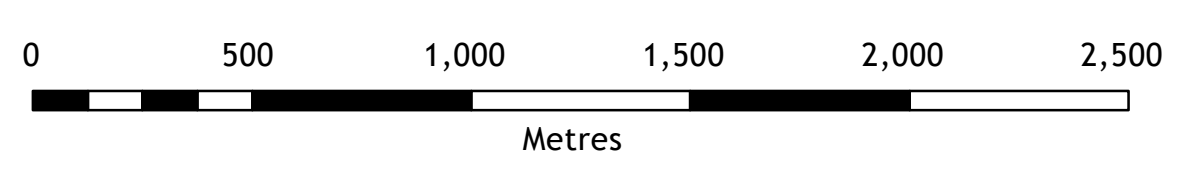
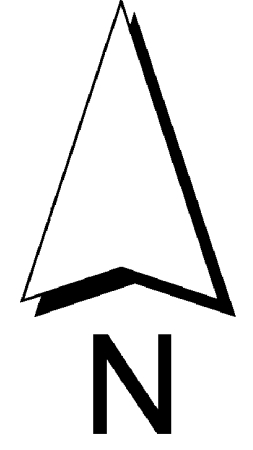
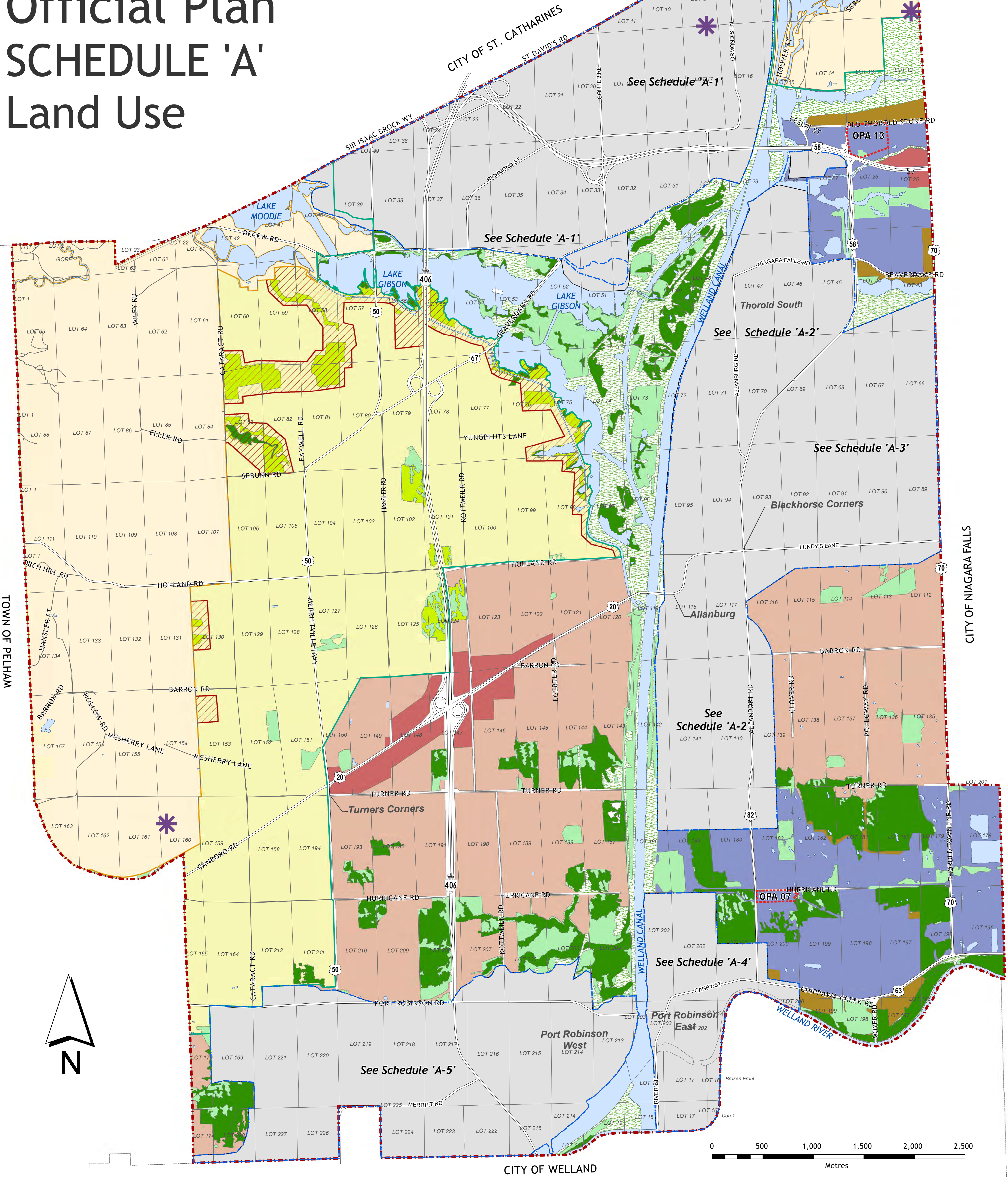


# CITY OF THOROLD

## Official Plan

### SCHEDULE 'A'

#### Land Use



### Legend

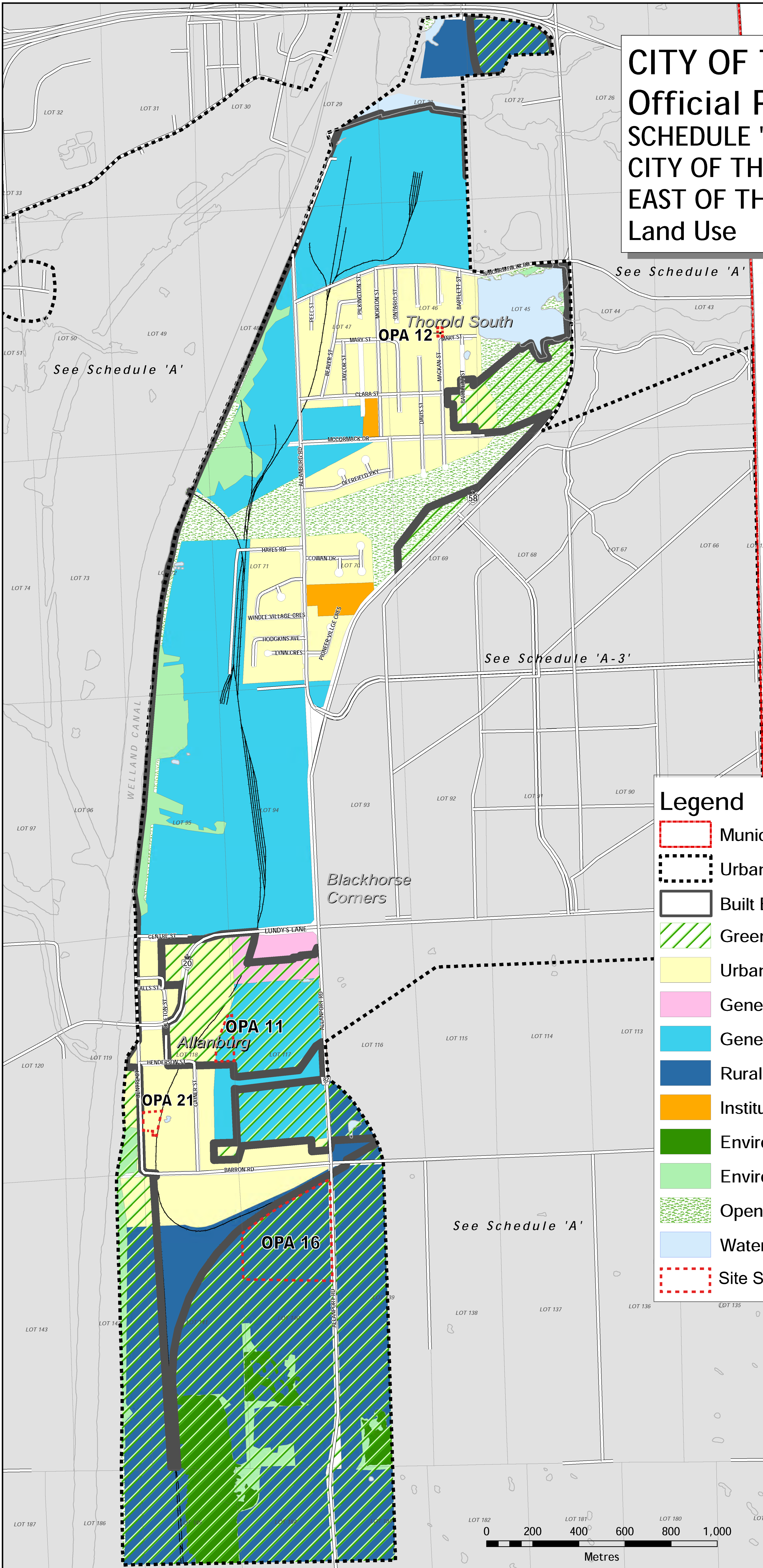
- Former Waste Disposal Site
- Greenbelt Boundary
- Urban Area Boundary
- Municipal Boundary
- NEP Area
- Rural Highway Commercial
- Specialty Crops
- Agricultural
- Rural
- Rural Industrial
- Environmental Protection One
- Environmental Protection Two
- Environmental Protection Three
- Greenbelt Natural Heritage Overlay
- Site Specific Policy Area (SSPA)
- Open Space & Parks



Adopted April 21, 2015  
Consolidated October 29, 2025

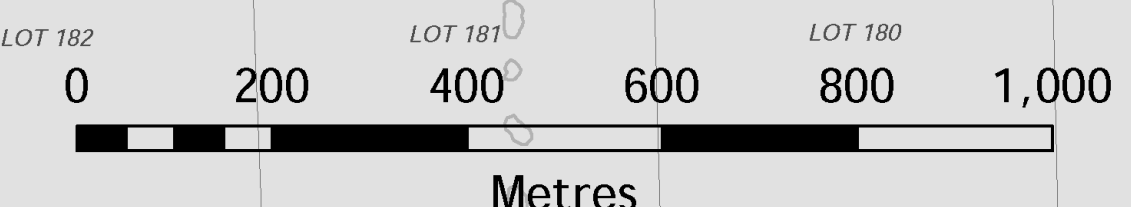


# CITY OF THOROLD Official Plan SCHEDULE 'A-2' CITY OF THOROLD URBAN AREA EAST OF THE WELAND CANAL Land Use



### Legend

- Municipal Boundary
- Urban Area Boundary
- Built Boundary
- Greenfield Overlay
- Urban Living Area
- General Commercial
- General Industrial
- Rural Industrial
- Institutional
- Environmental Protection One
- Environmental Protection Two
- Open Space & Parks
- Waterbody
- Site Specific Policy Area (SSPA)



Adopted April 21, 2015  
Consolidated October 29, 2025

# CITY OF THOROLD

## Official Plan

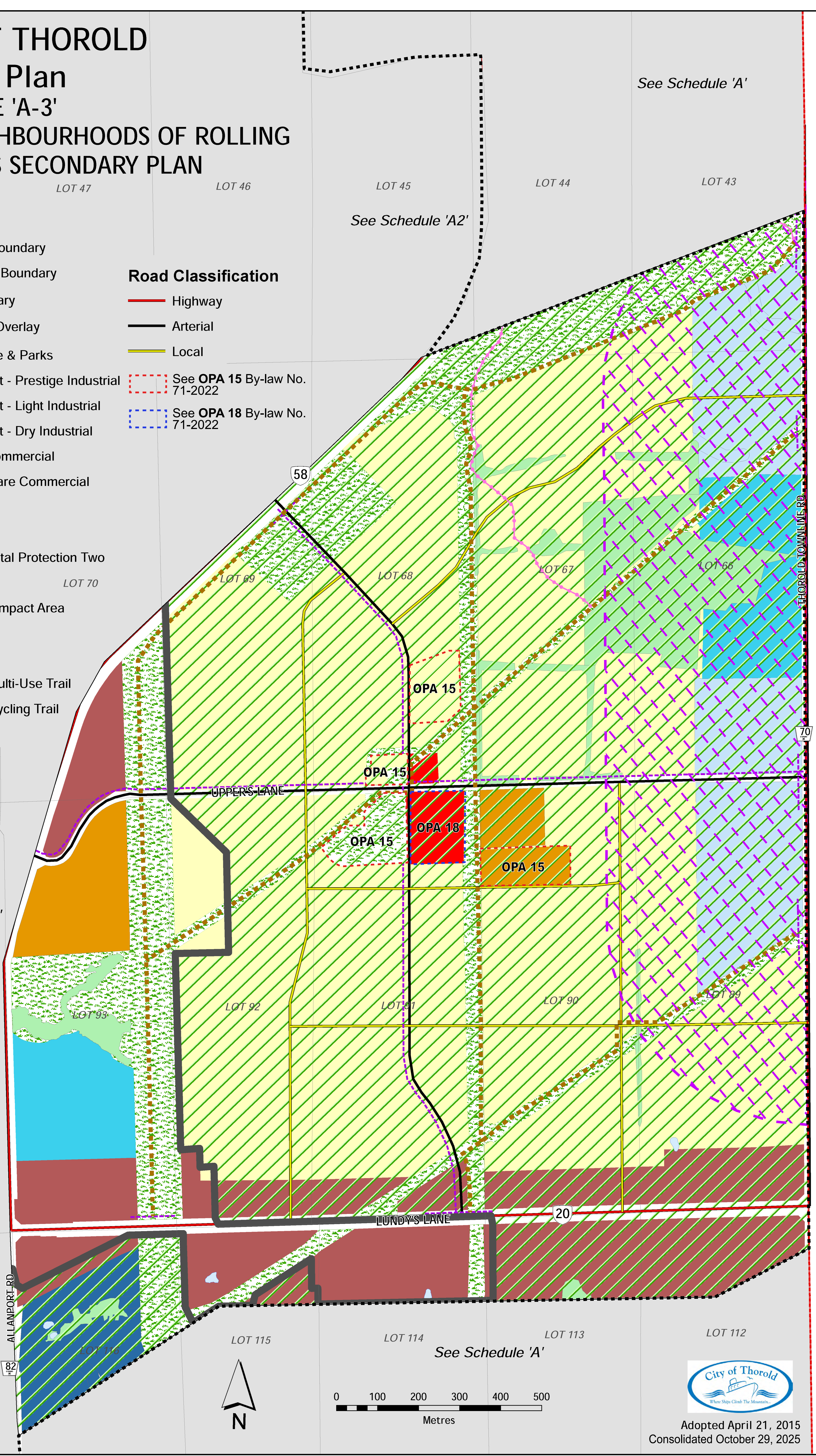
### SCHEDULE 'A-3'

### THE NEIGHBOURHOODS OF ROLLING MEADOWS SECONDARY PLAN

### Land Use

#### Legend

-  Municipal Boundary
  -  Urban Area Boundary
  -  Built Boundary
  -  Greenfield Overlay
  -  Open Space & Parks
  -  Employment - Prestige Industrial
  -  Employment - Light Industrial
  -  Employment - Dry Industrial
  -  Highway Commercial
  -  Village Square Commercial
  -  Institutional
  -  Residential
  -  Environmental Protection Two
  -  Waterbody
  -  Aggregate Impact Area
- #### Road Classification
-  Highway
  -  Arterial
  -  Local
  -  See OPA 15 By-law No. 71-2022
  -  See OPA 18 By-law No. 71-2022
- #### Trails
-  Eco-Trail
  -  Off-Road Multi-Use Trail
  -  On-Road Cycling Trail



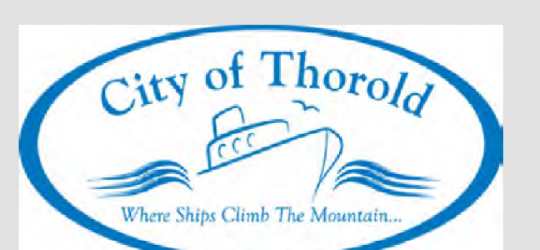
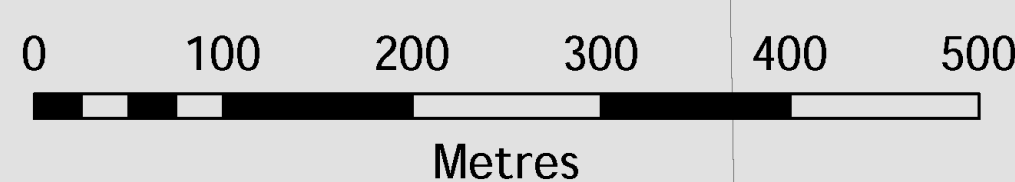
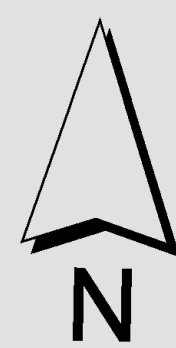
See Schedule 'A'

See Schedule 'A2'

See Schedule 'A2'

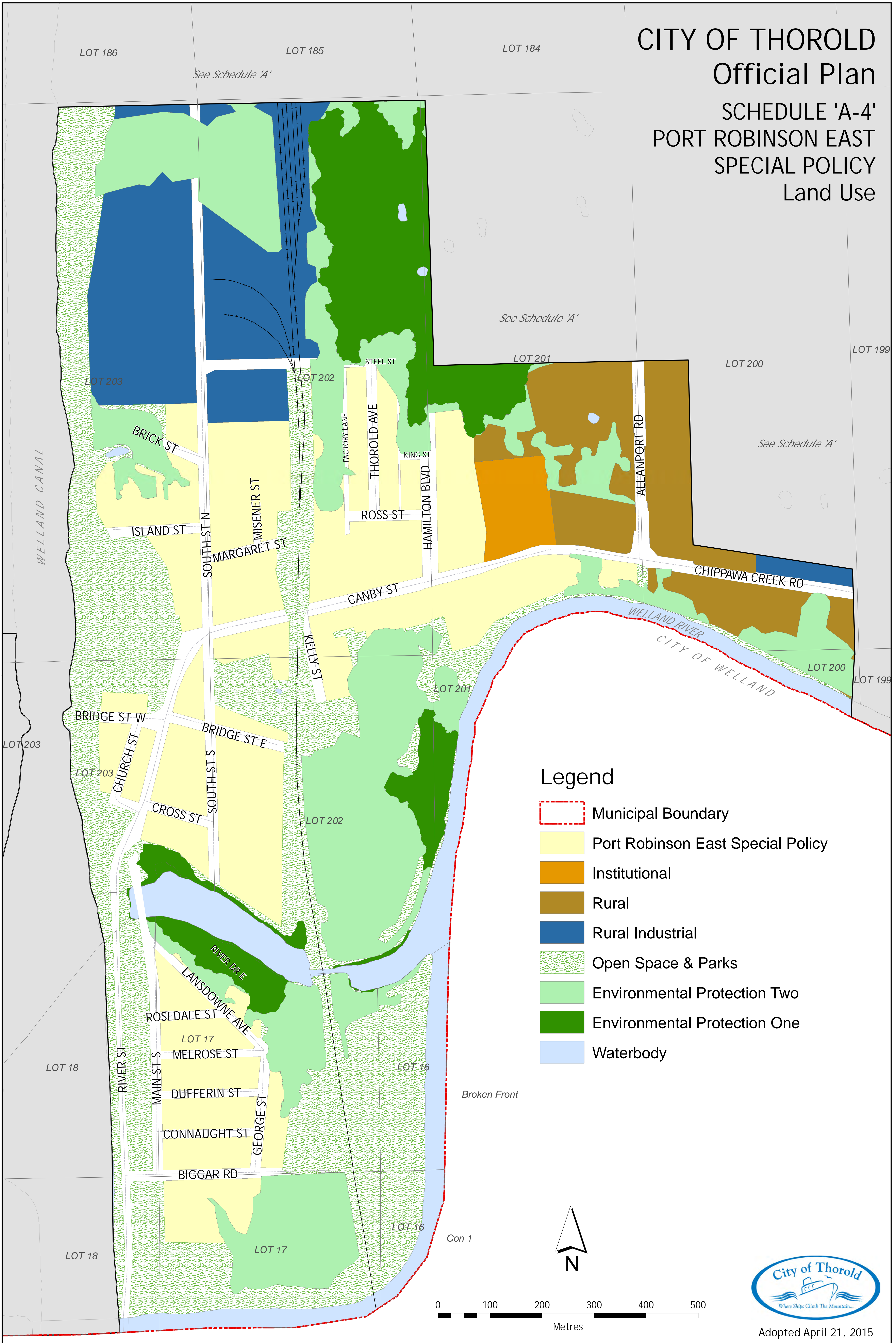
See Schedule 'A'

City of Niagara Falls


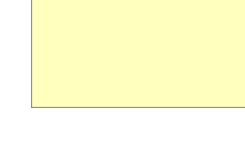



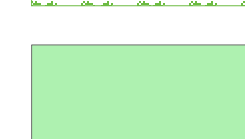

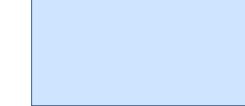



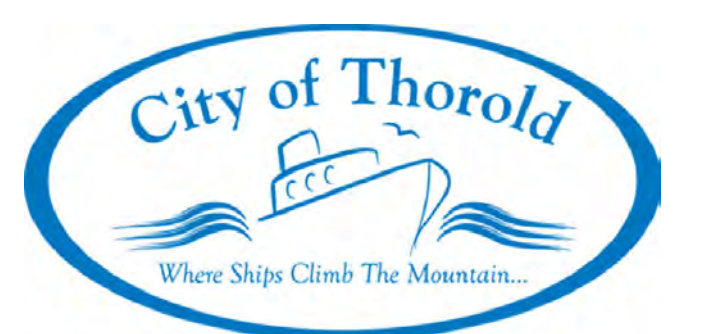
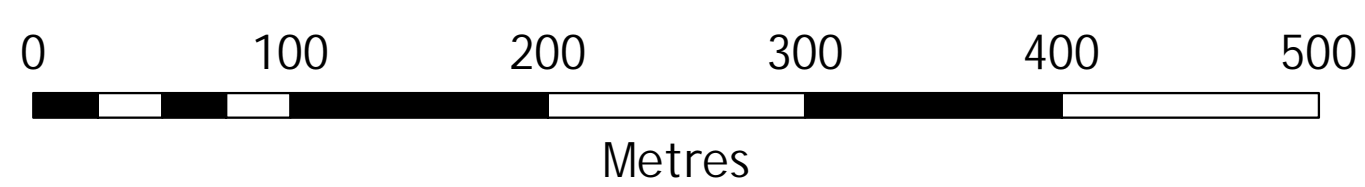
Adopted April 21, 2015  
Consolidated October 29, 2025

# CITY OF THOROLD Official Plan SCHEDULE 'A-4' PORT ROBINSON EAST SPECIAL POLICY Land Use



## Legend

-  Municipal Boundary
-  Port Robinson East Special Policy
-  Institutional
-  Rural
-  Rural Industrial
-  Open Space & Parks
-  Environmental Protection Two
-  Environmental Protection One
-  Waterbody



Adopted April 21, 2015

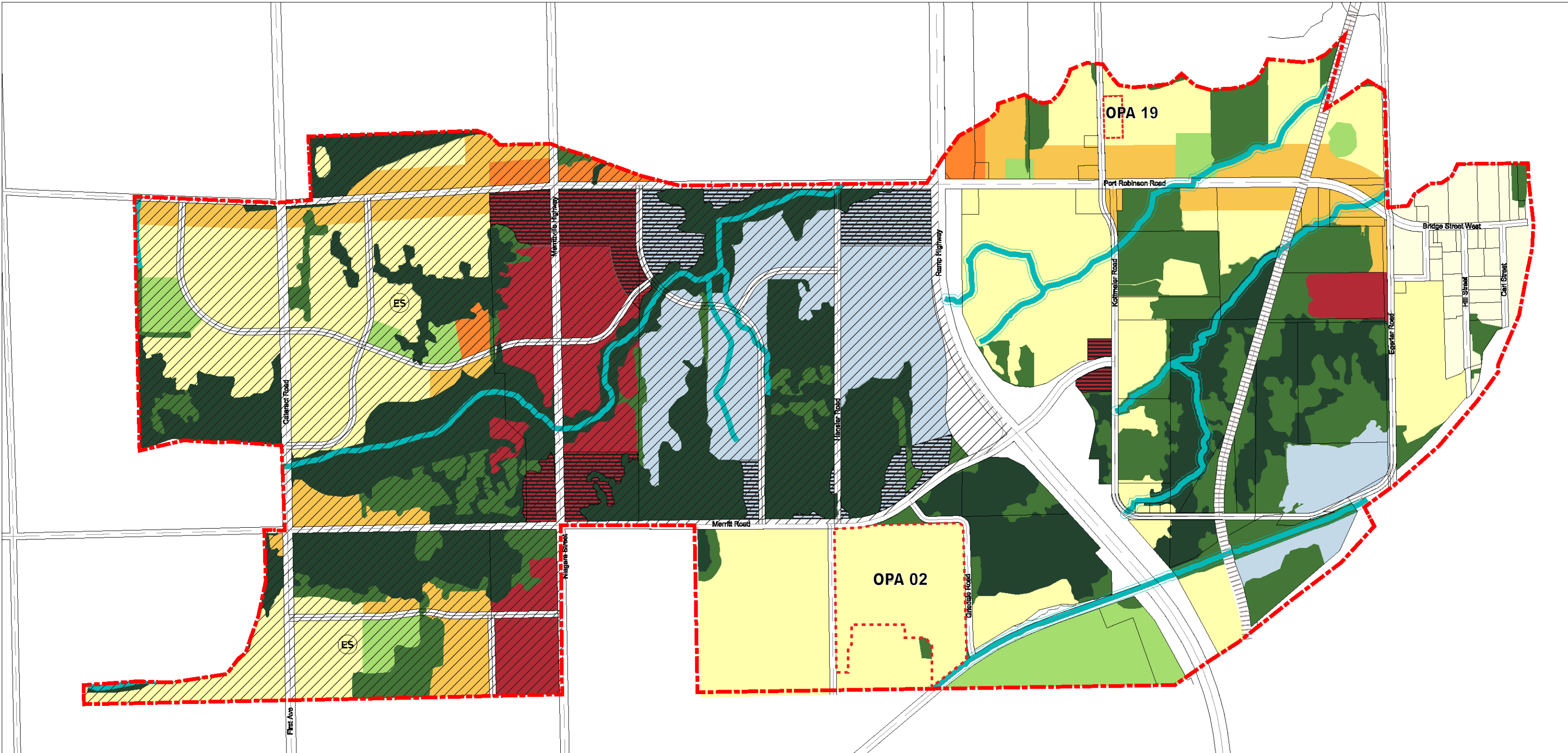


- Residential Areas
- Open Space / Environmental Areas
- Employment / Commercial Areas
- Phase 2- Final Land Uses Subject to Future Subwatershed Study (as per Section B1.9.3.11 (d))
- Neighbourhood Boundaries
- Urban Area Boundary
- Site Specific Policy Area

## Schedule A5- PRW Neighbourhood Structure Plan

Consolidated October 29, 2025





- |  |                                     |  |   |
|--|-------------------------------------|--|---|
|  | PRW Existing Residential            |  | Environmental Protection One  |
|  | PRW Low Density Residential         |  | Environmental Protection Two  |
|  | PRW Medium Density Residential      |  | PRW Open Space  |
|  | PRW Medium/High Density Residential |  | Elementary School   |
|  | PRW Mixed Use Commercial            |  | Watercourse   |
|  | PRW Urban Commercial                |  | Urban Area Boundary   |
|  | PRW Business Park                   |  | Phase 2- Final Land Uses Subject to Future Subwatershed Study<br>(as per Section B1.9.3.11 (d)) |
|  | PRW Industrial                      |  | Site Specific Policy Area (SSPA)  |

## Schedule A6- PRW Land Use Plan

Consolidated October 29, 2025



PROPOSED SOUTH CAMPUS EXPANSION AS PER 2003 CAMPUS MASTER PLAN, SUBJECT TO CHANGE

THE NIAGARA  
REGION MODEL  
FLYING CLUB  
INC.

BROCK  
UNIVERSITY

MERRITTVILLE HWY (REGIONAL ROAD 50)

GLENRIDGE AVE

MCDONALD'S

TIM HORTONS

NORMAN RD

GLENRIDGE  
QUARRY  
NATURALIZATION  
SITE

**OPA 20**

SCHMON PKWY

S/JR ISAAC BROCK WAY (REGIONAL ROAD 71)

DECEW RD

HIGHWAY 406

### BROCK BUSINESS PARK AREA SECONDARY PLAN

SCHEDULE A-7: BROCK BUSINESS  
PARK AREA LAND USE PLAN



#### LAND USE

MIXED USE

EMPLOYMENT

RESIDENTIAL

ENVIRONMENTAL PROTECTION 1

ENVIRONMENTAL PROTECTION 2

PLAN AREA

SITE SPECIFIC POLICY AREA (SSPA)

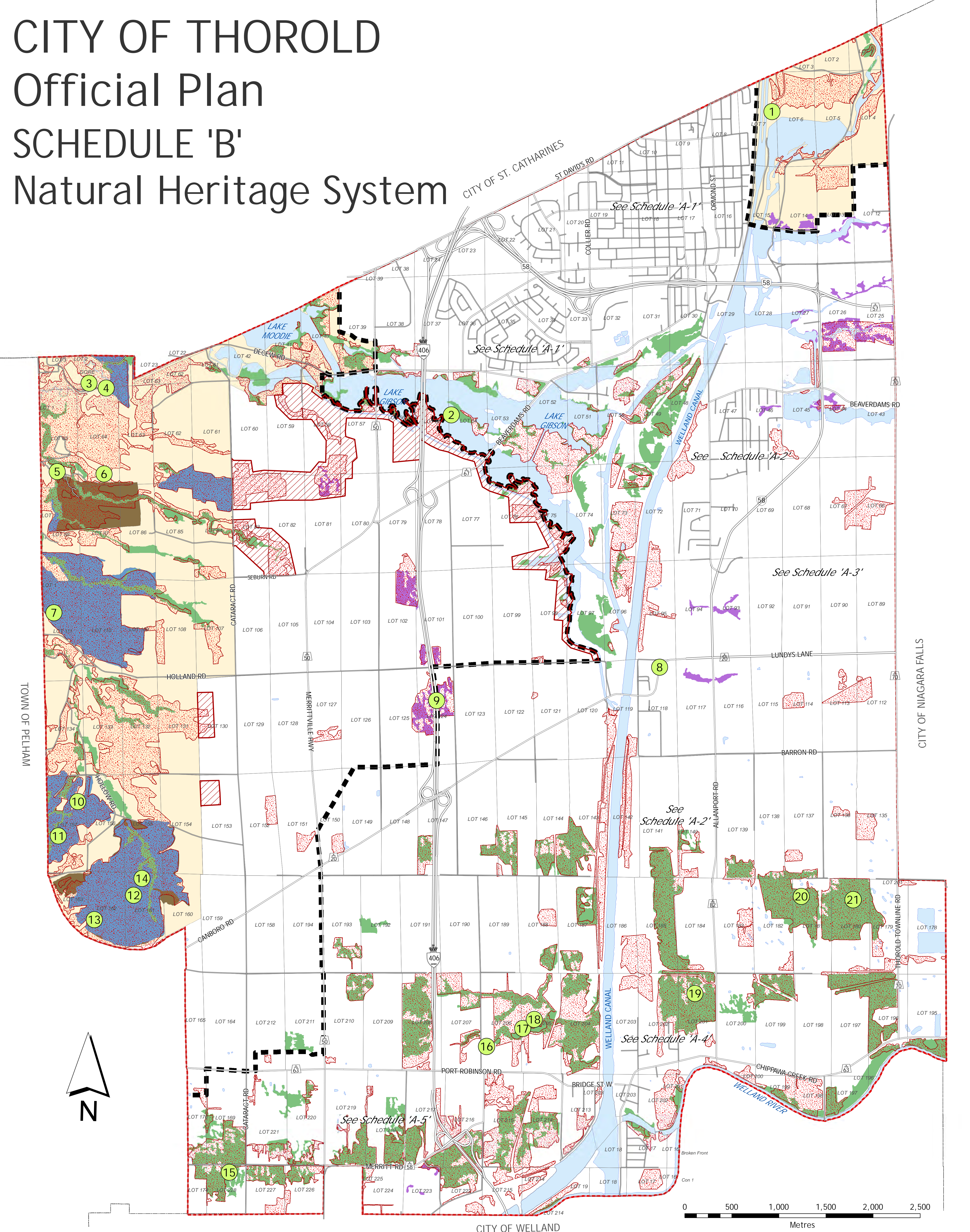
#### SCALE

0 25 75 175m



Consolidated October 29, 2025

# CITY OF THOROLD Official Plan SCHEDULE 'B' Natural Heritage System



## Legend

- 1 Natural Heritage Features
- Greenbelt Boundary
- Municipal Boundary
- N.E.C. Plan Area
- Wooded Area
- Greenbelt Natural Heritage Overlay
- ANSI, Earth Science
- ANSI, Life Science
- Locally Significant Wetland
- Provincially Significant Wetland

## Natural Heritage Features

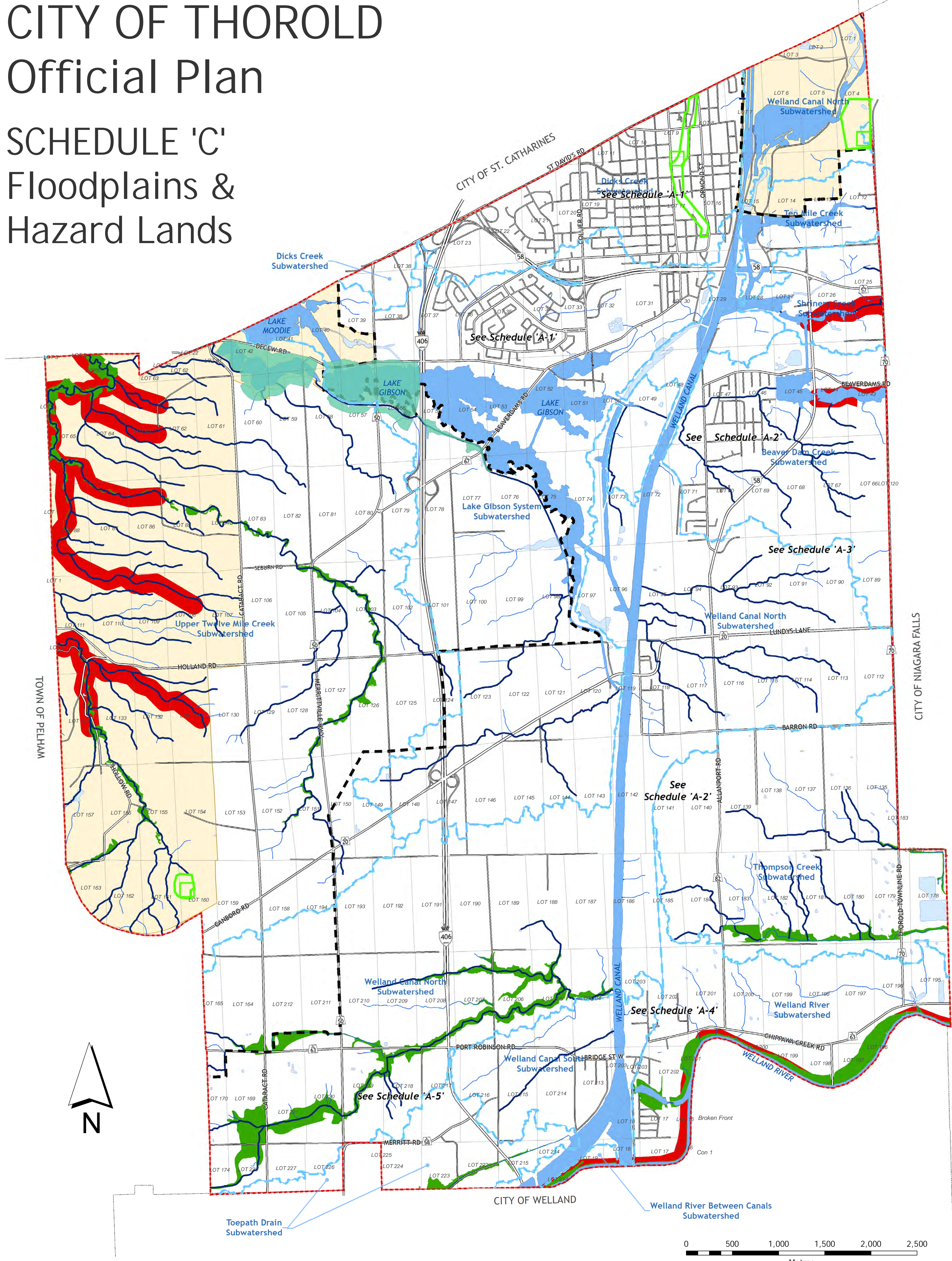
1. Welland Canal Woods
2. Lake Gibson, Moodie Lake, Welland Canal - Wetland
3. Decew Falls Flood Plain
4. Decew Falls Flood Plain - Wetland
5. Short Hills
6. Short Hills Provincial Park
7. Twelve Mile Creek Valley
8. Allanburg Conservation Area
9. West Allanburg Forests
10. St. John's Valley
11. St. John's Conservation Area
12. Fonhill Sandhill Valleys
13. St. John's - Fonhill Valleys
14. McSherry Lane
15. Niagara Street - Cataract Road Woodlots - Wetland
16. Port Robinson Duck Ponds
17. West Port Robinson Forest
18. Port Robinson Woodlot - Wetland
19. East Port Robinson Slough Forest
20. Polloway Bush
21. Niagara Falls Woodlot #3 - Wetland



Adopted April 21, 2015

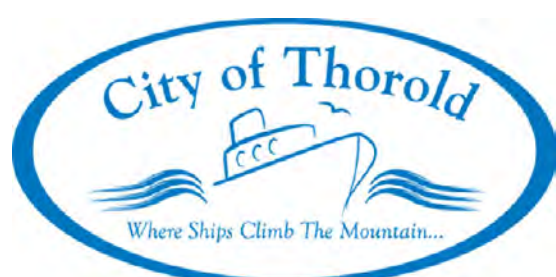
# CITY OF THOROLD Official Plan

## SCHEDULE 'C' Floodplains & Hazard Lands



### Legend

- Greenbelt Boundary
- Fish Habitat
- Other Watercourse
- Subwatershed
- Hazard Land
- Municipal Boundary
- N.E.C. Plan Area
- Floodplain
- Fish Habitat
- Intake Protection Zone 1
- Valley Shoreline Buffer
- Other Waterbody



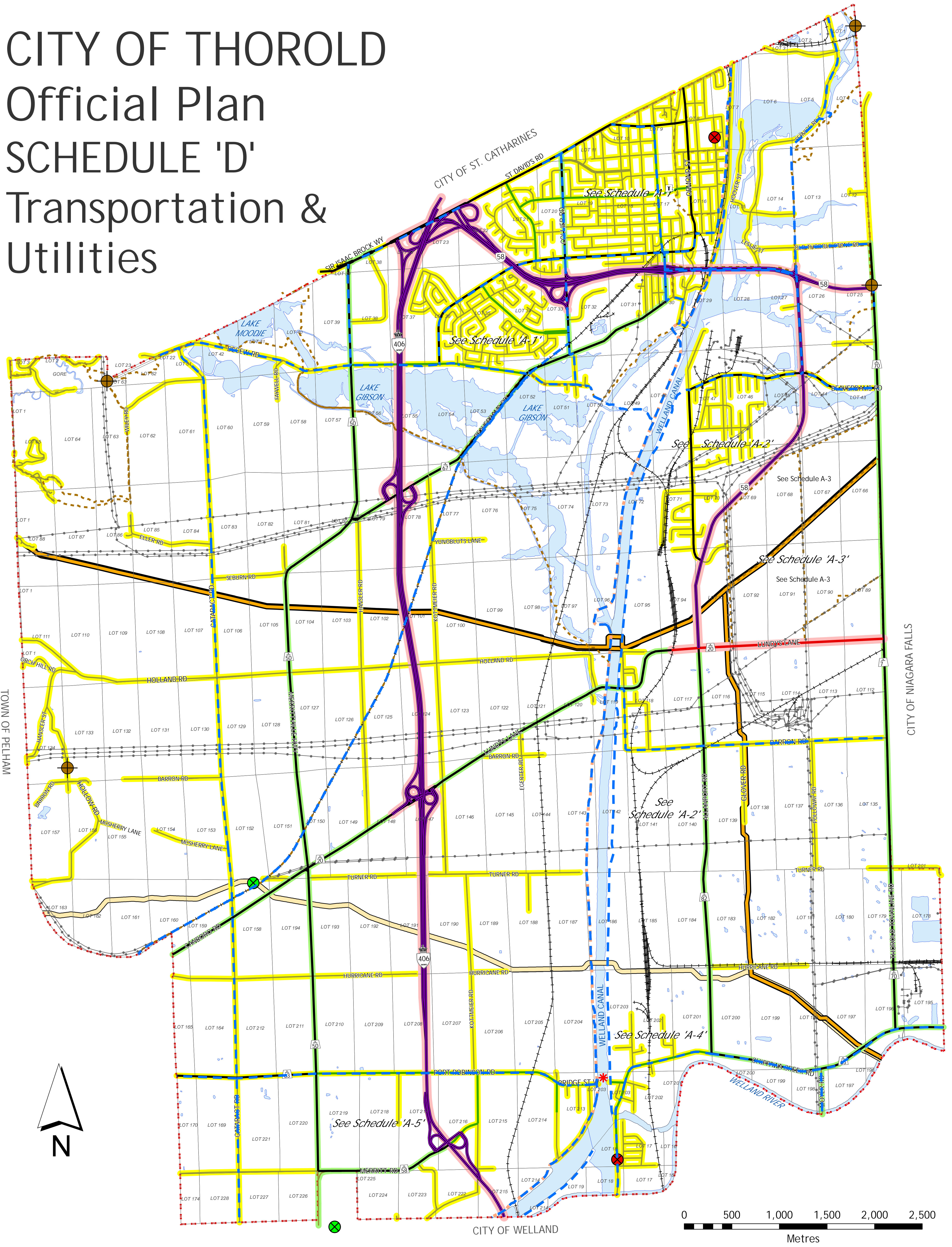
Source: Subwatershed, Floodplain & Intake Protection Zones data is from the Niagara Peninsula Conservation Authority (NPCA).

# CITY OF THOROLD

## Official Plan

### SCHEDULE 'D'

#### Transportation & Utilities



#### Legend

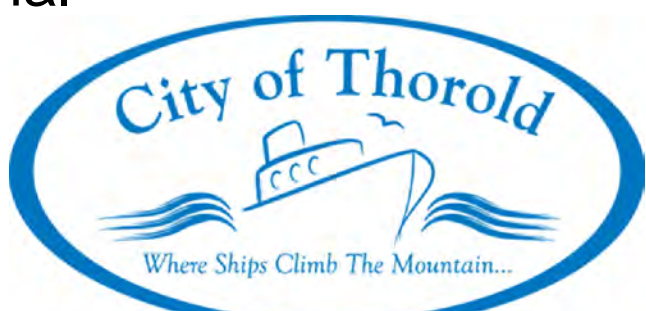
- Municipal Boundary
- Petroleum Well (Abandoned)
- Petroleum Well (Unknown)
- Trailhead
- Port Robinson Ferry
- Transit Hub
- Greater Niagara Circle Route
- Trail
- TransCanada Pipeline
- Enbridge Pipeline
- Railway
- Hydro Transmission Lines
- Niagara Region Bicycle Network

#### City of Thorold Road Classification

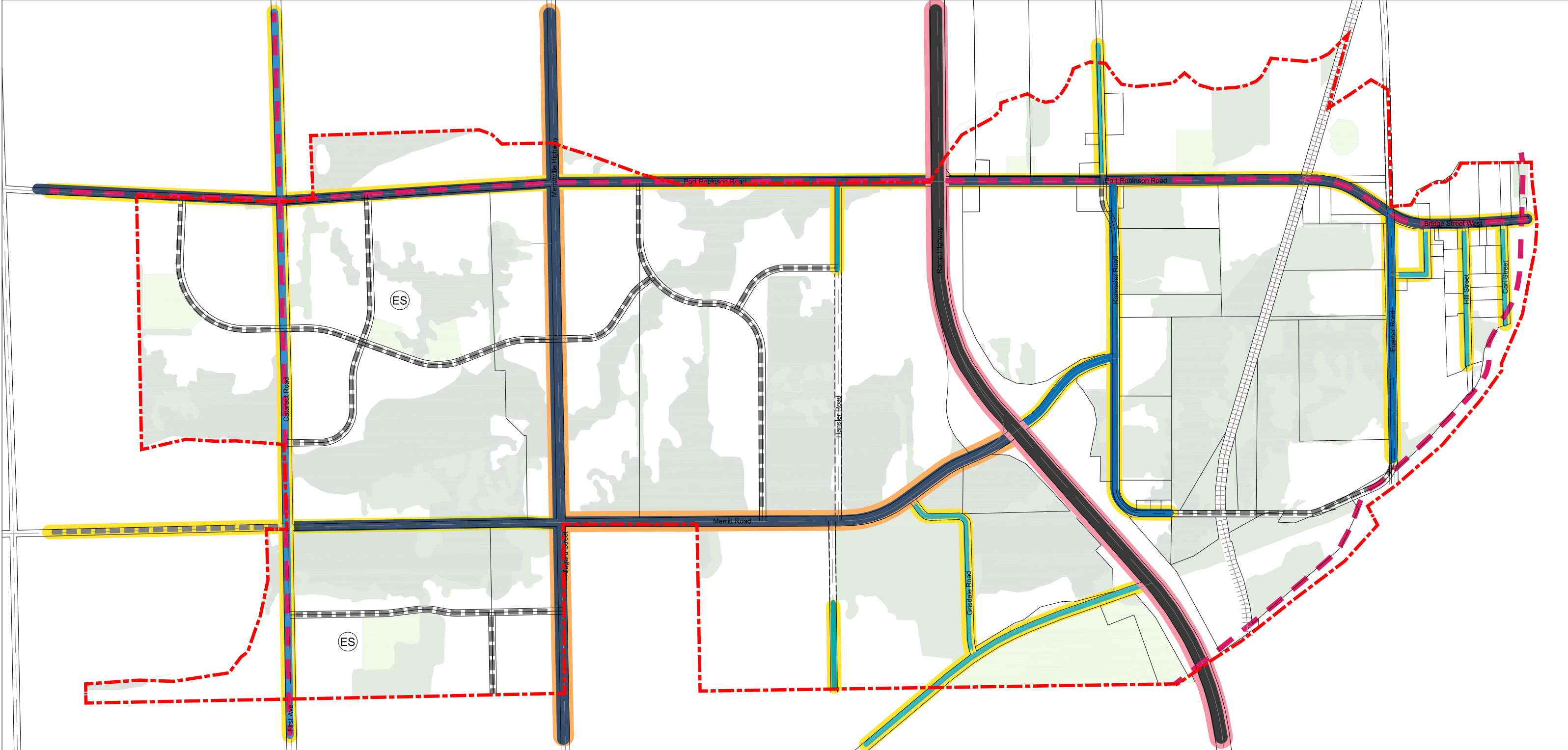
- Provincial Controlled Access Highway
- Highway
- Arterial
- Collector
- Local

#### Regional Municipality of Niagara Road Classification

- Provincial
- Regional
- Local



Adopted April 21, 2015



**Regional Municipality of Niagara**

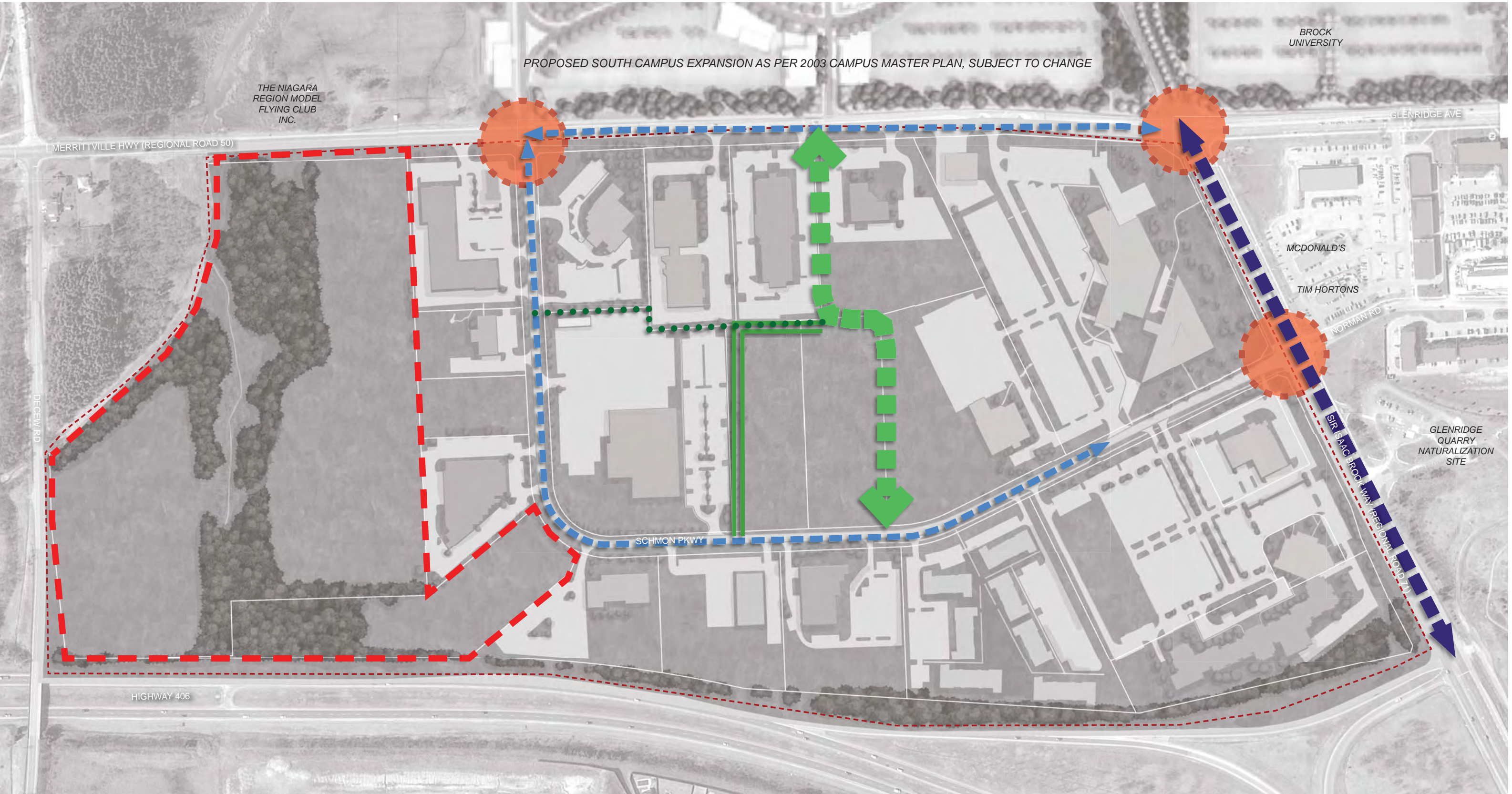
- Provincial
- Regional
- Local
- Proposed Collector Alignment
- Niagara Region Bicycle Network
- Unopened Road Allowance
- Railway
- Urban Area Boundary

**City of Thorold**

- Provincial Controlled Access Highway
- Arterial
- Collector
- Local

**Schedule D1- PRW Active Transportation Plan**

PROPOSED SOUTH CAMPUS EXPANSION AS PER 2003 CAMPUS MASTER PLAN, SUBJECT TO CHANGE



**BROCK BUSINESS PARK AREA SECONDARY PLAN**  
 SCHEDULE D-2: BROCK BUSINESS PARK AREA ACTIVE TRANSPORTATION & PUBLIC REALM IMPROVEMENTS

**LEGEND**

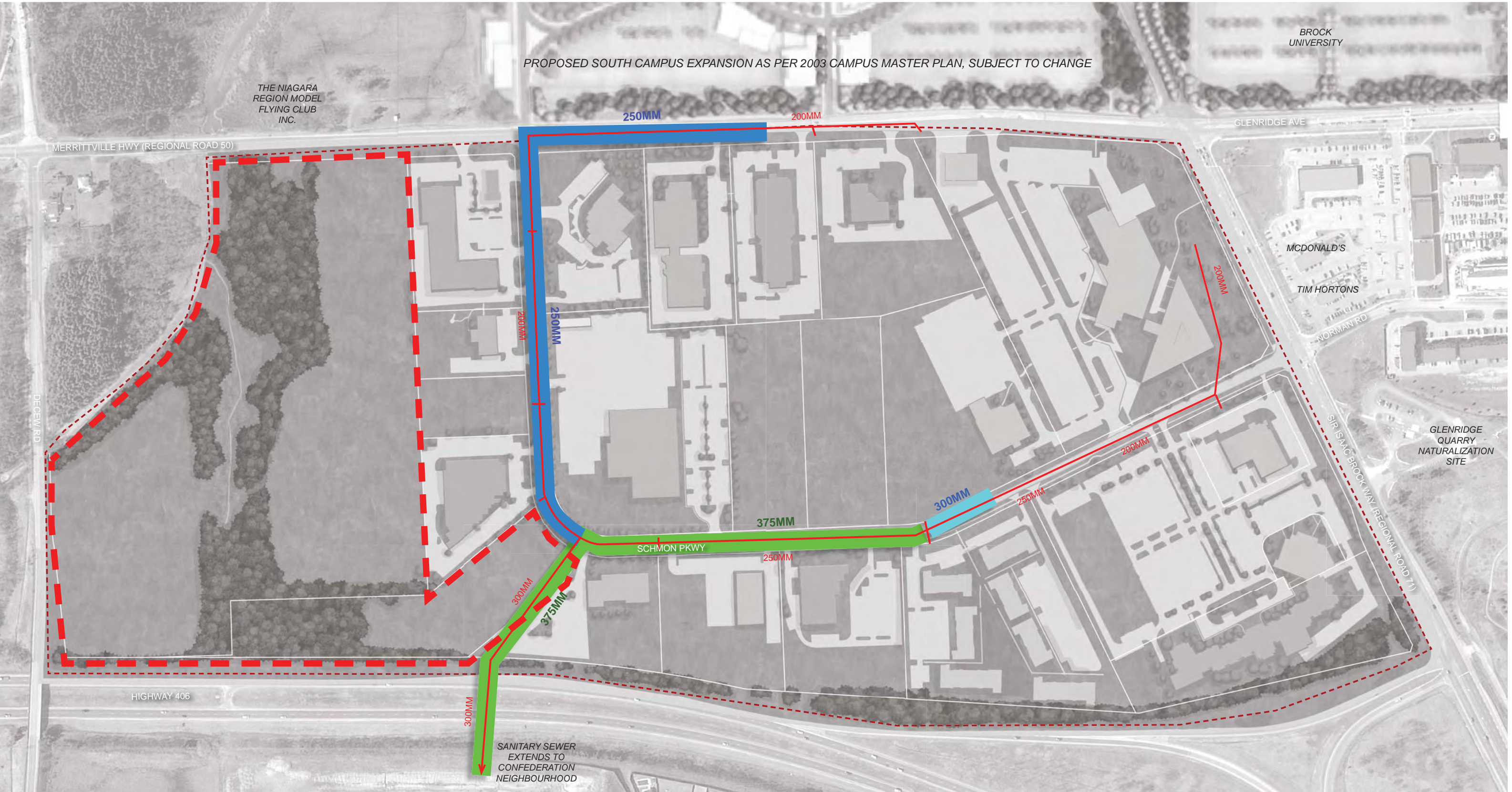
	GATEWAY IMPROVEMENT AREA		LANDSCAPE BUFFER
	MINOR STREETScape IMPROVEMENTS		PLAN AREA
	MAJOR STREETScape IMPROVEMENTS		SPECIAL POLICY AREA
	LINEAR PARK		
	TRAIL/ACTIVE TRANSPORTATION CONNECTION		

**SCALE**

**DILLON CONSULTING**

PROJECT: 141018  
 STATUS: FINAL  
 DATE: 11/6/2015

PROPOSED SOUTH CAMPUS EXPANSION AS PER 2003 CAMPUS MASTER PLAN, SUBJECT TO CHANGE



**BROCK BUSINESS PARK AREA SECONDARY PLAN**

SCHEDULE D-3: BROCK BUSINESS PARK AREA INFRASTRUCTURE



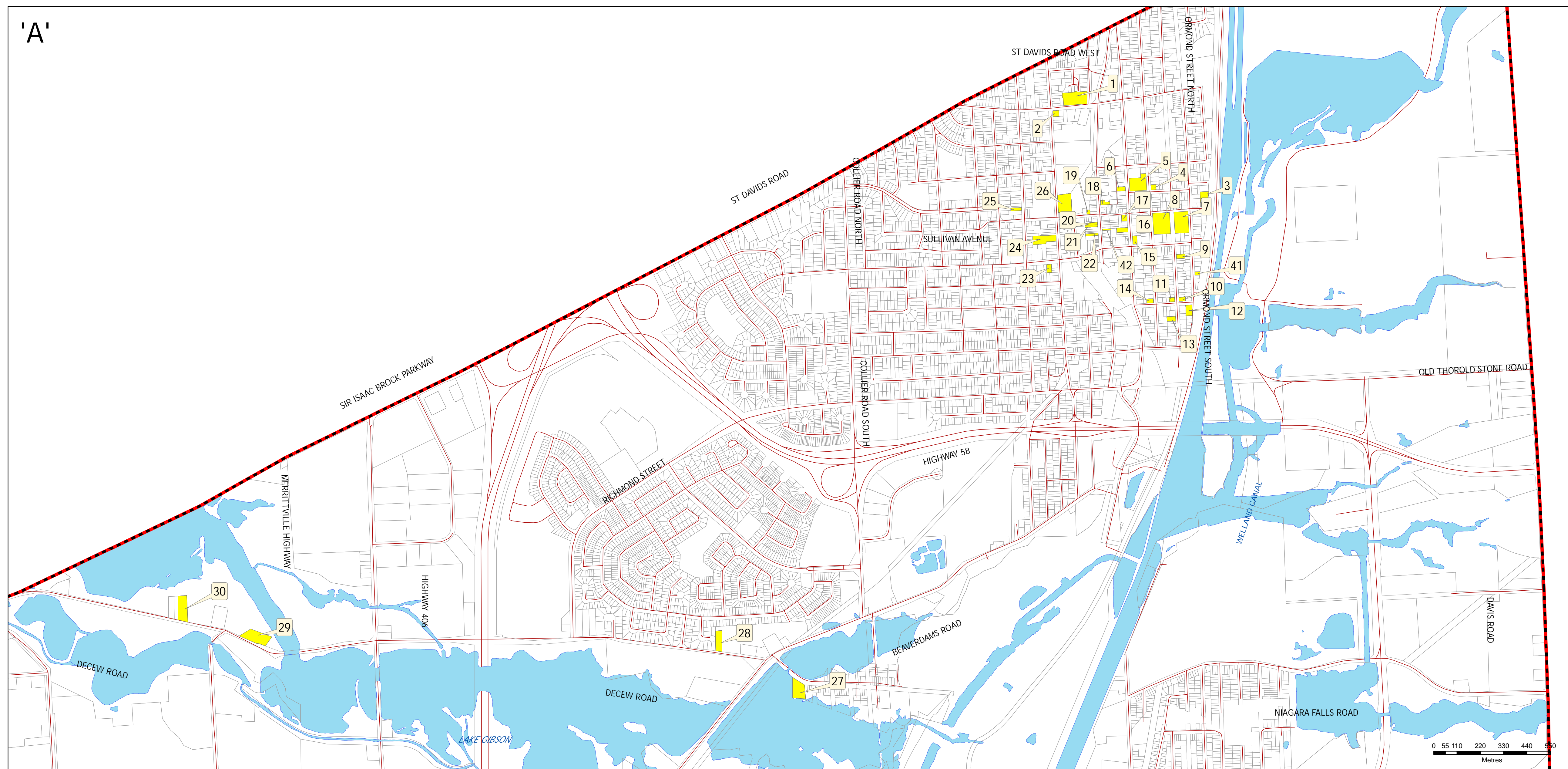
**LEGEND**

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<span style="color: cyan;">█</span> 300MM UPGRADE	<span style="border-bottom: 1px solid red; width: 20px; display: inline-block;"></span> SPECIAL POLICY AREA
<span style="color: green;">█</span> 375MM UPGRADE	
<span style="color: red;">█</span> EXISTING SANITARY SEWER	

**SCALE**



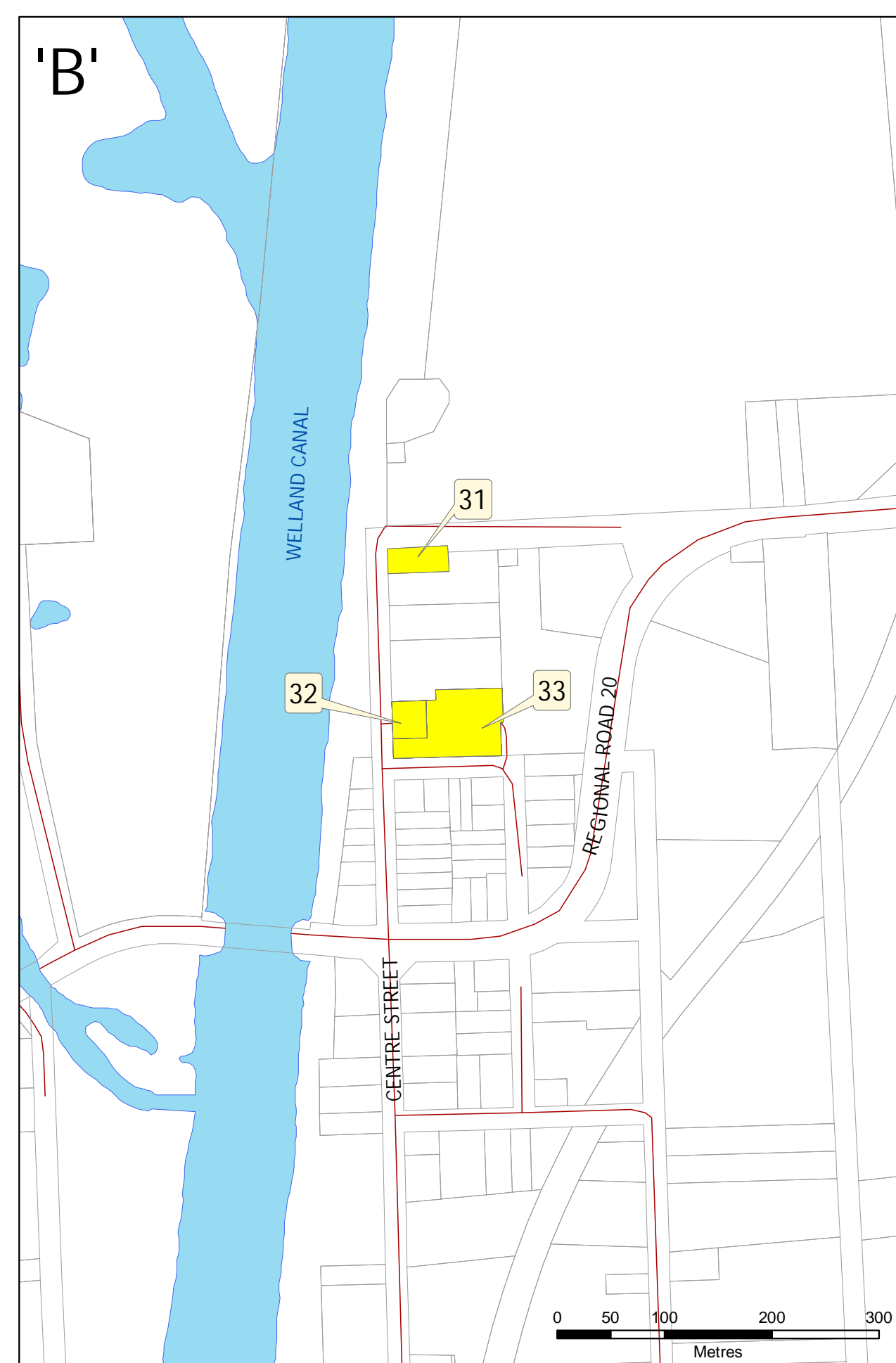
'A'



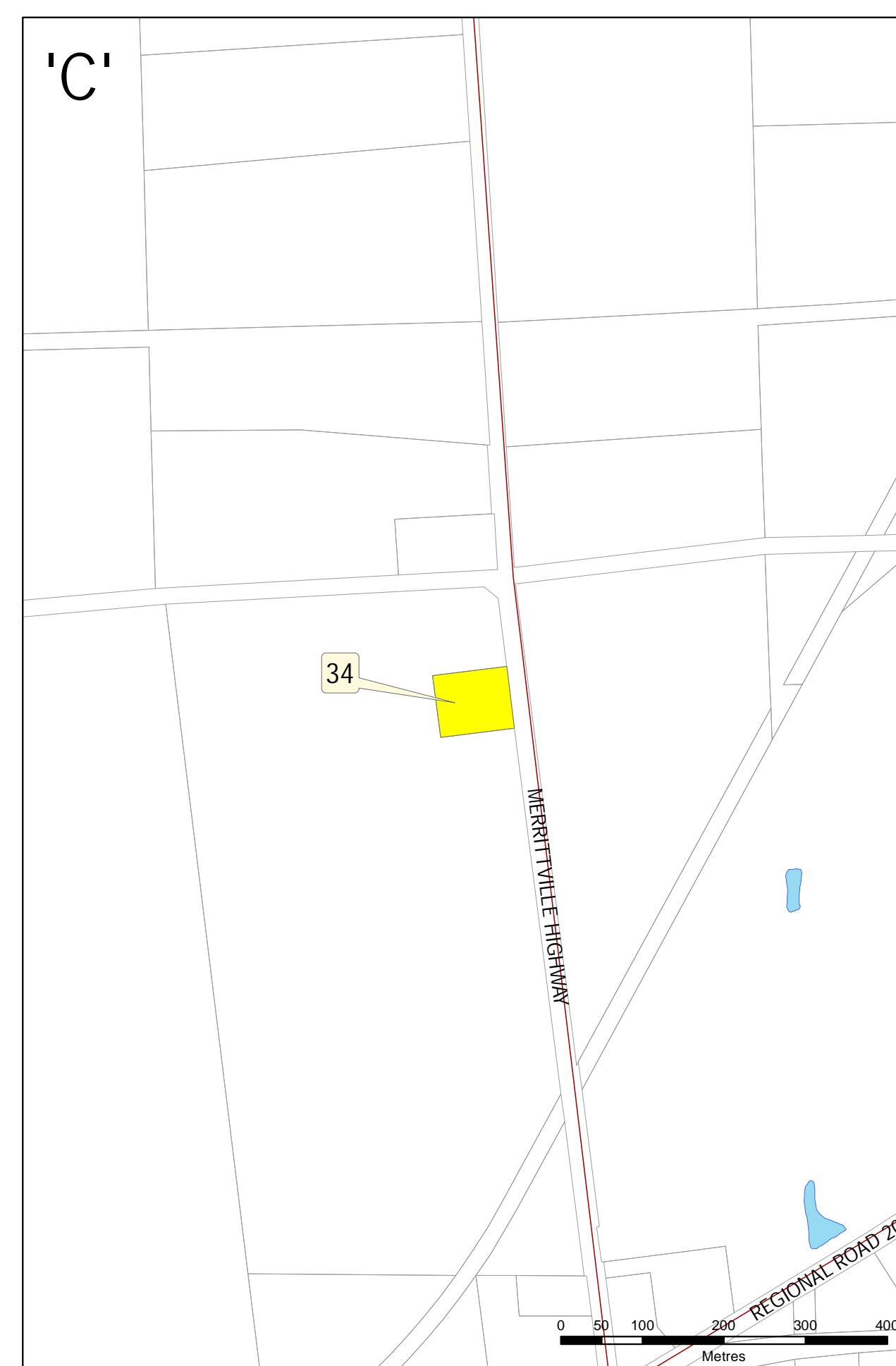
# City of Thorold Official Plan SCHEDULE 'E' CULTURAL HERITAGE SITES DESIGNATED UNDER THE ONTARIO HERITAGE ACT

Site ID	Name	Site ID	Name
1	Maplehurst (Keefer House)	23	Beatty House
2	The Dobbie House	24	Trinity United Church
3	The Constable House	25	Grenville House
4	Tracy-Barber House	26	The Welland Mills & Addition of the Millstone Monument of Beaverdams Church & The Old Beaverdams Burying Ground - Smith's Cemetary
5	East Side School Bell Chestnut Hall	27	The Griffiths House
6	The First St. Andrew's Presbyterian Church	28	Decou House Monument
7	War Memorial/Memorial Park	29	The DeCew-Young House
8	City Hall (former L.G. Lorriman/Central School)	30	Allanburg Village Cemetary
9	The Kennedy/Ward House	31	Allanburg United Church
10	The Flannery House	32	Allanburg Heritage Oak Tree
11	The Carter-Holland House	33	Bouk Home
12	The Lynch House	34	The Carl. Misener, Bald Cemetary
13	The Millar House	35	Port Robinson School
14	The Calcott-Walker House	36	Elliot Home
15	St. Andrew's Presbyterian Church	37	The Second Welland Canal River
16	The Munro House	38	Camp Home
17	Carnegie Library (Senior Centre)	39	Ross Home
18	The Thorold Post Office	40	Stewart House
19	Old Fire Hall	41	Quebec Bank
20	The Store Store	42	O'Brien House
21	The Macartney Drug Store (Henderson's Pharmacy)		
22	The Carr-Millar-McMillan Block		

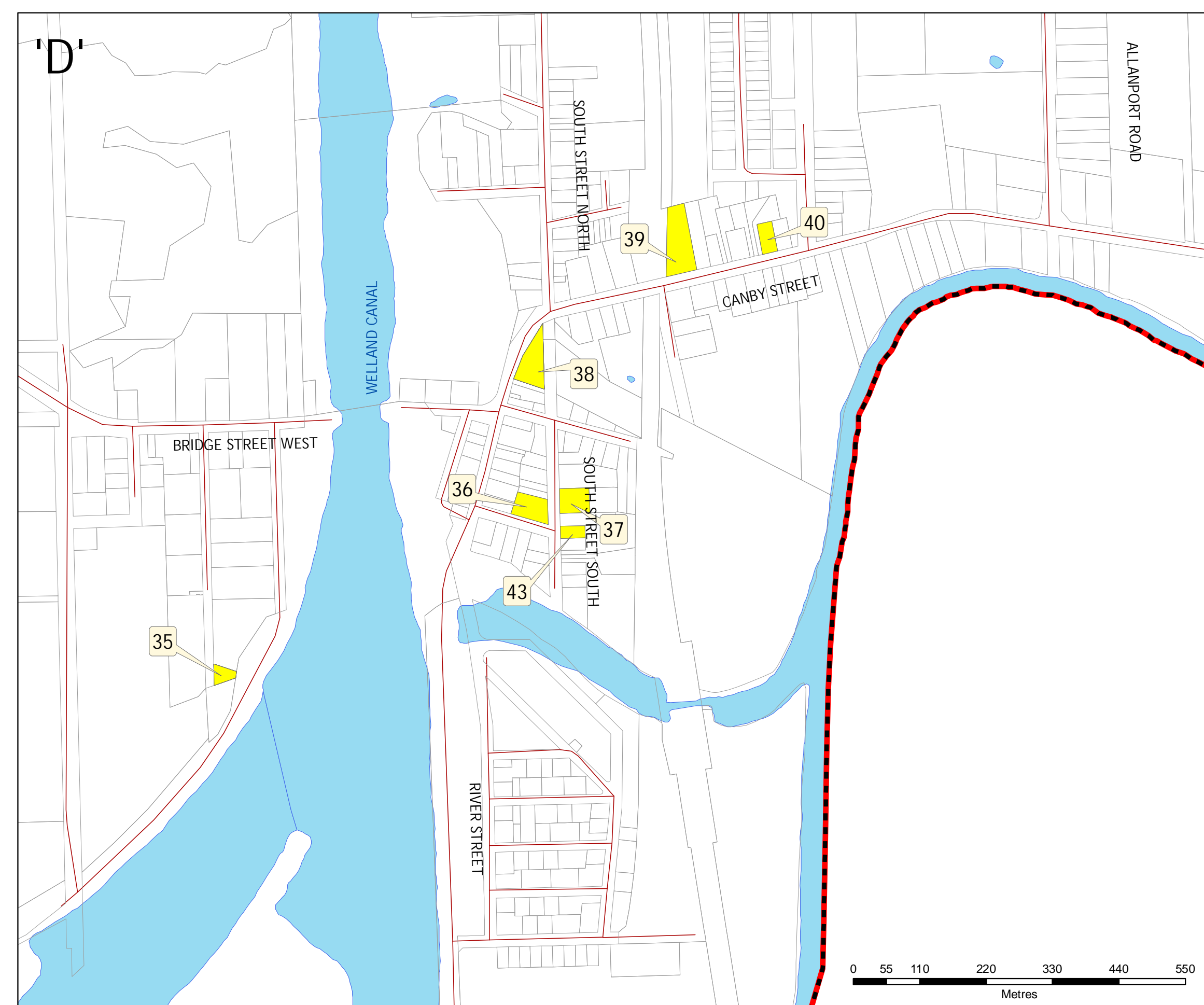
'B'



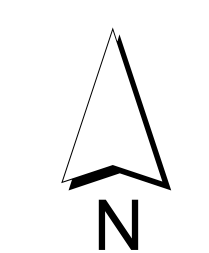
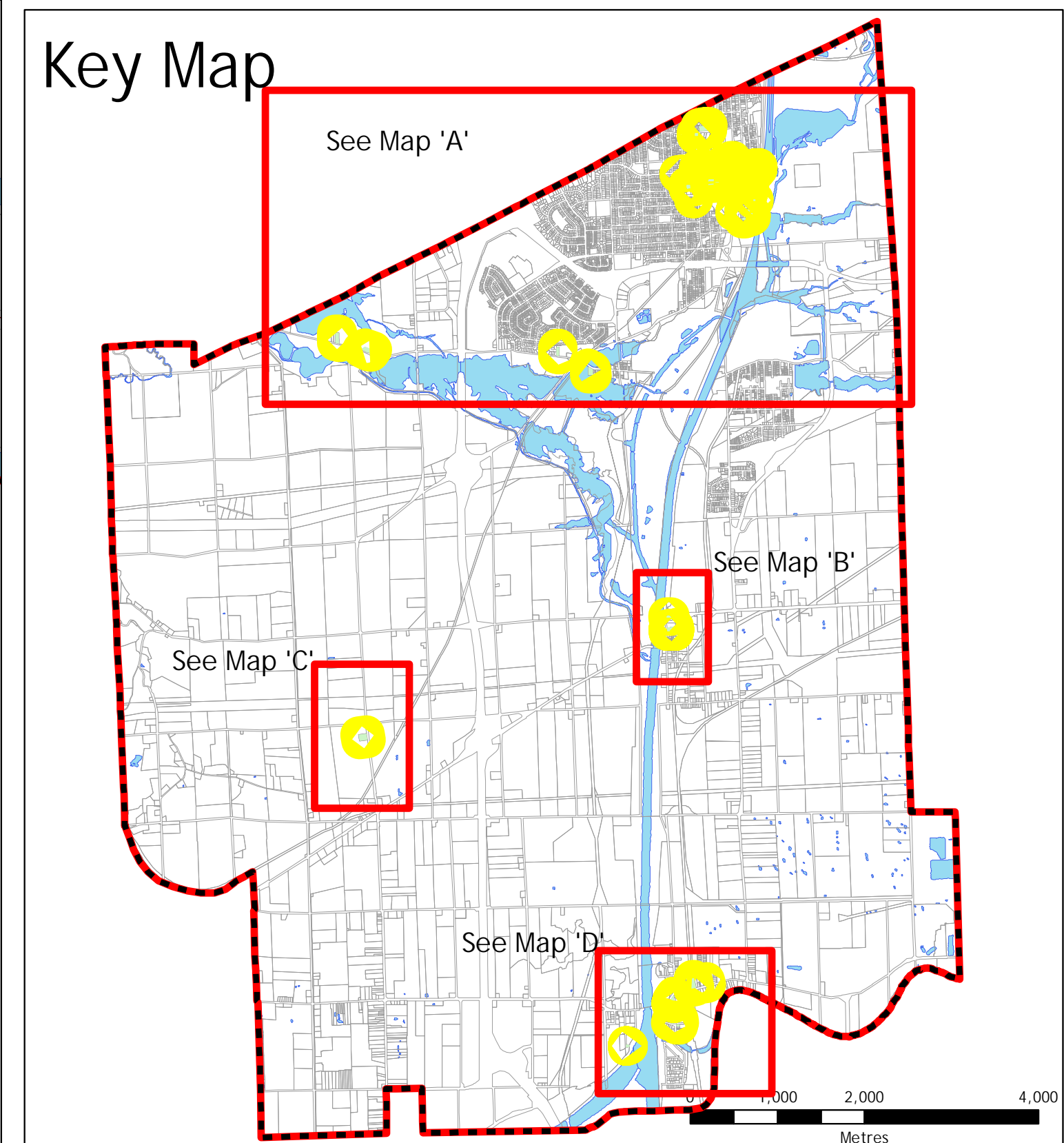
'C'



'D'



## Key Map



Adopted April 21, 2015