

August 20, 2025

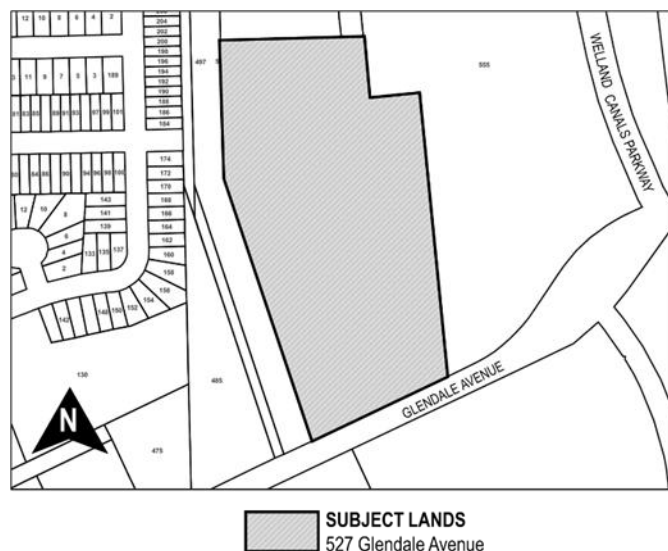
## **TO WHOM IT MAY CONCERN**

**Re: Notice of Passing By-law 2025-103 and adoption of City Initiated  
Community Improvement Plan Amendment  
2020 Community Improvement Plan  
File No.: 60.32.99**

On August 11, 2025, City Council passed By-law 2025-103 to adopt an amendment to the 2020 Community Improvement Plan (2020CIP), pursuant to Section 28 of the Planning Act. The amendment responds to a Council directive to revise program requirements for the potential development at 527 Glendale Avenue and allow the project to incur eligible project costs retroactively for 2020CIP incentives.

By-law 2025-103 permits Lally Homes Ltd. to incur retroactive project costs for the project at 527 Glendale Avenue prior to entering into a Community Improvement Plan (CIP) Agreement.

Eligible project costs incurred prior to execution of a formal CIP Agreement with the municipality are retroactively eligible for the Tax Increment Finance or Brownfield Tax Increment Finance incentive for the lands known municipally as 527 Glendale Avenue.



Public input has been received, considered and has informed the decision of Council.

A complete copy of the by-law is attached.

With Bill 185 receiving Royal Assent on June 6, 2024, only the registered owner of any land to which the plan would apply, a specified person, and public bodies as defined in the Planning Act, who before the plan was adopted, made oral submissions at a public meeting or written submissions to the council, may appeal the decision of the City of St. Catharines to the Ontario Land Tribunal by filing a notice of appeal with the City Clerk of The Corporation of the City of St. Catharines.

The notice of appeal must set out the reasons for the appeal, and the specific part(s) of the plan being appealed. A notice of appeal must be accompanied by the Ontario Land Tribunal fee, by certified cheque or money order payable to the Minister of Finance, and a completed copy of the appeal form. A copy of the appeal form is available from Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/>.

**Notice of appeal must be received by the City Clerk no later than September 9, 2025.**

### **Important Appeal Information for the Community Improvement Plan Amendment**

The proposed plan amendment to the 2020CIP is exempt from approval by the Minister. The decision of the council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a

public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

If you require further information regarding the plan amendment to the 2020 Community Improvement Plan, you may obtain information by telephoning the Planning and Building Services Department in City Hall, 50 Church Street, (905-688-5601, Extension 1660) or the City's TTY number (text telephone) 905-688-4TTY (4889) during normal business hours.

**Dated at the City of St. Catharines, this 20<sup>th</sup> day of August, 2025.**



Donna Delvecchio  
Acting City Clerk

CITY OF ST. CATHARINES

BY-LAW NO. 2025-103

A By-law to amend By-law No. 2020-155 entitled "A By-law to adopt a Community Improvement Plan for the City of St. Catharines."

THE COUNCIL OF THE CORPORATION OF THE CITY OF ST. CATHARINES enacts as follows:

That By-law No. 2020-155, as amended, is further amended as follows:

1. Part C: Implementation and Interpretation is amended by adding the following to section 5:

"Notwithstanding Schedule 3, Section 1, eligible project costs incurred for the lands municipally known as 527 Glendale Avenue by Lally Homes Ltd., or by any successor or assignee of Lally Homes Ltd. as may be approved by the City, prior to the execution of a formal CIP Agreement with the City, shall be deemed retroactively eligible under the TIF or BTIF incentive programs."

Read and passed this 11<sup>th</sup> day of August 2025.

D Deluocchio  
Acting CLERK

[Signature]  
MAYOR