

Growth Strategy and Economic Development

1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7

905-980-6000 Toll-free: 1-800-263-7215

Via Email Only

February 28, 2024

Region File: D.17.07.MV-23-0105

Taya Taraba

Secretary Treasurer of the Committee of Adjustment

City of Port Colborne

66 Charlotte Street

Port Colborne, ON, L3K 3C8

Dear Ms. Taraba:

**Re: Regional and Provincial Comments
Proposed Minor Variance Application
City File: A02-24-PC, B02-24-PC
Owner: Betty Guthro
Agent: Kirk Guthro
583 Fielden Avenue
City of Port Colborne**

Staff of the Regional Growth Strategy and Economic Development Department has reviewed the above-noted Minor Variance and Consent application for lands municipally known as 583 Fielden Avenue in the City of Port Colborne.

The subject property is designated Urban Residential in the City of Port Colborne Official Plan and 'Second Density Residential Zone (R2)' in the City Zoning By-law. The applicant is proposing to create a new lot that is 3.8 m² of the required 400 m².

A pre-submission process was undertaken with the City to determine Regional requirements in advance of the item coming forward to the Committee of Adjustment. The following comments are provided from a Provincial and Regional perspective to assist the Committee with their consideration of the application.

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.

Severances are generally permitted within the urban area. Future development on the new lot will contribute to the City's intensification target.

Archaeological Potential

The PPS and NOP state that development and site alteration shall not be permitted within 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.

Staff have reviewed the Stage 1-2 Archaeological Assessment, prepared by Detritus Consulting Ltd. (dated January 12, 2023). Staff note that only Part 1 on the sketch was assessed, which found no archaeological resources. Accordingly, no further archaeological work is recommended.

Staff note that Part 2, which contains the existing residence retains archaeological potential and requires a Stage 1 Archaeological Assessment for any future development or site alteration.

No acknowledgement letter from the Ministry of Citizenship and Multiculturalism (MCM) has been received. 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. An appropriate condition has been included within the attached Appendix.

Conclusion

Regional Growth Strategy and Economic Development staff are satisfied that the proposal is consistent with the *Provincial Policy Statement* and conforms to Provincial and Regional policies, subject to the condition within the Appendix being fulfilled.

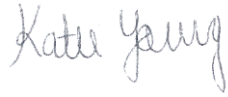
D.17.07.MV-23-0105

February 28, 2024

Should you have any questions, please contact the undersigned at
Katie.Young@niagararegion.ca.

Please send notice of the Committee's decision on the application.

Kind regards,

A handwritten signature in cursive script that reads "Katie Young".

Katie Young, MCIP, RPP
Senior Development Planner

Appendix

Regional Conditions of Minor Variance / Consent

583 Fielden Avenue, 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 January 12, 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.