara plans to move towards an approval inspection fee model in 2026 for program cost recovery purposes; and*

***WHEREAS** public health inspection costs are not borne directly by other sectors such as food establishment; and*

***WHEREAS** with the current tariff environment, impacting the security of our food supply network, impacts the stress of sustainability of food production;*

***THEREFORE BE IT RESOLVED** that Council approve the recommendation of the Agricultural Committee:*

"That the Agricultural Committee request Council to inform the Niagara Region that they are opposed to the \$250.00 migrant workers home inspections, and the cost should be borne by the Niagara Region"; and

***BE IT FURTHER RESOLVED** that this motion be sent to the Region, the Niagara Area Municipalities and our provincial and federal representatives.*

If you have any questions or require further information, please contact my office at 905-468-6488.

Sincerely,



Grant Bivol
Town Clerk/ Manager of Legislative Services

c.c. MPP Wayne Gates - wgates-co@ndp.on.ca
MP Tony Baldinelli - Tony.Baldinelli@parl.gc.ca
All local area municipalities with the Region of Niagara

Administration

Office of the Regional Clerk

1815 Sir Isaac Brock Way, PO Box 1042, Thorold, ON L2V 4T7

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www.niagararegion.ca

May 8, 2025

CL 6-2025, April 24, 2025

PEDC 3-2025, April 9, 2025

PDS 8-2025, April 9, 2025

Distribution list

SENT ELECTRONICALLY

Development Applications Monitoring Report – 2024 Year End

PDS 8-2025

Regional Council, at its meeting held on April 24, 2025, passed the following recommendation of its Planning and Economic Development Committee:

That Report PDS 8-2025, dated April 9, 2025, Development Applications Monitoring Report – 2024 Year End, **BE RECEIVED** and **BE CIRCULATED** to Local Area Municipalities, Niagara Peninsula Conservation Authority, Niagara Home Builders Association, Niagara Industrial Association, local Chambers of Commerce and School Boards.

A copy of PDS 8-2025 is enclosed for your reference.

Yours truly,



Ann-Marie Norio
Regional Clerk

js

CLK-C 2025-040

cc: C. MacDonald, Development Planner, Growth Management and Planning
T. Ricketts, Commissioner, Public Works
N. Coffey, Executive Assistant to the Commissioner, Public Works

Distribution List:

Local Area Municipalities
Niagara Peninsula Conservation Authority
Niagara Home Builders Association
Niagara Industrial Association
Local Chambers of Commerce
School Boards

Subject: Development Applications Monitoring Report – 2024 Year End

Report to: Planning and Economic Development Committee

Report date: Wednesday, April 9, 2025

Recommendations

1. That Report PDS 8-2025 **BE RECEIVED** for information; and
2. That Report PDS 8-2025 **BE CIRCULATED** to Local Area Municipalities, Niagara Peninsula Conservation Authority, Niagara Home Builders Association, Niagara Industrial Association, local Chambers of Commerce and School Boards.

Key Facts

- The purpose of this report is to inform Regional Council of the 2024 volume of development application activity in Niagara Region.
- In 2024, the number of development applications reviewed increased to 839, up from 794 in 2023.
- In 2024 there was a slight decrease in the number of pre-consultation meetings held (619) from the year prior. The number of pre-consultation meetings held each year is often a strong indicator of the development outlook.
- Despite growing complexity of development applications, staff met review timelines more than 90% of the time.

Financial Considerations

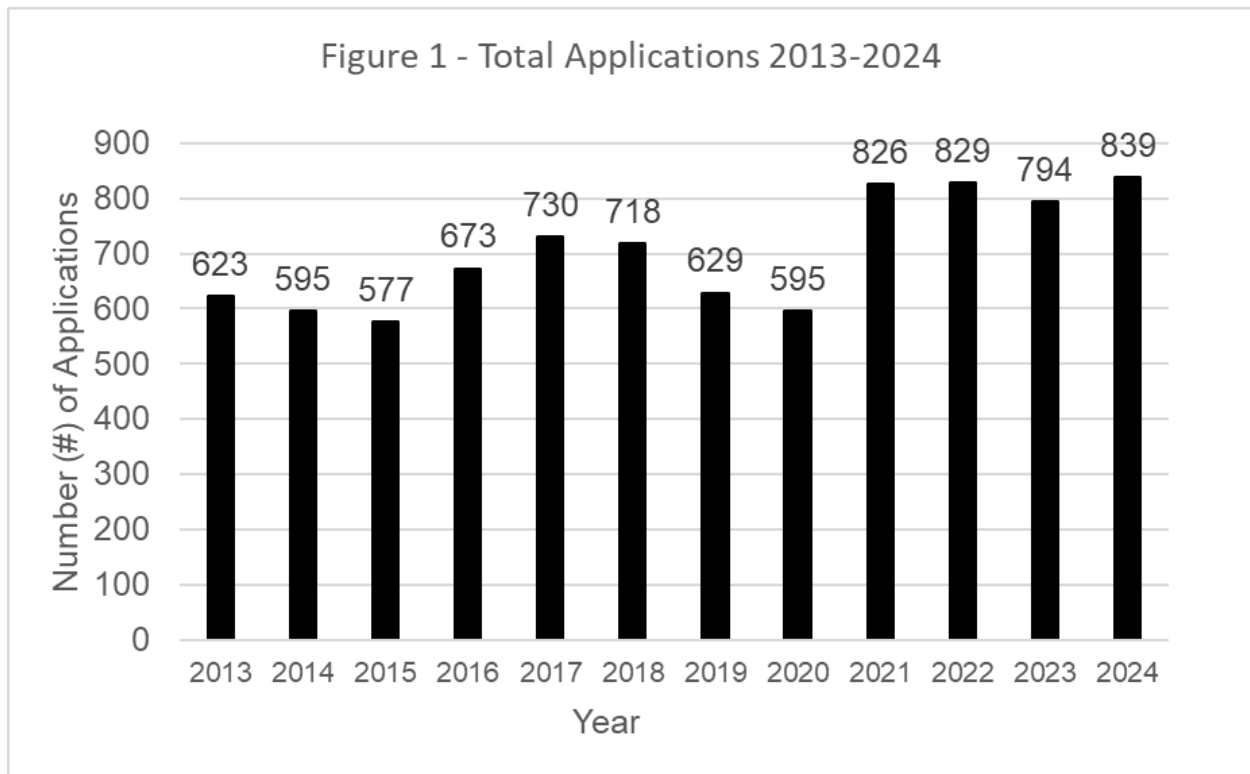
There are no direct financial implications associated with this report.

Analysis

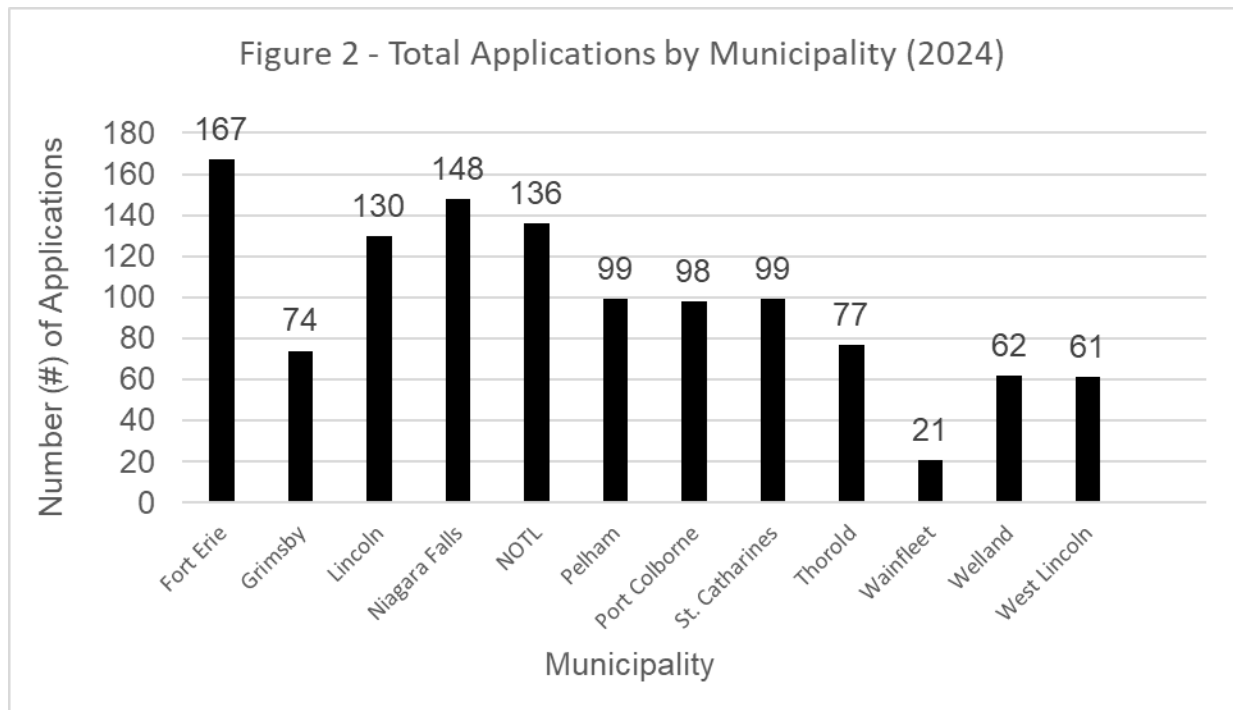
Increase in Development Applications in 2024

Regional staff reviewed 839 development applications in 2024, marking an increase from the 794 applications reviewed in 2023. Figure 1 illustrates the number of applications considered by staff from 2013 to 2024. The highest application volumes were experienced in 2021, 2022 and 2024. Over time, staff have refined their approach

and practices to be more adaptable and collaborative in response to the growing volume of development applications.



The distribution of applications circulated to the Region, by municipality, during 2024 is shown on Figure 2. Municipalities with the highest volume of applications received by the Region were Fort Erie (167), Niagara Falls (148), Niagara-on-the-Lake (136), and Lincoln (130).



Development applications were circulated to the Region in accordance with Provincial legislation, the Niagara Escarpment Commission legislation, and the existing 2019 Memorandum of Understanding (MOU) between the Region and the Local Area Municipalities for planning in Niagara.

In Q2 of 2024, the Region replaced its existing development tracking management system and successfully introduced CityView, a new system for permitting, approvals, and application tracking. The implementation of this new system was completed on schedule, allowing us to secure \$500,000 from the Provincial Streamline Development Approval Fund. The new system has enhanced the development approval process by boosting efficiency, effectiveness, and predictability.

Complexity of Development Applications Increasing

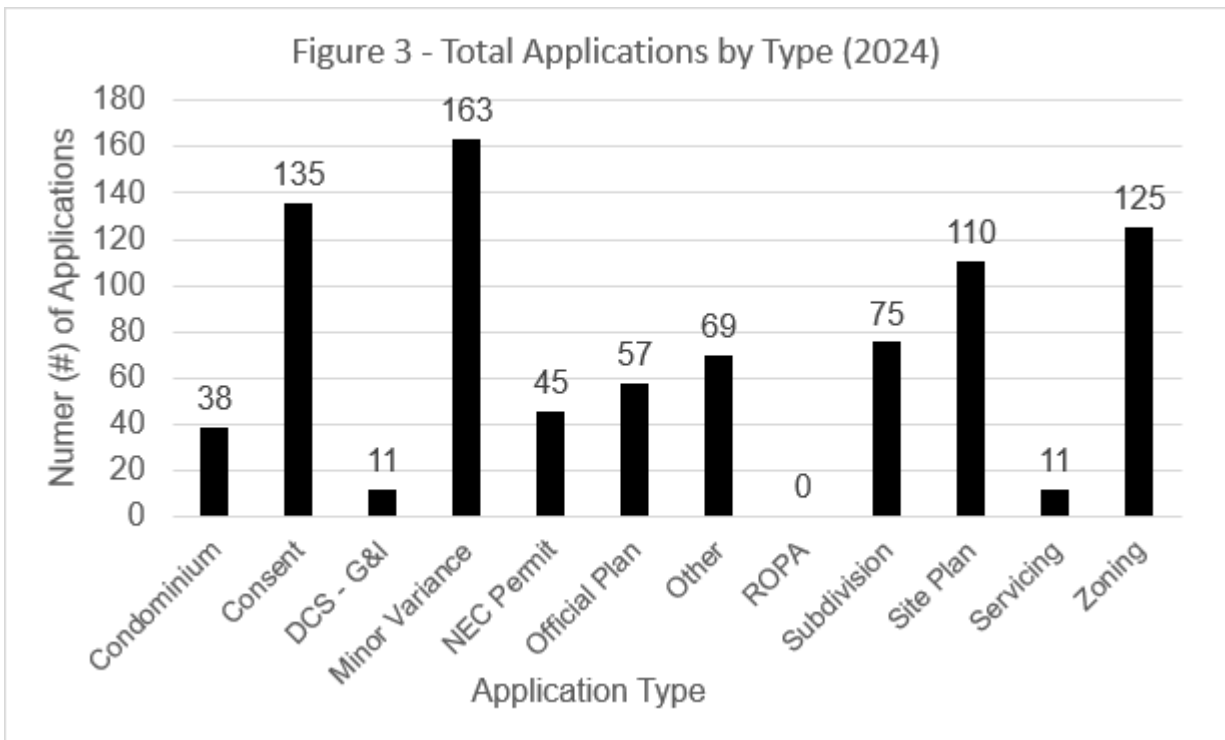
Figure 2 provides a breakdown of development applications by type reviewed by staff in 2024. Complex development proposals often trigger multiple planning approvals. For example, a subdivision or condominium application proposing a density or building height that exceeds the maximum limits set by the current Official Plan or Zoning By-law may also require concurrent Official Plan Amendment and/or Zoning By-law Amendment applications to proceed. The categories with the highest number of

applications reviewed by Staff in 2024 were Minor Variances (163) and Consents (135), followed closely by Zoning By-law Amendments (125) and Site Plans (110).

Regional staff were involved in reviewing several complex development applications in 2024, as highlighted in Appendix 1 of this report. This often requires a more extensive review process to adequately address environmental impacts, traffic impacts, urban design considerations, etc.

Despite Growing Complexity, Region Consistently Meets Review Timelines

The MOU provides non-statutory development application review timelines for each application type. According to the data collected for 2024, Regional staff successfully met these review timelines more than 90% of the time.



Pre-consultation Meetings an Indicator of Future Development

Staff attend regular pre-consultation meetings bi-weekly with each local municipality. These meetings are to determine complete application submission requirements and assist in the processing of applications.

Figure 4 illustrates the number of pre-consultation meetings attended by staff from 2013 to 2024. In 2024, Regional staff attended 619 pre-consultation meetings, which is a 5% decrease from the 2023 total (654). The number of pre-consultation meetings is generally an indicator of anticipated future development application volumes. Although pre-consultation meetings are no longer required due to changes in the Planning Act, most of the local area municipalities will continue with pre-consultation. They recognize the benefits it offers applicants by outlining application requirements and ensuring complete submissions.

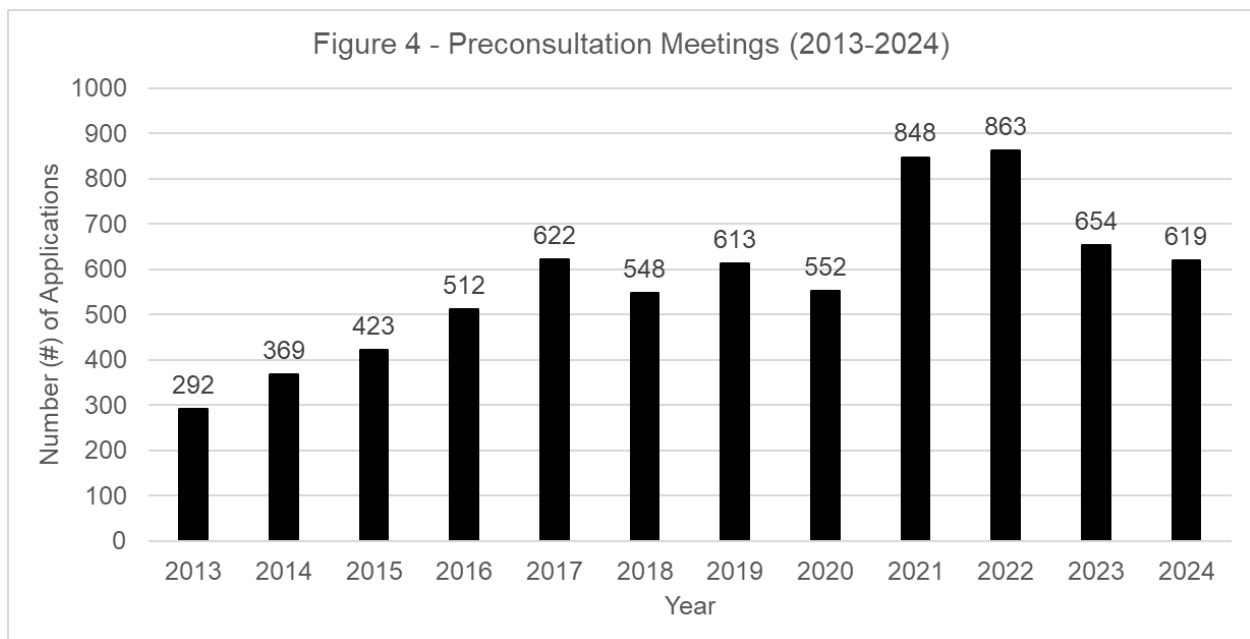
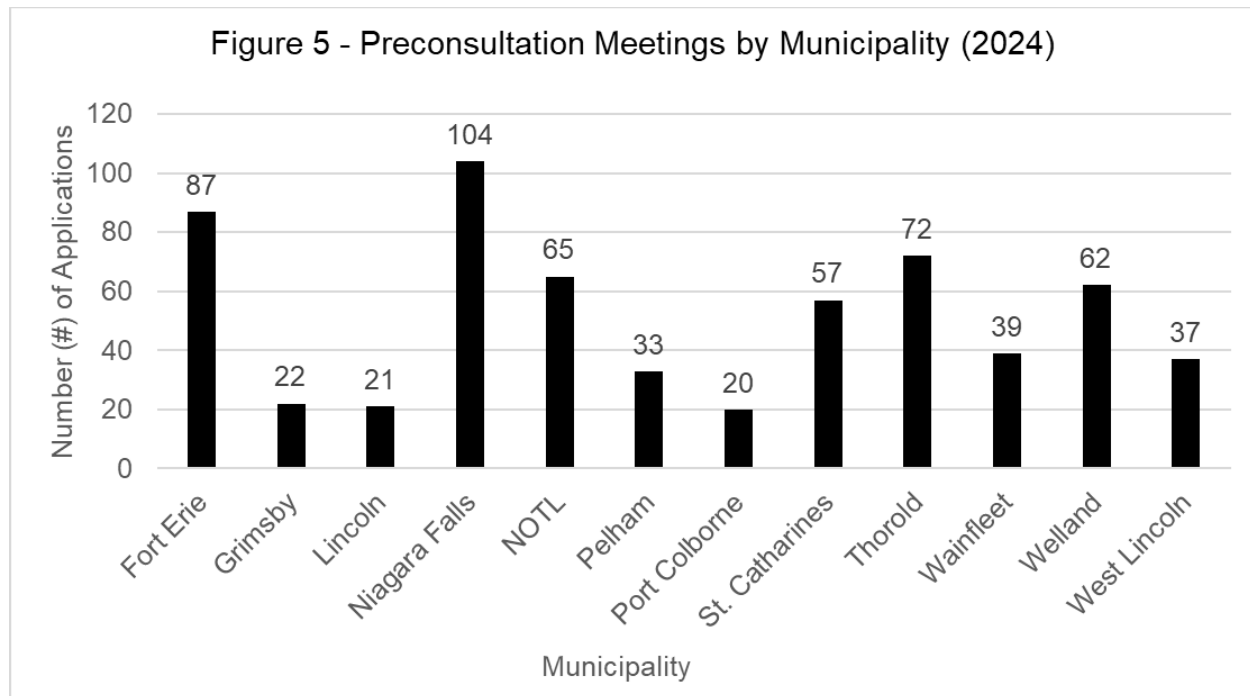
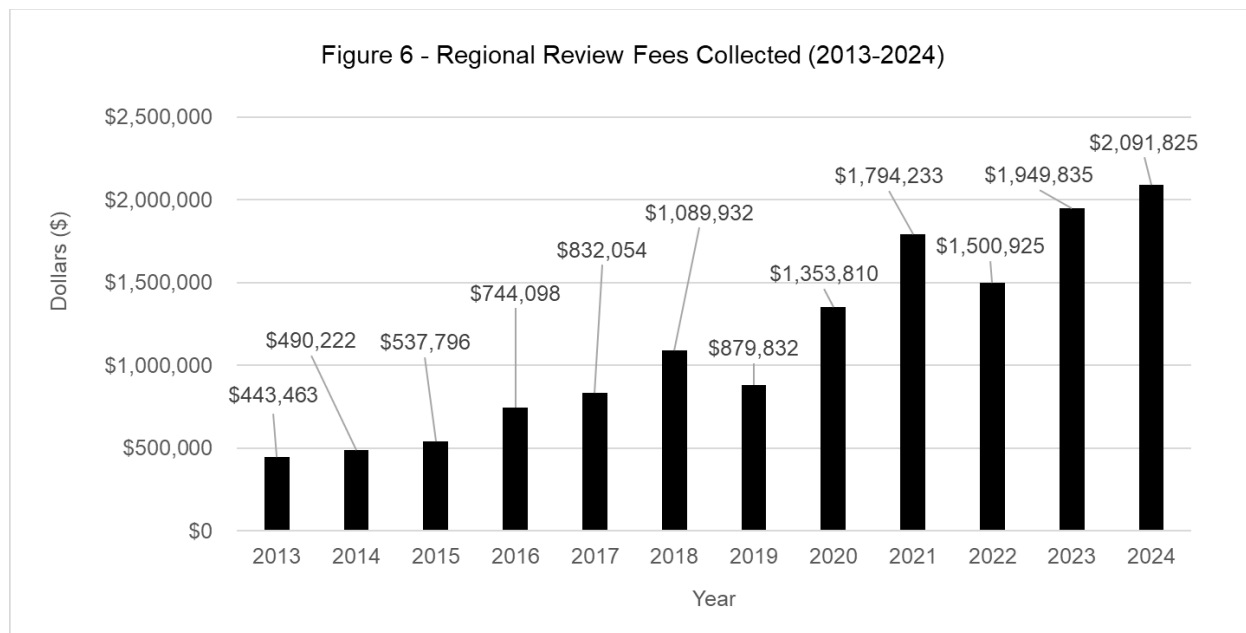


Figure 5 illustrates the number of pre-consultation meetings by municipality in 2024 that included Regional staff. The municipalities with the highest levels of pre-consultation activity were Niagara Falls (104), Fort Erie (87), Thorold (72), Niagara-on-the-Lake (65), and Welland (62).



Regional Review Fees offset Regional Costs

Regional review fees are collected to offset Regional costs for the development review service on a cost recovery basis. Figure 6 summarizes the fees collected between 2013 and 2024 for the Regional review of development applications. The 2024 total of \$2,091,825 represents a 7.28% increase from 2023.



While the development and pre-consultation volumes have decreased slightly from 2023, the increase in fees can be attributed to an increase in proposals that require multiple development applications with higher fees (Official Plan Amendments, Zoning By-law Amendments, Draft Plan of Condominiums and Subdivisions) received in 2024 compared to the previous year.

2025 Outlook – Region is Preparing for Proclamation

On October 20, 2024, the Province released the *Provincial Planning Statement (2024)* (“2024 PPS”), which replaced both the *Provincial Policy Statement (2020)* and *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020 Consolidation)*. The 2024 PPS is intended to streamline land use planning across the province to achieve mandatory minimum targets for intensification and redevelopment within built-up areas and balance housing development, economic growth, and environmental conservation.

As a result of Bill 23 *More Homes Built Faster Act*, the Region will be “an upper-tier municipality without planning responsibilities” on March 31, 2025. In preparation for proclamation of Bill 23, the Region facilitated discussions with local municipal CAOs and Planning Directors to determine a new model of planning service delivery that supports the changes to provincial legislation. The draft Planning Service Agreement, which was presented to and endorsed by this Committee and Regional Council (October 9, 2024 and October 16, 2024, respectively; report PDS 27-2024), was prepared through

consultation and collaboration and sets out the terms of planning service delivery between the Region and interested municipalities following March 31, 2025. Seven municipalities have agreed to enter into a Planning Service Agreement with the Region with each municipality signing on for various planning services tailored to meet their current needs. Two additional municipalities have recently expressed interest in also entering into an agreement with the Region. Staff are finalizing the individual Agreements for execution prior to the March 31, 2025 proclamation date.

Additionally, a 2024 MOU (Engineering Function and Services in Niagara) was prepared through consultation and collaboration with the Public Works Officials and Planning Directors to take effect upon proclamation. The 2024 MOU removes the planning review and updates the engineering review functions related to development applications.

After March 31, 2025, staff will continue to provide planning recommendations on development applications for the local area municipalities who have signed a Planning Services Agreement. By continuing to work collaboratively with the applicable local area municipalities, the Region is able to better facilitate the creation of well-rounded, complete communities to ensure that Niagara continues to be a desirable place to live and visit.

Alternatives Reviewed

No alternatives have been reviewed as this report summarizes pre-consultation and development level activity for 2024 for information purposes.

Relationship to Council Strategic Priorities

This report provides information on development application activity that contributes to strong economic prosperity through the communities within the region. This relates to Council's Strategic Priorities of Effective Region, Green and Resilient Region, and Equitable Region through ensuring high quality, efficient, and coordinated core services.

Other Pertinent Reports

[PDS 24-2021: Development Applications Monitoring Report – 2020 Year End](https://pub-niagararegion.escribemeetings.com/filestream.ashx?DocumentId=16783)

(<https://pub-niagararegion.escribemeetings.com/filestream.ashx?DocumentId=16783>)

[PDS 4-2022: Development Applications Monitoring Report – 2021 Year End](https://pub-niagararegion.escribemeetings.com/filestream.ashx?DocumentId=22569)

(<https://pub-niagararegion.escribemeetings.com/filestream.ashx?DocumentId=22569>)

[PDS 9-2023: Development Applications Monitoring Report – 2022 Year End](https://pub-niagararegion.escribemeetings.com/filestream.ashx?DocumentId=30807)

(<https://pub-niagararegion.escribemeetings.com/filestream.ashx?DocumentId=30807>)

[PDS 6-2024: Development Applications Monitoring Report – 2023 Year End](https://pub-niagararegion.escribemeetings.com/filestream.ashx?DocumentId=36122)

(<https://pub-niagararegion.escribemeetings.com/filestream.ashx?DocumentId=36122>)

[PDS 27-2024: Planning Service Agreement and 2024 Memorandum of Understanding
\(Engineering Function and Services in Niagara\)](https://pub-niagararegion.escribemeetings.com/filestream.ashx?DocumentId=39620)

(<https://pub-niagararegion.escribemeetings.com/filestream.ashx?DocumentId=39620>)

Prepared by:

Carling MacDonald
Development Planner
Growth Management and Planning
Division

Recommended by:

Terry Ricketts, P.Eng.
Commissioner of Public Works
Public Works Department

Submitted by:

Ron Tripp, P.Eng.
Chief Administrative Officer

This report was prepared in consultation with Pat Busnello, MCIP, RPP, Manager, Development Planning and reviewed by Diana Morreale, MCIP, RPP, Director of Growth Management and Planning.

Appendices

Appendix 1 Current Major Development Applications

Appendix 1: Current Major Development Applications

Growth Management and Planning staff participated in the review of several major development applications in 2024. A summary for some of the major development applications reviewed are provided in the table below.

Municipality	Application	Developer	Details	Status
Fort Erie	1211, 1225, and 1237 Pettit Road Application Type(s): Local Official Plan Amendment (“LOPA”), Zoning By-law Amendment (“ZBA”), Draft Plan of Subdivision	Marina (Pettit Road) Developments Inc.	Applications to facilitate five single-detached dwellings, eight semi-detached dwellings, 17 blocks for 87 townhouse units, and a stormwater management pond on a new proposed public street network with two blocks of land being retained for future development	• Approved.
Fort Erie	436, 440 and 0-8481 Ridge Road North Application Type(s): LOPA, ZBA	2855546 Ontario Inc.	Applications to facilitate a 91-unit, four-storey apartment building, 12 semi-detached dwellings and a three-story mixed-use building containing three commercial units and 15 dwelling units.	• Approved.

Municipality	Application	Developer	Details	Status
Fort Erie	Black Creek Signature Phase 2 (0-17507 Netherby Road) Application Type(s): LOPA, ZBA, Draft Plan of Subdivision	9136916 Canada Ltd. / Great Summit (Fort Erie) Nominee Inc.	Applications to facilitate 135 dwelling units (73 single detached and 13 blocks for 62 street townhouse dwellings), two blocks for a watercourse, one block for a park, one block for a stormwater management facility and walkway, and three blocks for 0.30 metres reserves.	Approved.
Fort Erie	Crescent Acres Subdivision (0-10747 Kraft Road) Application Type(s): ZBA, Draft Plan of Subdivision	Crescent Acres Limited	Applications to facilitate a total of 238 dwellings (85 single detached units, eight semi-detached and 145 townhouse units).	- Regional staff provided comments on July 4, 2024. - The applications were deemed complete on December 5, 2024. An Open House meeting was held January 8, 2025.

Municipality	Application	Developer	Details	Status
Wainfleet	Bell Meadows (32035 Bell Road) Application Type(s): ZBA, Draft Plan of Subdivision	1000063419 Ontario Inc.	Applications to facilitate the creation of ten (10) lots for single detached dwellings, three utility blocks (Block 11, 12 and 13 for stormwater management) and a public road.	• Approved.
Wainfleet	Law Quarry Expansion Application Type(s): Regional Official Plan Amendment ("ROPA"), LOPA, ZBA Aggregate Resource Act (ARA) Licence	Waterford Sand & Gravel Ltd.	Applications for the expansion of the existing law Crush Stone Quarry located north of Highway 3 between Graybiel Road and Biederman Road in the Town of Wainfleet.	• Approved

Municipality	Application	Developer	Details	Status
Lincoln	Prudhommes Landing Application Type(s): Draft Plan of Subdivision, Site Plan	Prudhommes General Partner Inc.	Applications to facilitate the development of approximately 2,090 residential units in a range of low, medium and high density housing forms, and employment, commercial, natural environment, park and open space uses.	• Development was subject to previous OPA and ZBA applications, which have been approved. • Site Plan for Phase 1 (commercial block) was approved by Town Council in 2024. • A phased final approval of the Subdivision is in progress.

Municipality	Application	Developer	Details	Status
Niagara-on-the-Lake	Queenston Quarry Redevelopment (5523 Niagara Townline Road) Application Type(s): Niagara Escarpment Commission ("NEC") Development Permit	Queenston Quarry Reclamation Company	Applications to facilitate the development of 829 residential units (consisting of street townhomes, a manor house, and condominium units), and a hotel, on a portion of a former quarry site located within the urban area boundary. Future Local Official Plan Amendment, Draft Plan of Subdivision and/or Plan of Condominium applications will also be required to permit the proposed development.	Approved via Ontario Land Tribunal ("OLT") settlement.
Niagara-on-the-Lake	253 Taylor Road (White Oaks) Application Type(s): LOPA, ZBA	White Oaks Tennis World Inc.	Applications to facilitate the development of four high-rise residential and mixed-use towers on the southern portion of the property, adjacent to Glendale Avenue. Approximately 810 residential units and an additional 1,515 m ² of ground floor commercial/retail space are proposed as part of the development.	Approved.

Municipality	Application	Developer	Details	Status
Port Colborne	5088 Highway 140 Application Type(s): Site Plan	Asahi Kasei	Construction of an Electric Vehicle (EV) Separator Plant, comprising: - Phase 1 building (±60,387 m²) and tank yard - Phase 2 building (±65,032 m²) with tank yards - Phase 3 building (±60,387 m²) with tank yards - Three stormwater ponds - Municipal road from Highway 140	- Minister's Zoning Order (Ontario Regulation 337/24) was issued on August 30, 2024, to permit the use. - Site Plan application is currently underway.
Port Colborne	Mapleview Subdivision (South of Killaly Street West, East of Cement Road) Application Type(s): LOPA, ZBA, Draft Plan of Subdivision	1000046816 Ontario Ltd.	Applications to facilitate the development of 96 single-detached lots, 783 townhouse units, and 1,231 apartment units.	- A Public Meeting was held on June 4, 2024. - Regional staff provided comments on July 5, 2024.
Port Colborne	Stonebridge Village (North of Barrick Road, West of West Side Road) Application Type(s): LOPA, ZBA, Draft Plan of Subdivision	Elevate Fourth Developments Ltd.	Applications to facilitate the development of 385 residential dwelling units, comprising: 53 single-detached lots - One block of semi-detached dwellings with two units 10 blocks of street townhouses with 52 units	Approved.

Municipality	Application	Developer	Details	Status
			• Six blocks of back-to-back townhouses with 62 units • Four blocks of live/work street townhouse dwellings with 22 units • One block of stacked townhouse dwellings with 12 units • One medium/high residential density block with a six-storey apartment building with 166 units and eight blocks of semi-detached dwellings with 16 units	
Port Colborne	Elite Killaly Secondary Plan (806 Killaly Street East) Application Type(s): LOPA (Secondary Plan), ZBA	Elite Capital Developments Incx.	Applications to facilitate a privately initiated Secondary Plan, which proposes 2,242 residential units through a variety of single detached (46%) and townhouse (54%) dwelling unit sizes and types.	• A Public Open House was held October 3, 2024. • Regional staff provided comments on December 10, 2024.
Port Colborne	Port Colborne Quarries – Proposed Pit 3 Expansion Application Type(s): ROPA, LOPA, ZBA	Port Colborne Quarries Inc.	Applications to permit an eastward expansion of the existing Port Colborne Quarry operation located south of Second Concession Road, and west of Miller Road.	• Approved

Municipality	Application	Developer	Details	Status
	Aggregate Resource Act ("ARA") Licence		Joint Agency Review Team ("JART") has been established with City and NPCA staff to coordinate the review of the applications and share resources. Aggregate advisor and peer reviewers retained by the Region on behalf of JART.	
Niagara Falls	Proposed Uppers Quarry Application Type(s): ROPA, LOPA, ZBA ARA Licence	Walker Aggregates Inc.	Applications to develop a new quarry with associated processing and recycling of aggregate material, including asphalt and concrete, and a concrete or asphalt mixing plant on the lands. JART has been established with City and NPCA staff to coordinate the review of the applications and share resources. Aggregate advisor and peer reviewers retained by the Region on behalf of JART.	Appealed to the OLT by the Applicant in August 2024 on the basis of failure of Regional Council to make a decision on the application.
Niagara Falls	4709, 4725, and 4745 Bender Street and 5655 Ontario Avenue	Great Lakes Entertainment Canada Ltd.	Applications to facilitate the development of a 17-storey, 402 room hotel with an ice sculpture gallery and tropical garden.	Approved, subject to holding provisions.

Municipality	Application	Developer	Details	Status
	Application Type(s): LOPA, ZBA			
Niagara Falls	6546 Fallsview Boulevard and 6503-6519 Stanley Avenue Application Type(s): LOPA, ZBA	Hennepin Realty Holdings Inc. And Hennepin's View Inc.	Applications to facilitate the development of a mixed-use building consisting of two, 58-storey towers (maximum of 60-storeys to accommodate roof features), with a total of 1,140 hotel suites and 126 dwelling units, along with space for restaurants, retail, gaming facilities, offices, and banquet and meeting facilities. A seven-storey parking garage and hotel guest terminal facility is also proposed.	Approved, subject to holding provisions.
Niagara Falls	7630 Oakwood Drive Application Type(s): LOPA, ZBA, Draft Plan of Subdivision, Draft Plan of Condominium	Branthaven Belmont Oakwood Inc.	Applications to facilitate the development of 255 dwelling units, comprising: 46 three-storey rear lane towns, 36 two-storey towns, 106 three-storey back-to-back towns, 67 three-storey towns, and	- City Council approved the LOPA, ZBA and Draft Plan of Subdivision applications, subject to holding provisions. - Removal of Holding was approved on October 16, 2024. - Draft Plan of Condominium Application circulated

Municipality	Application	Developer	Details	Status
			up to 46 additional dwelling units).	to the Region on January 17, 2025.
Niagara Falls	9304 McLeod Road Application Type(s): LOPA, ZBA, Draft Plan of Subdivision Modification	800460 Ontario Limited	Applications to facilitate the development of 544 dwelling units, comprising: 149 detached lots, 395 townhouse dwellings, and - parkland and a stormwater management facility)	Approved, subject to holding provisions.
St. Catharines	37 Ontario Street and 3 Ontario Lane Application Type(s): ZBA	FIRST ONTARIO STREET LTD.	Appliation to facilitate the development of a 33-storey mixed use condominium building consisting of 308 new residential units, as well as retail and offices uses.	Regional staff provided comments on December 11, 2024.
St. Catharines	1024 Vanisckle Road North Application Type(s): LOPA, ZBA, Site Plan	Royal Tuscan Townhomes Niagara Ltd.	Applications to facilitate the development of two five-storey apartment buildings, each building consisting of 58 units (for a total of 116 new units).	- City Council approved the LOPA and ZBA. - Site Plan application circulated to the Region on December 18, 2024.
St. Catharines	1298 Fourth Avenue	Shannex Ontario Development Ltd.	Application to facilitate the development of a new long-term care facilitate with 430 units.	Approved.

Municipality	Application	Developer	Details	Status
	Application Type(s): ZBA		"Phase 1" consists of a three-storey podium and two 8- and 10-storey towers. "Phase 2" consists of one 8-storey building.	
West Lincoln	North Side of St. Catharines Street (Regional Road 20), East of Industrial Road Application Type(s): ZBA, Draft Plan of Subdivision	Kanthville Holdings Inc.	Applications to facilitate the development of 37 blocks for a mix and range of dwelling types, including: • 36 semi-detached dwellings, • 34 townhouse dwellings, • retirement home with 104 units, • apartment building with 152 units • 20 business park units, approximately 756 m² of commercial gross floor area, and • 0.63 hectares of parkland.	• Regional staff provided comments on March 12, 2024 and November 8, 2024.
Pelham	1415 Station Street Application Type(s): LOPA, ZBA	Hummel Properties	Applications to facilitate the development of a three-storey condominium building with a total of 22 new dwelling units.	• Regional staff provided comments on December 9, 2024. • A Public Meeting was held on January 22, 2025.
Pelham	51 Meridian Way	MFS FONTHILL GP INC.	Application for a three phase development, including a five-storey retirement home (Phase 1) and two residential apartment	• Regional staff provided comments on April 12, 2024.

Municipality	Application	Developer	Details	Status
	Application Type(s): Site Plan		buildings consisting of 60 and 66 units, respectively (Phase 2 and 3). It is intended that a Draft Plan of Vacant Land Condominium will be brought forward in the future to create individual land units for each phase and common elements for the site.	
Welland	418-430 Aqueduct Street & 650-678 Niagara Street Application Type(s): LOPA, ZBA	The Development Group	Applications to facilitate three high-rise residential towers ranging from 8- to 16-storeys consisting of 853 residential units & two blocks of stacked townhouses consisting of 26 units.	Regional staff provided comments on March 18, 2024 and January 3, 2025.
Welland	436 Quaker Road Application Type(s): LOPA, ZBA, Draft Plan of Subdivision	PRIMONT	Applications to facilitate a mix and range of dwelling types for a total of approximately 711-741 residential dwelling units.	Regional staff provided comments on October 11, 2024.

Municipality	Application	Developer	Details	Status
Welland	210 Quaker Road and 276 Quaker Road Application Type(s): LOPA, ZBA, Draft Plan of Subdivision	Ashton Homes	Applications to facilitate 263 single detached dwelling units and 76 street townhouses for a total of 339 residential dwelling units.	Regional staff provided comments on December 19, 2024.
Welland	Northern Reach Phase 1 (Block 1 of Lock and Quay -1 Quaker Road) Application Type(s): Site Plan	Liv Communities	Application to facilitate Phase 1 of Lock and Quay including 90 two storey townhouses. All phases of Lock and Quay are anticipated to yield 3,800 to 4,500 residential dwelling units.	- The application was circulated on December 11, 2024. - Regional staff provided comments on January 10, 2025 and January 23, 2025.
Welland	744 First Avenue Application Type(s): LOPA, ZBA	Ambria (First-Welland) Limited	Applications to facilitate 22 residential blocks, consisting of 357 stacked townhouse residential units.	Approved.
Thorold	13030 Lundy's Lane (Highway 20) Application Type(s): LOPA, ZBA, Draft Plan of Subdivision	Rudanco Hospitality Corporation	Applications to facilitate 76 new private development blocks, anticipated to accommodate 2,062 residential units.	Regional staff provided preliminary comments on May 25, 2024.

Municipality	Application	Developer	Details	Status
Thorold	Uppers Lane Application Type(s): ZBA, Draft Plan of Subdivision	Parkbridge Lifestyle Communities	Application to facilitate a 39.8- hectare site, anticipated to have 603 residential units	Regional staff provided preliminary comments on August 16, 2024.
Thorold	75 Ormond Street South Application Type(s): LOPA, ZBA	Jian Peng Zhou	Applications to facilitate a 15- storey building with 275 residential units.	Regional staff provided comments on February 27, 2024.
Grimsby	133-137 Main Street East Application Type(s): Site Plan	Burgess Heritage Group	Application to facilitate a five- storey mixed use building with 147 units and 280 m ² of commercial space	Regional staff provided comments on July 12, 2024.
Grimsby	725 South Service Road Application Type(s): Site Plan	Anatolia Investment Corporation	Application for three industrial buildings. Building 1 has a proposed area of 27,019.66 m ² , Building 2 has a proposed area of 21,166.68 m ² , and Building 3 has a proposed area of 11,493.93 m ² .	Regional staff provided comments on January 26, 2024.



MUNICIPALITY OF

North Perth

www.northperth.ca

A Community of Character

330 Wallace Ave. N., Listowel, ON N4W 1L3

Phone: 519-291-2950

Toll Free: 888-714-1993

May 8, 2025

Hon. Rob Flack
Minister of Municipal Affairs and Housing
17th Floor, 777 Bay St.
Toronto, ON M7A 2J3

Re: Opposition to Strong Mayor Powers in the Municipality of North Perth

Please be advised that the Council of the Municipality of North Perth passed the following resolution at their meeting on April 29, 2025:

Moved by Doug Kellum Seconded by Dave Johnston

THAT: The Council of the Municipality of North Perth expresses its desires to the Ministry of Municipal Affairs and Housing to reverse the grant of Strong Mayor Powers to the Municipality of North Perth;

AND THAT: The letter be circulated to Premier Doug Ford, Minister of Municipal Affairs and Housing Rob Flack, Perth Wellington MPP Matthew Rae, Association of Municipality of Ontario (AMO) and all Ontario Municipalities.

On behalf of the Council of the Municipality of North Perth, please accept this letter as an official request to have strong mayor powers removed from the Municipality of North Perth.

Regards,

Sarah Carter
Acting Clerk/Legislative Services Supervisor

Enclosure

CC: The Honourable Doug Ford, Premier of Ontario
Matthew Rae, Perth Wellington MPP
Association of Municipalities of Ontario
All Ontario Municipalities



The Corporation of the Town of Cobourg

Resolution

Honourable Doug Ford, Premier of Ontario
Premier of Ontario
Legislative Building
Queen's Park
Toronto, ON M7A 1A1

Town of Cobourg
55 King Street West,
Cobourg, ON, K9A 2M2
clerk@cobourg.ca

Delivered via email

Doug.fordco@pc.ola.org
premier@ontario.ca

May 5, 2025

RE: Ontario Works Financial Assistance Rates

Please be advised that the Town of Cobourg Council, at its meeting held on April 30, 2025, passed the following resolution:

THAT Council requests the Provincial Government to urgently:

- Increase Ontario Works rates to match the ODSP rate increases that have already been made and be indexed to inflation;
- Commit to ongoing cost of living increases above and beyond the rate of inflation to make up for the years they were frozen; and

FURTHER THAT a copy of this resolution be sent to the Minister of Children, Community, and Social Services, the Minister of Health, the Minister of Municipal Affairs and Housing, the Association of Municipalities of Ontario, the Ontario Municipal Social Services Association, and all Ontario Municipalities.

Sincerely,

Kristina Lepik
Deputy Clerk/Manager, Legislative Services

Enclosure.

cc. Honourable Michael Parsa, Minister of Children, Community and Social Services;
Honourable Sylvia Jones, Minister of Health;
Honourable Rob Flack, Minister of Municipal Affairs and Housing;
Association of Municipalities of Ontario (AMO);
Ontario Municipal Social Services Association; and
All Ontario Municipalities

Honourable Premier Doug Ford
Doug.Fordco@pc.ola.org

Sent via electronic mail

May 8, 2025

Dear Honourable Premier Doug Ford

At its Regular meeting on May 7, 2025, the Township of Springwater's Council passed resolution C195-2025 opposing Strong Mayor Powers.

Resolution C195-2025

Moved by: Cabral
Seconded by: Fisher

Whereas the Ontario government has expanded the "strong mayor" powers to 169 additional municipalities, which grants mayors in these municipalities more authority, particularly concerning the control of municipal budgets and planning decisions; and,

Whereas this proposal has raised significant concerns regarding the centralization of power, erosion of local democracy, reduced accountability, and the potential for the abuse of power; and,

Whereas the expansion of strong mayor powers undermines the collaborative nature of municipal governance, and diminishes the role of elected municipal councillors in representing the diverse interests of the community; and,

Whereas concerns have been raised about the negative impacts on public trust, democratic participation, and municipal decision-making processes, if mayors are able to bypass council decisions without adequate consultation or oversight.

Now therefore be it resolved that the Council of the Township of Springwater opposes the Strong Mayor Powers; and

That the Council formally expresses its opposition to the Ontario government's expansion of the Strong Mayor Powers to preserve local democracy, transparency, and accountability.

Further Be It Resolved That a copy of this motion be forwarded to the Ontario Premier, the Minister of Municipal Affairs and Housing, MPP Doug Downey, all Ontario municipalities, as well as the Association of Municipalities of Ontario (AMO) for further action.

Carried

The Clerk's Department can be reached via email at clerks@springwater.ca or by phone at 705-728-4784, Ext. 2304.

Regards,



Cayla Reimer
Deputy Clerk,
Township of Springwater

cc: Hon. Rob Flack, Minister of Municipal Affairs and Housing
Hon. MPP Doug Downey
All Ontario Municipalities
Association of Municipalities of Ontario

The Right Honourable Mark Carney
pm@pm.gc.ca

Sent via electronic mail

May 8, 2025

Dear Right Honourable Mark Carney

At its Regular meeting on May 7, 2025, the Township of Springwater's Council passed resolution C196-2025 Redistribution of the Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding.

Resolution C196-2025

Moved by: Cabral

Seconded by: Fisher

Whereas municipalities face growing infrastructure needs, including roads, bridges, public transit, water systems, and other critical services, which are essential to community well-being and economic development; and

Whereas the current sources of municipal revenue, including property taxes and user fees, are insufficient to meet these increasing demands for infrastructure investment; and

Whereas the Province of Ontario currently collects the Land Transfer Tax (LTT) on property transactions in municipalities across the province, generating significant revenue that is not directly shared with municipalities; and

Whereas the Federal Government collects the Goods and Services Tax (GST) on property transactions, a portion of which could be directed to municipalities to address local infrastructure needs; and

Whereas redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and sustainable source of funding for local infrastructure projects without creating a new tax burden on residents or homebuyers; and

Whereas a redistribution of a portion of the existing Land Transfer Tax and GST would allow municipalities to better plan and invest in long-term infrastructure initiatives, supporting local economic growth and improving the quality of life for residents;

Now Therefore Be It Resolved That the Township of Springwater formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities; and

Further Be It Resolved That Township of Springwater calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and

Further Be It Resolved That this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs; and

Further Be It Resolved That copies of this resolution be forwarded to the Right Honourable Prime Minister Mark Carney, the Right Honourable Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, MP Doug Shipley and MPP Doug Downey; and

Further Be It Resolved That copies of this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.

Carried

The Clerk's Department can be reached via email at clerks@springwater.ca or by phone at 705-728-4784, Ext. 2304.

Regards,



Cayla Reimer
Deputy Clerk,
Township of Springwater

cc: Hon. Doug Ford, Premier
Hon. Peter Bethlenfalvy, Ontario Minister of Finance
Hon. Rob Flack, Minister of Municipal Affairs and Housing
Hon. MP Doug Shipley
Hon. MPP Doug Downey
All Ontario Municipalities
Association of Municipalities of Ontario