

**AMENDMENT NO. XX  
TO THE OFFICIAL PLAN  
FOR THE  
CORPORATION OF THE CITY OF THOROLD**

DRAFT

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## **PART ONE – PREAMBLE**

### **1.1 Section 1: Title and Components**

This document, when approved in accordance of Sections 17 and 21 of the Planning Act, R.S.O. 1990, c.P.13, shall be known as Amendment No. XX to the Official Plan adopted by By-law No. XX-2026.

Part One, the Preamble, does not constitute part of this amendment.

### **1.2 Section 2: Purpose of the Amendment**

The purpose of this amendment is to provide relief from specific policies contained within the Port Robinson West Secondary Plan to in order to permit the area affected by this amendment to proceed through the planning process, towards the eventual delivery of a residential subdivision development.

### **1.3 Section 3: Area Affected by this Amendment**

The amendment affects lands within the Port Robinson West Secondary Plan area. The lands affected by this amendment are known municipally as 436 Quaker Road and may be described legally as per the below:

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

Refer to Schedule “A” for the lands affected by this amendment.

### **1.4 Section 4: Basis of the Amendment**

- 1) The amendment affects lands within the Port Robinson West Secondary Plan area, specifically lands designated as Residential Areas within the N3 Neighbourhood of Phase 2 of the Secondary Plan.
- 2) The amendment acknowledges the substantial completion of Neighbourhoods N1, N2 and N5, constituting the initial Phase of the Port Robinson West Secondary Plan, as it relates to policy B1.9.3.11 c).
- 3) The amendment removes the Subwatershed Study completion requirement, as per policy B1.9.3.11 d), given the observable storm flows and associated catchment areas serving the area affected by the amendment.
- 4) The amendment is consistent with the Provincial Planning Statement (2024).
- 5) The amendment enables future land use planning applications to be made for the area affected, which is planned to accommodate residential development in the fullness of time.

## **PART TWO – THE AMENDMENT**

All of this part of the document entitled “Part Two- The Amendment” consisting of the following policy and attached map designated as Schedule “A” – Area Affected by This Amendment, constitute Amendment No. XX to the Official Plan adopted by By-law No. XX-2026.

The City of Thorold Official Plan (2016) is hereby amended as follows:

1. Sections B1.9.3.11 c) and d) shall not apply to the area affected by this amendment, as described on Schedule “A” to this amendment.

## Schedule “A” – Areas Affected by This Amendment

This Schedule “A” of Official Plan Amendment No. XX  
Passed this XX day of XXXX, 2026

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

THIS IS SCHEDULE 'A' TO OFFICIAL PLAN  
AMENDMENT \_\_\_\_\_ TO CITY OF THOROLD  
OFFICIAL PLAN



SUBJECT LANDS

