

Subject: Proposed Council Initiated Application For Rezoning and Modification of Conditions of Plan of Subdivision Approval For 13030 Lundy's Lane (Rudanco Lands)

Report to: Thorold City Council

Recommendations

1. That Report DS 38-2026, dated July 14, 2026, regarding a Proposed Council Initiated Application for Rezoning and Modification of Conditions of Plan of Subdivision Approval for 13030 Lundy's Lane (Rudanco Lands) **BE RECEIVED**; and
2. That Planning Staff **BE AUTHORIZED** to initiate a rezoning application to remedy the Holding provisions implemented through By-law 12-2026, and to modify conditions of Plan of Subdivision approval for 13030 Lundy's Lane (Rudanco Lands) (D12-04-2023).

Key Facts

- The purpose of this report is to provide Council with background regarding a City led amendment to the Holding provisions currently in effect on the subject lands, as well as updates to the conditions of draft Plan of Subdivision approval.
- Planning Staff are requesting authority from Council to undertake an amendment to the zoning by-law and modification to the draft plan conditions for the subject lands as a City led application.

Budgetary Status

The Planning Operating Budget will cover the cost of this application which will be processed by Planning Staff. Planning Staff time and disbursements like the cost of mailings to adjacent neighbours for a Public Meeting will be covered through the 2026 Planning Operating Budget.

Site Description

The subject lands are designated Urban Area and located within the Designated Greenfield Area in the Region of Niagara Official Plan. In the City of Thorold Official Plan, the lands are currently designated Site-Specific Policy Area 14 which includes Rolling Meadows Residential, Rolling Meadows High Density, Rolling Meadows Village Square

Commercial, and Open Spaces & Parks, and are subject to the Greenfield Overlay as well as the Rolling Meadows Secondary Plan. As shown in **Figure 1**, the subject lands were rezoned to a Residential One Site-Specific Zone (R1D-120), Residential Three Site-Specific Zone (R3D-121), Residential Four Site-Specific Holding Zone (R4B-122[H]), Residential Four Site-Specific Holding Zone (R4B-123[H1]), Residential Four Site-Specific Holding Zone (R4B-124[H2]), Mixed Use Commercial Site-Specific Holding Zone (C6-125[H]), Open Space One (OS1), and Utility (U).

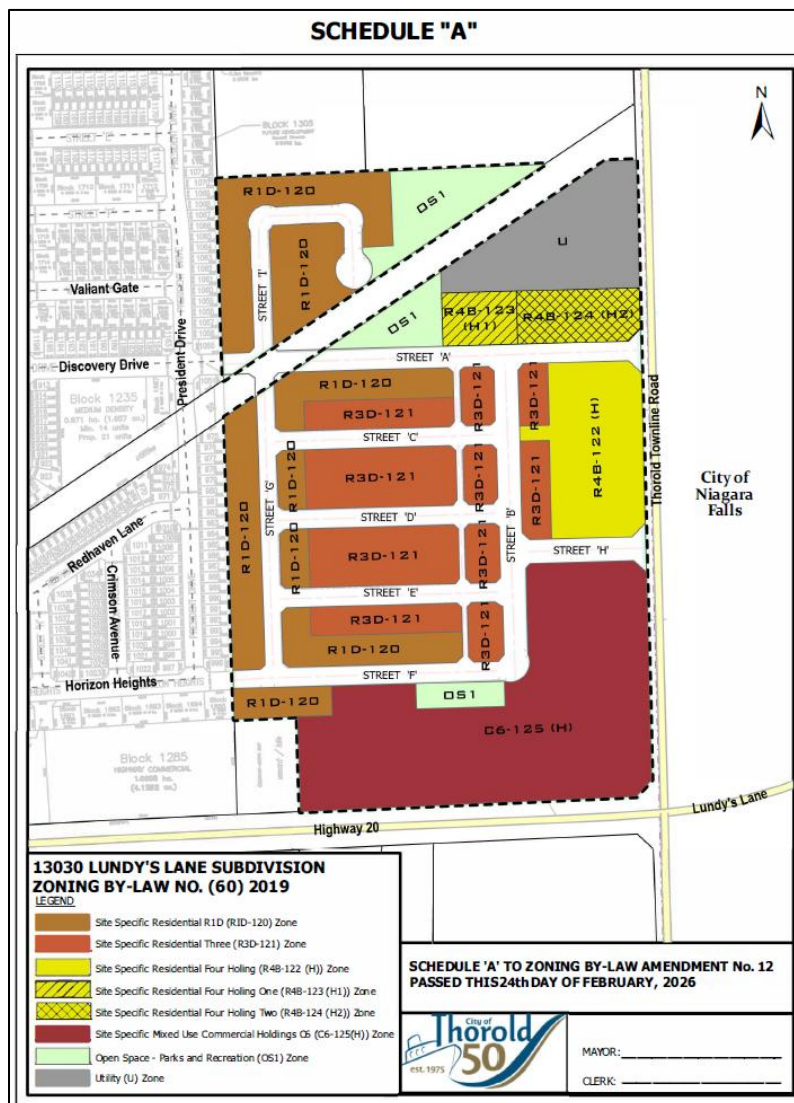


Figure 1: Zoning By-law Amendment schedule to By-law 12-2026.

Purpose of the Application

The purpose of the application is to amend the Holding (H) provisions in the R4B-123 (H1), R4B124(H2), and C6-125(H) Zones and to modify the approved draft conditions for the 13030 Lundy's Lane subdivision (Rudanco).

Analysis

On Tuesday, February 24th, 2026, Council approved By-law 12-2026 which passed and applied the zoning as shown in **Figure 1**. Council also granted Rudanco Hospitality Inc. draft approval for the Plan of Subdivision via application D12-04-2023. Through discussion with City departments and external agencies, staff were of the shared opinion with Bousfields Inc. that Holding (H) provisions would be applied to the 'higher' residential density and mixed commercial blocks within the proposed subdivision, being Blocks; 132, 133, 134 and 138 (see **Figure 1**).

Further, a number of draft plan conditions, requested by the Region, were not included in the final approval. Staff now seek to amend this by modifying the conditions of approval to include conditions relating to, but not limited to; archaeological assessment and warning clauses, Regional road improvements, servicing commitments, Purchase and Sale and Lease agreements clauses, updated sanitary and stormwater management reports, waste collection; and lastly updates to the noise impact, land-use compatibility, and transportation studies including the implementation of all respective recommendations through subdivision agreements.

Impact on the Environment, Climate Change

There are no known environmental or climate change related impacts to this Report.

Relationship to Strategic Plan

The recommendations contained in this report support Council's 2024–2027 Strategic Plan by advancing planned growth and redevelopment within the City's urban area through an orderly, coordinated, and comprehensive planning framework. This report seeks to further support the Strategic Plan through the relationships described in staff report DS 4-2026.

Other Pertinent Reports

- DS 4-2026 - DS 4-2026 - 13030 Lundy's Lane Proposed Official Plan, Zoning By-law Amendment and Draft Plan Approval

Prepared by:

Conor Warren
Development Coordinator
Development Services

Recommended by:

Brian Treble
Director of Development Services
Development Services



Approved and Submitted by:

Manoj Dilwaria
Chief Administrative Officer

This report was prepared in consultation with Nancy Reid, Senior Planner, and reviewed by Marc Davidson, Manager of Planning.