

**Administration**

Office of the Regional Clerk

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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

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**Subject:** Development Applications Monitoring Report – 2024 Year End

**Report to:** Planning and Economic Development Committee

**Report date:** Wednesday, April 9, 2025

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## **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**

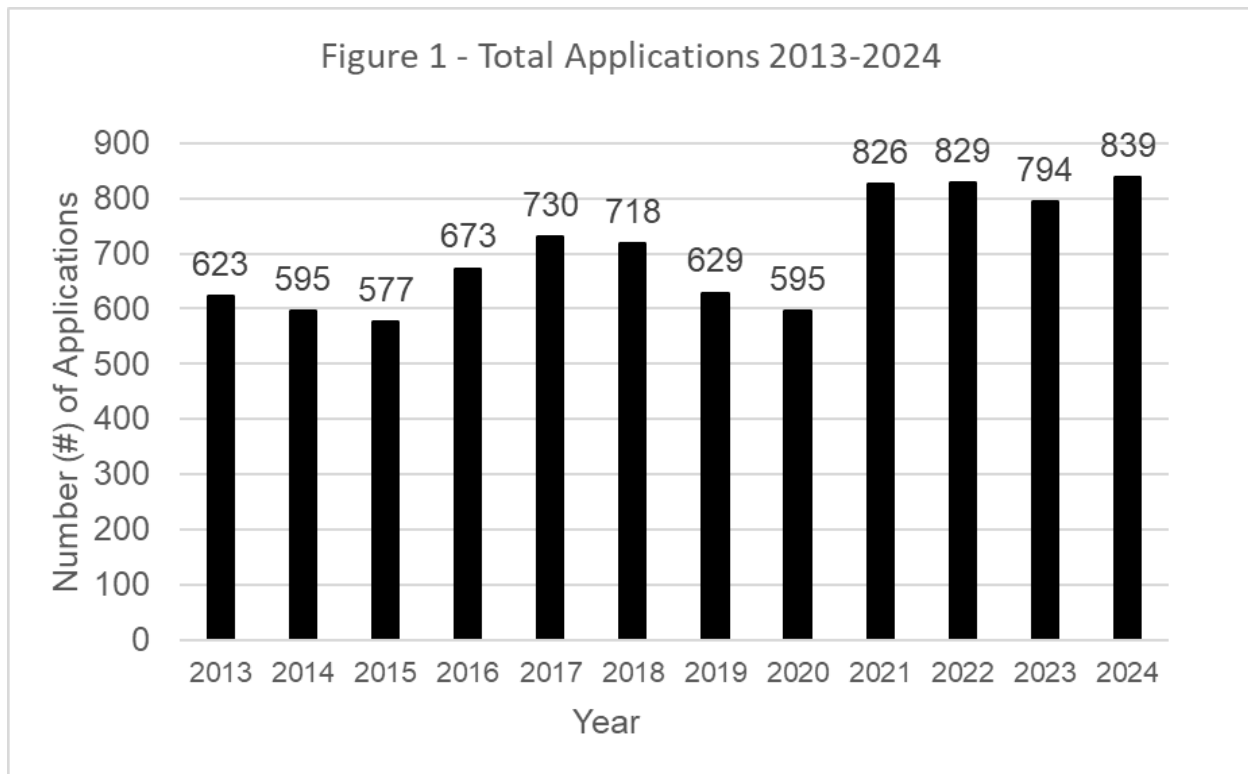
There are no direct financial implications associated with this report.

## **Analysis**

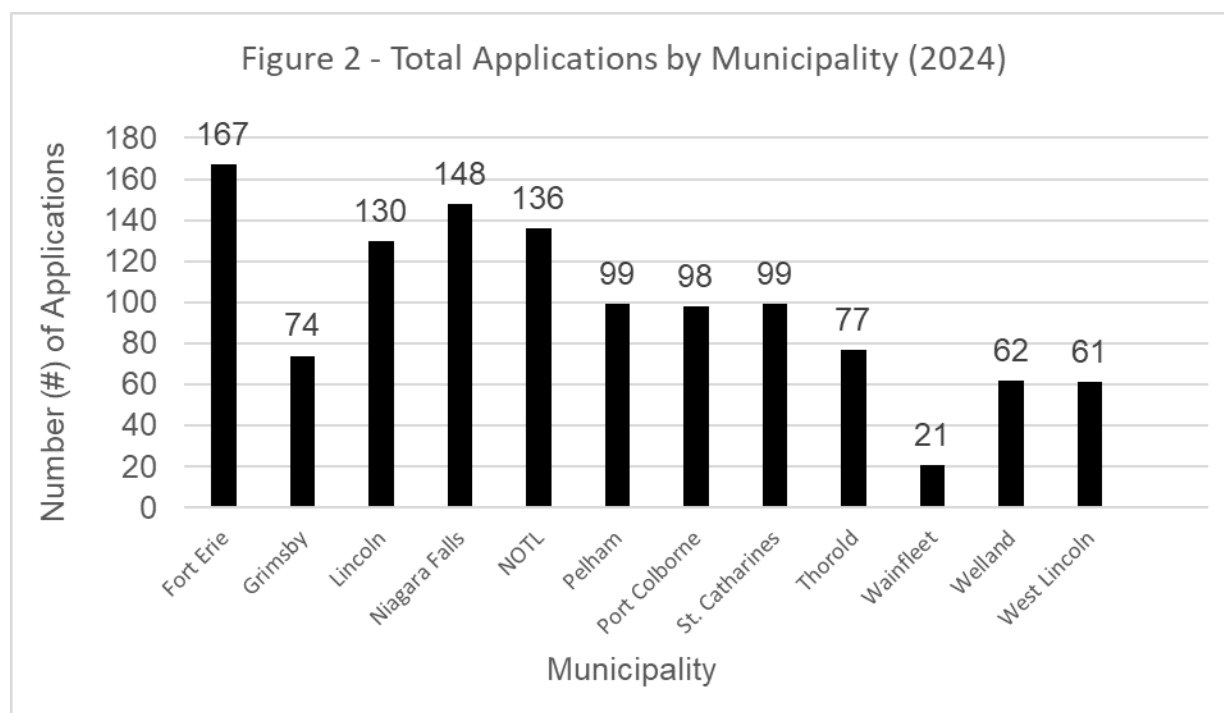
### **Increase in Development Applications in 2024**

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**

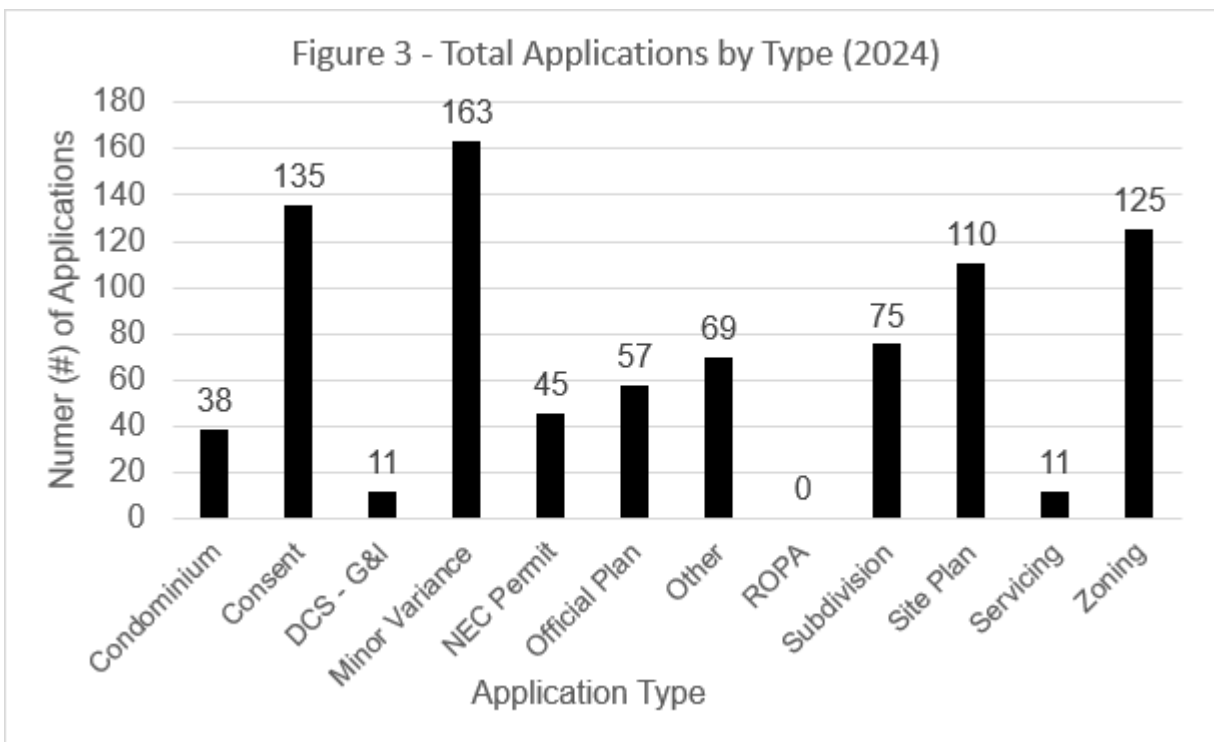
Figure 2 provides a breakdown of development applications by type reviewed by staff in 2024. Complex development proposals often trigger multiple planning approvals. For example, a subdivision or condominium application proposing a density or building height that exceeds the maximum limits set by the 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.

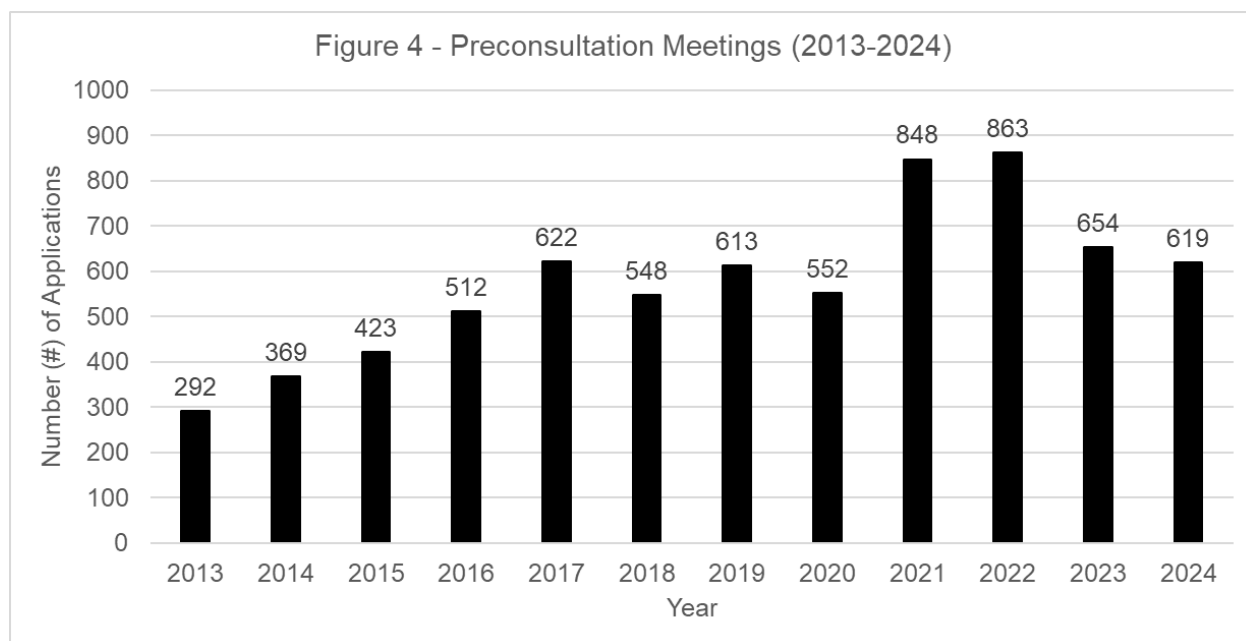
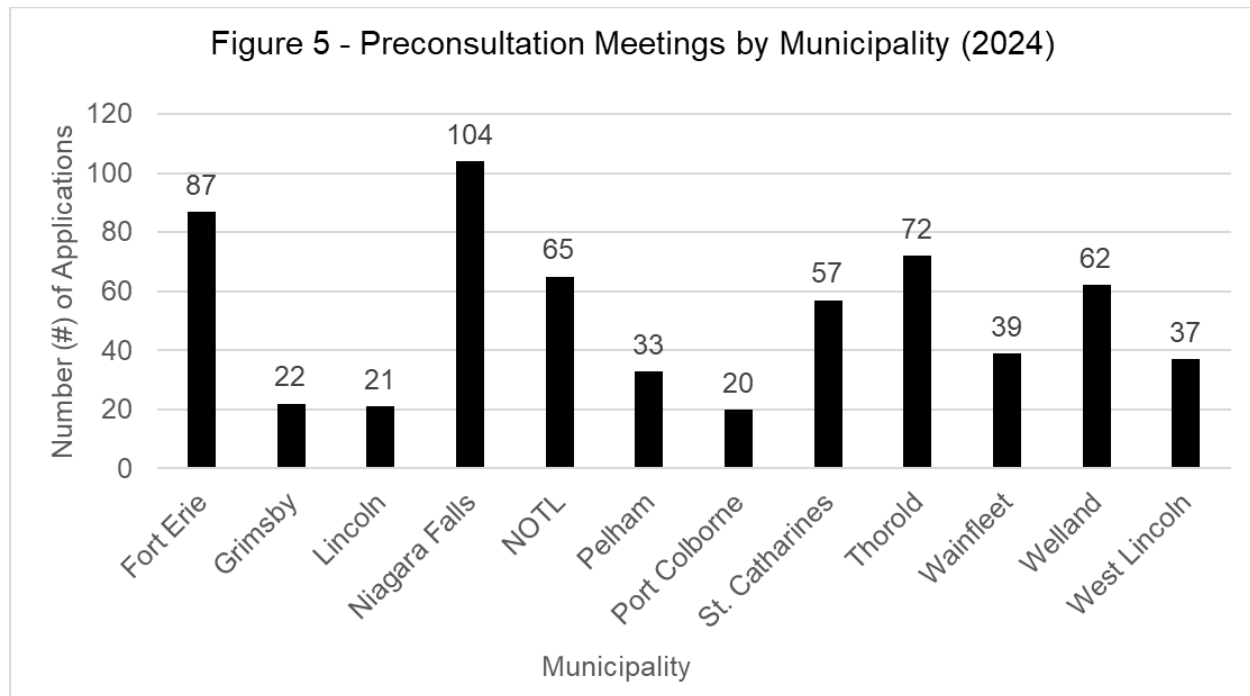


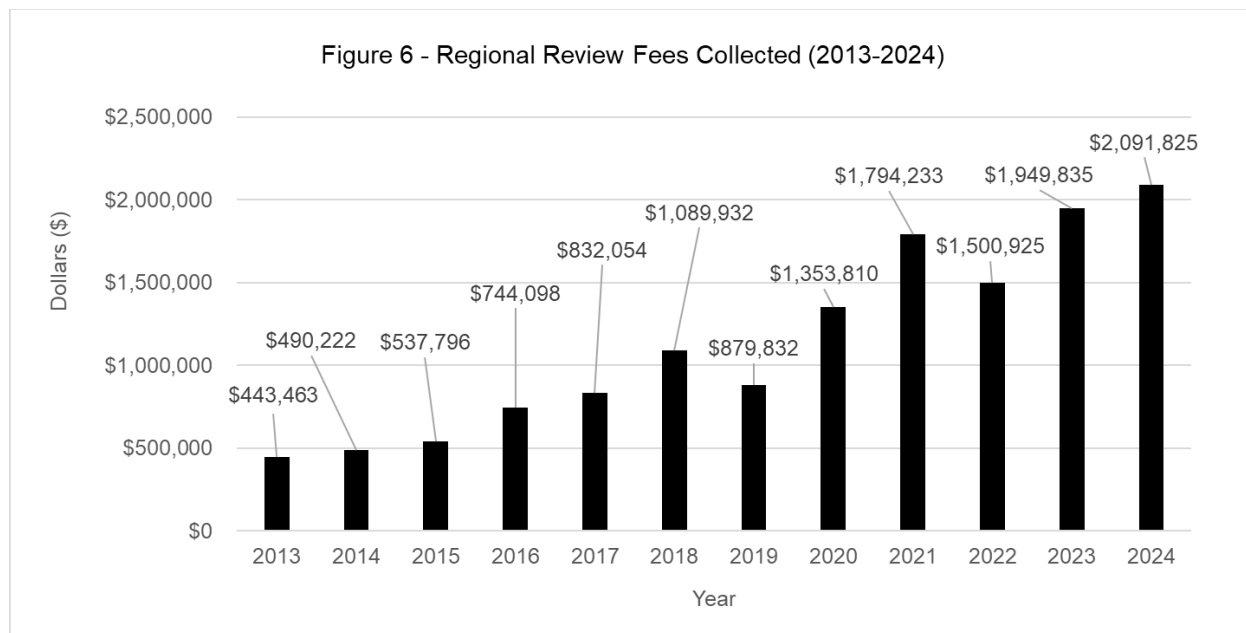
Figure 5 illustrates the number of pre-consultation meetings by municipality in 2024 that included Regional staff. The municipalities with the highest levels of pre-consultation activity were Niagara Falls (104), Fort Erie (87), Thorold (72), Niagara-on-the-Lake (65), and Welland (62).



### 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>)



**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	<b>1211, 1225, and 1237 Pettit Road</b>  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	<ul style="list-style-type: none"><li>• Approved.</li></ul>
Fort Erie	<b>436, 440 and 0-8481 Ridge Road North</b>  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.	<ul style="list-style-type: none"><li>• Approved.</li></ul>

Municipality	Application	Developer	Details	Status
Fort Erie	<b>Black Creek Signature Phase 2 (0-17507 Netherby Road)</b>  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.	<ul style="list-style-type: none"> <li>Approved.</li> </ul>
Fort Erie	<b>Crescent Acres Subdivision (0-10747 Kraft Road)</b>  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).	<ul style="list-style-type: none"> <li>Regional staff provided comments on July 4, 2024.</li> <li>The applications were deemed complete on December 5, 2024. An Open House meeting was held January 8, 2025.</li> </ul>

Municipality	Application	Developer	Details	Status
Wainfleet	<b>Bell Meadows (32035 Bell Road)</b>  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.	<ul style="list-style-type: none"> <li>Approved.</li> </ul>
Wainfleet	<b>Law Quarry Expansion</b>  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.	<ul style="list-style-type: none"> <li>Approved</li> </ul>

Municipality	Application	Developer	Details	Status
Lincoln	<b>Prudhommes Landing</b>  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.	<ul style="list-style-type: none"> <li>• Development was subject to previous OPA and ZBA applications, which have been approved.</li> <li>• Site Plan for Phase 1 (commercial block) was approved by Town Council in 2024.</li> <li>• A phased final approval of the Subdivision is in progress.</li> </ul>

Municipality	Application	Developer	Details	Status
Niagara-on-the-Lake	<p><b>Queenston Quarry Redevelopment</b></p> <p><b>(5523 Niagara Townline Road)</b></p> <p>Application Type(s): Niagara Escarpment Commission (“NEC”) Development Permit</p>	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.	<ul style="list-style-type: none"> <li>Approved via Ontario Land Tribunal (“OLT”) settlement.</li> </ul>
Niagara-on-the-Lake	<p><b>253 Taylor Road (White Oaks)</b></p> <p>Application Type(s): LOPA, ZBA</p>	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 <sup>2</sup> of ground floor commercial/retail space are proposed as part of the development.	<ul style="list-style-type: none"> <li>Approved.</li> </ul>



Municipality	Application	Developer	Details	Status
<b>Port Colborne</b>	<b>5088 Highway 140</b>  Application Type(s): Site Plan	Asahi Kasei	Construction of an Electric Vehicle (EV) Separator Plant, comprising: <ul style="list-style-type: none"> <li>Phase 1 building (±60,387 m<sup>2</sup>) and tank yard</li> <li>Phase 2 building (±65,032 m<sup>2</sup>) with tank yards</li> <li>Phase 3 building (±60,387 m<sup>2</sup>) with tank yards</li> <li>Three stormwater ponds</li> <li>Municipal road from Highway 140</li> </ul>	<ul style="list-style-type: none"> <li>Minister's Zoning Order (Ontario Regulation 337/24) was issued on August 30, 2024, to permit the use.</li> <li>Site Plan application is currently underway.</li> </ul>
<b>Port Colborne</b>	<b>Mapleview Subdivision (South of Killaly Street West, East of Cement Road)</b>  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.	<ul style="list-style-type: none"> <li>A Public Meeting was held on June 4, 2024.</li> <li>Regional staff provided comments on July 5, 2024.</li> </ul>
<b>Port Colborne</b>	<b>Stonebridge Village (North of Barrick Road, West of West Side Road)</b>  Application Type(s): LOPA, ZBA, Draft Plan of Subdivision	Elevate Fourth Developments Ltd.	Applications to facilitate the development of 385 residential dwelling units, comprising: <ul style="list-style-type: none"> <li>53 single-detached lots</li> <li>One block of semi-detached dwellings with two units</li> <li>10 blocks of street townhouses with 52 units</li> </ul>	<ul style="list-style-type: none"> <li>Approved.</li> </ul>

Municipality	Application	Developer	Details	Status
			<ul style="list-style-type: none"> <li>• Six blocks of back-to-back townhouses with 62 units</li> <li>• Four blocks of live/work street townhouse dwellings with 22 units</li> <li>• One block of stacked townhouse dwellings with 12 units</li> <li>• 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</li> </ul>	
<b>Port Colborne</b>	<b>Elite Killaly Secondary Plan (806 Killaly Street East)</b>  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.	<ul style="list-style-type: none"> <li>• A Public Open House was held October 3, 2024.</li> <li>• Regional staff provided comments on December 10, 2024.</li> </ul>
<b>Port Colborne</b>	<b>Port Colborne Quarries – Proposed Pit 3 Expansion</b>  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.	<ul style="list-style-type: none"> <li>• Approved</li> </ul>

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	<b>Proposed Uppers Quarry</b>  Application Type(s): ROPA, LOPA, ZBA  ARA Licence	Walker Aggregates Inc.	<p>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.</p> <p>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.</p>	<ul style="list-style-type: none"> <li>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.</li> </ul>
Niagara Falls	<b>4709, 4725, and 4745 Bender Street and 5655 Ontario Avenue</b>	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.	<ul style="list-style-type: none"> <li>Approved, subject to holding provisions.</li> </ul>

Municipality	Application	Developer	Details	Status
	Application Type(s): LOPA, ZBA			
Niagara Falls	<b>6546 Fallsview Boulevard and 6503-6519 Stanley Avenue</b>  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.	<ul style="list-style-type: none"> <li>Approved, subject to holding provisions.</li> </ul>
Niagara Falls	<b>7630 Oakwood Drive</b>  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: <ul style="list-style-type: none"> <li>46 three-storey rear lane towns,</li> <li>36 two-storey towns,</li> <li>106 three-storey back-to-back towns,</li> <li>67 three-storey towns, and</li> </ul>	<ul style="list-style-type: none"> <li>City Council approved the LOPA, ZBA and Draft Plan of Subdivision applications, subject to holding provisions.</li> <li>Removal of Holding was approved on October 16, 2024.</li> <li>Draft Plan of Condominium Application circulated</li> </ul>

Municipality	Application	Developer	Details	Status
			<ul style="list-style-type: none"> <li>up to 46 additional dwelling units).</li> </ul>	to the Region on January 17, 2025.
Niagara Falls	<b>9304 McLeod Road</b>  Application Type(s): LOPA, ZBA, Draft Plan of Subdivision Modification	800460 Ontario Limited	Applications to facilitate the development of 544 dwelling units, comprising: <ul style="list-style-type: none"> <li>149 detached lots,</li> <li>395 townhouse dwellings, and</li> <li>parkland and a stormwater management facility)</li> </ul>	<ul style="list-style-type: none"> <li>Approved, subject to holding provisions.</li> </ul>
St. Catharines	<b>37 Ontario Street and 3 Ontario Lane</b>  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.	<ul style="list-style-type: none"> <li>Regional staff provided comments on December 11, 2024.</li> </ul>
St. Catharines	<b>1024 Vanisckle Road North</b>  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).	<ul style="list-style-type: none"> <li>City Council approved the LOPA and ZBA.</li> <li>Site Plan application circulated to the Region on December 18, 2024.</li> </ul>
St. Catharines	<b>1298 Fourth Avenue</b>	Shannex Ontario Development Ltd.	Application to facilitate the development of a new long-term care facilitate with 430 units.	<ul style="list-style-type: none"> <li>Approved.</li> </ul>

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.	
<b>West Lincoln</b>	<b>North Side of St. Catharines Street (Regional Road 20), East of Industrial Road</b>  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: <ul style="list-style-type: none"> <li>• 36 semi-detached dwellings,</li> <li>• 34 townhouse dwellings,</li> <li>• retirement home with 104 units,</li> <li>• apartment building with 152 units</li> <li>• 20 business park units, approximately 756 m<sup>2</sup> of commercial gross floor area, and</li> <li>• 0.63 hectares of parkland.</li> </ul>	<ul style="list-style-type: none"> <li>• Regional staff provided comments on March 12, 2024 and November 8, 2024.</li> </ul>
<b>Pelham</b>	<b>1415 Station Street</b>  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.	<ul style="list-style-type: none"> <li>• Regional staff provided comments on December 9, 2024.</li> <li>• A Public Meeting was held on January 22, 2025.</li> </ul>
<b>Pelham</b>	<b>51 Meridian Way</b>	MFS FONTHILL GP INC.	Application for a three phase development, including a five-storey retirement home (Phase 1) and two residential apartment	<ul style="list-style-type: none"> <li>• Regional staff provided comments on April 12, 2024.</li> </ul>

Municipality	Application	Developer	Details	Status
	Application Type(s): Site Plan		<p>buildings consisting of 60 and 66 units, respectively (Phase 2 and 3).</p> <p>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.</p>	
<b>Welland</b>	<b>418-430 Aqueduct Street &amp; 650-678 Niagara Street</b>  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.	<ul style="list-style-type: none"> <li>Regional staff provided comments on March 18, 2024 and January 3, 2025.</li> </ul>
<b>Welland</b>	<b>436 Quaker Road</b>  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.	<ul style="list-style-type: none"> <li>Regional staff provided comments on October 11, 2024.</li> </ul>

Municipality	Application	Developer	Details	Status
Welland	<b>210 Quaker Road and 276 Quaker Road</b>  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.	<ul style="list-style-type: none"> <li>Regional staff provided comments on December 19, 2024.</li> </ul>
Welland	<b>Northern Reach Phase 1 (Block 1 of Lock and Quay -1 Quaker Road)</b>  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.	<ul style="list-style-type: none"> <li>The application was circulated on December 11, 2024.</li> <li>Regional staff provided comments on January 10, 2025 and January 23, 2025.</li> </ul>
Welland	<b>744 First Avenue</b>  Application Type(s): LOPA, ZBA	Ambria (First-Welland) Limited	Applications to facilitate 22 residential blocks, consisting of 357 stacked townhouse residential units.	<ul style="list-style-type: none"> <li>Approved.</li> </ul>
Thorold	<b>13030 Lundy's Lane (Highway 20)</b>  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.	<ul style="list-style-type: none"> <li>Regional staff provided preliminary comments on May 25, 2024.</li> </ul>



Municipality	Application	Developer	Details	Status
Thorold	<b>Uppers Lane</b>  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	<ul style="list-style-type: none"> <li>Regional staff provided preliminary comments on August 16, 2024.</li> </ul>
Thorold	<b>75 Ormond Street South</b>  Application Type(s): LOPA, ZBA	Jian Peng Zhou	Applications to facilitate a 15-storey building with 275 residential units.	<ul style="list-style-type: none"> <li>Regional staff provided comments on February 27, 2024.</li> </ul>
Grimsby	<b>133-137 Main Street East</b>  Application Type(s): Site Plan	Burgess Heritage Group	Application to facilitate a five-storey mixed use building with 147 units and 280 m <sup>2</sup> of commercial space	<ul style="list-style-type: none"> <li>Regional staff provided comments on July 12, 2024.</li> </ul>
Grimsby	<b>725 South Service Road</b>  Application Type(s): Site Plan	Anatolia Investment Corporation	Application for three industrial buildings. Building 1 has a proposed area of 27,019.66 m <sup>2</sup> , Building 2 has a proposed area of 21,166.68 m <sup>2</sup> , and Building 3 has a proposed area of 11,493.93 m <sup>2</sup> .	<ul style="list-style-type: none"> <li>Regional staff provided comments on January 26, 2024.</li> </ul>