

Growth Strategy & Economic Development

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Via Email Only

December 13, 2023

File No.: CS-23-0111 & CS-23-0112 & CS-23-0113

Taya Taraba
Secretary-Treasurer
City of Port Colborne
66 Charlotte Street,
Port Colborne, ON L3K3C8

Dear Ms. Taraba,

**Re: Regional and Provincial Comments
Application for Consent
City File No.: B19-23-PC & B20-23-PC & B21-23-PC
Address: 19 Lakeshore Road West, City of Port Colborne**

Niagara Region staff has completed a review for the above-mentioned applications which are made for consent to sever for the purposes of creating three new residential lots and Part 1 is to be retained for a future residential use.

Provincial and Regional Policies

The property is within the 'Settlement Area' under the *Provincial Policy Statement, 2020* ("PPS"), designated 'Delineated Built-up Area' under *A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 Consolidation* ("Growth Plan") and designated 'Built-Up Area' in the *Niagara Official Plan, 2022* ("NOP").

The PPS directs growth to Settlement Areas, and encourages the efficient use of land, resources, infrastructure, and public service facilities that are planned or available. The Growth Plan contains policies that encourage accommodating forecasted growth in complete communities that are well designed to meet people's needs for daily living by providing convenient access to an appropriate mix of jobs, local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes. To support the concept of complete communities, the Growth Plan sets minimum intensification targets within the Delineated Built-Up Area. The NOP builds on the direction of both the PPS and Growth Plan, setting the minimum intensification target for the Built-Up Area of Port Colborne to 30 percent as set out within Table 2-2 of the NOP.

Regional staff acknowledge that severances within the urban area are permitted and the future residential units on these lots will contribute to the City's intensification target. Subject to the below comments, staff offer no objection to the proposal.

Archaeological Potential

The PPS and NOP provide direction for the conservation of significant cultural heritage and archaeological resources. Specifically, the PPS and NOP state that development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved or the land has been investigated and cleared or mitigated following clearance from the Province.

The subject land is mapped within Schedule K as an area of archaeological potential and is within 300 m of seven registered archeological sites and Lake Erie. Accordingly, a Stage 1 and 2 Archaeological Assessment (at minimum) and the Ministry of Citizenship and Multiculturalism's (MCM) acknowledgement of receiving the reports was requested at the pre-consultation in alignment with NOP Policy 6.4.2.6.

Regional staff have reviewed the submitted Stage 1-2 Archaeological Assessment, prepared by Detritus Consulting Ltd. (dated September 5, 2023). The assessment encompasses the entirety of the subject lands and test pit surveys at 5 metre intervals were utilized. The assessment resulted in no archaeological resources being uncovered. Accordingly, the licensed archaeologist recommends no further archaeological assessment of the Study area.

Regional staff did not receive the Ministry's acknowledgement of the assessment being entered into the Ontario Public Register of Archaeological Reports as a conditioning of licensing in accordance with Part VI of the *Ontario Heritage Act*. Please note, no demolition, grading or other soil disturbances shall take place on the property, prior to the issuance of a letter from the Ministry. Regional staff recommend that this requirement be addressed as a condition of consent. An appropriate condition has been included in the attached Appendix.

Waste Collection

Niagara Region provides curbside waste and recycling collection for developments that meet the requirements of Niagara Region's Waste Collection Policy. The subject property is eligible to receive Regional curbside waste and recycling collection provided that the owner bring the waste and recycling to the curbside on the designated pick up day.

- Blue/grey – no limit (weekly)
- Green – no limit (weekly)
- Waste – (2) bags/containers per lot – bi-weekly

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- **Curbside collection only**

As of Jan. 1, 2024, Circular Materials Ontario will take over the delivery of residential Blue / Grey Box recycling collection services currently administered by Niagara Region. The most up to date information can be found on the Region's website using the following link: <https://www.circularmaterials.ca/resident-communities/niagara-region/>

Regional Bicycle Network

The subject property has frontage on Lakeshore Road West which is designated as part of the Regional Niagara Bicycling Network. If the bicycle routes are currently not established and identified with signage, it is the intent of the Region to make provisions for doing so when an appropriate opportunity arises. This may involve additional pavement width, elimination of on-street parking, etc.

Conclusion

Based on the analysis and comments above, Regional staff offers no objection to the proposed Consent applications, subject to the condition(s) in the Appendix.

If you have any questions or wish to discuss these comments, please contact the undersigned at extension 3268, or Susan Dunsmore, Manager of Development Engineering at extension 3661.

Please send notice of the Committee's decision with regard to these applications.

Regards,



Stephen Bureau, C. Tech.
Development Approvals Technician
Niagara Region

cc: Katie Young, Senior Planner, Niagara Region
Susan Dunsmore, Manager Development Engineering, Niagara Region

APPENDIX
Regional Conditions of Consent
19 Lakeshore Road West, City of Port Colborne

1. That the applicant/owner receive acceptance from the Ministry of Citizenship and Multiculturalism (MCM) for the archaeological assessment report titled *Stage 1-2 Archaeological Assessment, prepared by Detritus Consulting Ltd (dated September 5, 2023)*. If the Ministry requires further archaeological work to be completed prior to acknowledging this report, these report(s) must also be submitted to and acknowledged by the Ministry, to the satisfaction of Niagara Region, prior to clearance of this condition. No demolition, grading or other soil disturbances shall take place on the subject property prior to the issuance of a letter from MCM through Niagara Region, confirming that all archaeological resource concerns have met licensing and resource conservation requirements.