
February 18, 2026

City of Thorold
Development Services
3540 Schmon Parkway
Thorold, ON, L2V 4A7



Attention: Mr. Brian Treble, Director, Planning

Dear Mr. Treble

Re: Official Plan Amendment Application
436 Quaker Road, Welland/Thorold, L3C 3G8
TBG Project Number 25317

On behalf of our client, Primont (Thorold/Welland) Inc. (the “landowner”), The Biglieri Group Ltd. (“TBG”) is pleased to submit this Official Plan Amendment (“OPA”) application for a portion of the lands known as 436 Quaker Road, in the City of Thorold. The ownership parcel straddles the Welland/Thorold boundary and can be legally described as follows:

PART TOWNSHIP LOT 174 THOROLD PARTS 1, 2, 3 & 4 59R17681 AND PART
TOWNSHIP LOT 228 THOROLD PARTS 5 & 6 59R17681 CITY OF WELLAND

For the purpose of this application, “subject site” or “site” refers to the Phase 1 lands wholly within the City of Thorold. The remaining balance of lands within the ownership parcel are not subject to this OPA application.

The ownership parcel has a total area of approximately 60.45 hectare; 30.33 of which are within the City of Thorold. The portion of the ownership parcel within the City of Welland have an approved Draft Plan of Subdivision associated with them.

A Pre-Consultation Meeting for this application took place on December 3, 2025. The enclosed supporting materials are responsive to the comments received during this Meeting and during informal discussions with staff.

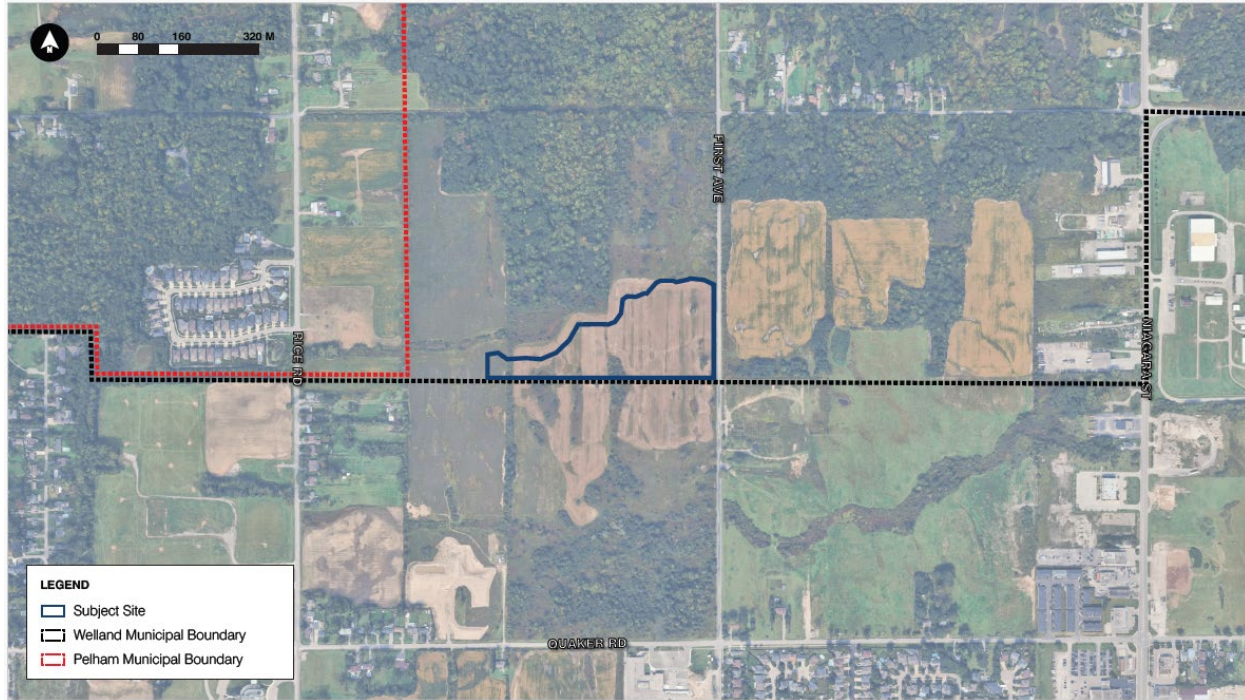


Figure 1 – Subject Site Location

Planning Policy Context

Niagara Official Plan (2022)

The Niagara Official Plan (“NOP”), approved by the Province in 2022, outlines the regional vision for growth and development throughout Niagara. As of March 31, 2025, Niagara is considered an upper-tier municipality without planning powers. As such, the NOP is now considered to be a part of the lower-tier Official Plans. Schedule B – Regional Structure, of the NOP, identifies the site as *Designated Greenfield Areas*.

City of Thorold Official Plan (2016)

The City of Thorold Official Plan (“TOP”) provides the basis for managing growth to the year 2031. Schedule A – Land Use, of the TOP identifies Phase 1 lands within the Port Robinson West Secondary Plan Area. Schedule A6 – Port Robinson West Land Use Plan, attributes a *PRW Low Density Residential* designation to the site. Schedule A6 also applies the *Port Robinson West Phase 2 – Final Land Uses Subject to Future Subwatershed Study* overlay to Phase 1 of the proposed development. This overlay responds to phasing-related policies in the TOP as per section B1.9.3.11 which require that the Port Robinson West Phase 2 lands be held until a time when the Port Robinson West Phase 1 lands be developed and substantially built-out, and when a Subwatershed Study has been completed in consultation with the Conservation Authority.

Official Plan Amendment

This OPA application seeks relief from TOP policies B1.9.3.11 c) and d), which are phasing-related policies. This relief recognizes that large portions of the Port Robinson West Secondary Plan Area Phase 1 neighbourhoods have been substantially built-out. Further, the application demonstrates that the subject site largely drains towards the previously studied Towpath Drain, rather than the Singers Drain. Given the actual drainage pattern, this application argues that the subject site should be exempted from Subwatershed Study requirement associate with the Singers Drain catchment area. This application does not secure development permission, nor does it propose land use changes, rather the requested relief will allow the landowner to proceed with additional planning applications, towards the eventual development of a residential subdivision community.

Supporting Documents

In support of the enclosed Official Plan Amendment application, please find enclosed digital copies of the following:

Cover Letter, prepared by The Biglieri Group Ltd., dated 02/10/2026;

- OPA Application Form, prepared by The Biglieri Group Ltd., dated 02/13/2026;
- Planning Rationale Report, prepared by The Biglieri Group Ltd., dated 02/18/2026;
- Functional Servicing and Stormwater Management Report, prepared by WalterFedy, dated 02/18/2026;
- Official Plan Amendment and Hydrogeology Letter, prepared by Terra-Dynamics Inc., dated 02/17/2026;
- Hydrogeologic Study and Wetland Water Balance, prepared by Terra-Dynamics Consulting Inc., dated 06/27/2024;
- A Preliminary Concept Plan, prepared for Primont (Thorold/Welland) Inc., and;
- OPA Application Fee (provided under separate cover by Client).

We trust you will find these all are in order. However, should you have any questions or require any additional information, please contact the undersigned at your earliest convenience.

Respectfully,

THE BIGLIERI GROUP LTD.

A handwritten signature in black ink, appearing to read 'Rachelle Larocque', with a stylized, flowing script.

Rachelle Larocque, M.Sc., BES, RPP, MCIP
Partner

A handwritten signature in black ink, appearing to read 'Federico Palacios', with a stylized, flowing script.

Federico Palacios, M.Pl
Planner