

Official Plan Amendment No. ____

City of Port Colborne

**Amendment No. __ to the
Official Plan of the
City of Port Colborne**

The attached explanatory text constituting Amendment Number __ to the Official Plan for the City of Port Colborne, was prepared and adopted by the Council of the Corporation of the City of Colborne, by By-law Number 2024-XX in accordance with the provisions of Sections 17, 21 and 22 of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended.

WILLIAM C. STEELE, MAYOR

CAROL SCHOFIELD, ACTING CITY CLERK

The Corporation of the City of Port Colborne

By-Law No. 2024-XX

**A By-law to Adopt
An Amendment to the Official Plan of the
City of Port Colborne OPA No. __**

Whereas The Corporation of the City of Port Colborne is empowered to Amend its Official Plan as required;

And Whereas Sections 17, 21, and 22 of the *Planning Act*, R.S.O. 1990, Chapter P. 13, as amended, provide Council such authority to amend its Official Plan;

And Whereas the policies of the Official Plan of the City of Port Colborne are approved and in force and effect at this time;

And Whereas Council has considered the appropriateness of amending the Official Plan in regard to all lands within the City of Port Colborne in the Regional Municipality of Niagara;

And Whereas the Council of the Corporation of the City of Port Colborne deems it necessary and desirable to adopt an amendment to the Official Plan of the City of Port Colborne;

Now Therefore the Council of the Corporation of the City of Port Colborne enacts as follows:

1. Amendment No. __ to the City of Port Colborne Official Plan attached to and forming part of this By-law, is hereby adopted;
2. That the attached explanatory text which constitutes Amendment No. __ to the Official Plan, is hereby adopted.
3. This By-law shall come into force and take effect as of the date of final passing thereof.

By-law read a first, second and third time, and passed this __ day of _____, 2024.

The Corporation of the City of Port Colborne

WILLIAM C. STEELE, MAYOR

CAROL SCHOFIELD, ACTING CITY CLERK

Certification

Certified that the above is a true copy of By-law No. 2024-XX as enacted and passed by the Council of the Corporation of the City of Port Colborne on the ____ day of _____, 2024.

Carol Schofield, Acting City Clerk

THE CONSTITUTIONAL STATEMENT

The following Amendment to the Official Plan for the City of Port Colborne consists of two parts:

PART 1 – THE PREAMBLE

Consists of the purpose, location and basis for the Amendment and does not constitute part of the actual Amendment.

PART 2 – THE AMENDMENT

Consisting of the following text constitutes Amendment No. __ to the Official Plan of the City of Port Colborne.

Official Plan Amendment No. __

Introduction

Part 1 - The Preamble

- 1.1 Purpose
- 1.2 Location

Part 2 - The Amendment

- 2.1 Preamble
- 2.2 Details of the Amendment
- 2.3 Implementation
- 2.4 Interpretation

Part 1 – The Preamble

1.1 Purpose

The purpose of the proposed amendment to the City of Port Colborne Official Plan is to amend the text of the Official Plan to create a new policy regulating Short-Term Rental Accommodations.

1.2 Location

The amendment applies to all lands within the City of Port Colborne within the Regional Municipality of Niagara.

Part 2 – The Amendment

2.1 Preamble

All of this part of the document entitled “Part 2 – The Amendment” consisting of the attached text that constitutes Amendment No. ___ to the Official Plan of the City of Port Colborne.

2.2 Details of the Amendment

The Official Plan of the City of Port Colborne is amended as follows:

Section 3.16 Supplementary Land Use Policies is amended by adding Section 3.16._ Short-Term Rental Accommodations as follows:

3.16._ Short-Term Rental Accommodations

3.16._.1 The City recognizes that dwellings have been rented for years for various timeframes.

3.16._.2 The recent phenomenon of dwellings being used as dedicated short-term accommodation has precipitated the need for management and regulation of short-term rental accommodations to protect the planned function of residential areas.

3.16._.3 The City shall enact both Zoning By-law regulations and a Licencing By-law to regulate short-term rental accommodations which together shall:

- a) Establish a definition of short-term rental accommodations;
- b) Permit short-term rental accommodations within zones that permit a dwelling;
- c) Establish regulations to ensure the planned function of residential areas is maintained;
- d) Establish regulations to ensure the character of residential areas and residential uses are maintained; and
- e) Establish regulations to minimize the potential negative impacts of short-term rental accommodations.

2.3 Implementation

The policies of the Official Plan of the City of Port Colborne regarding the implementation of that Plan shall also apply to this Amendment. In all other respects, the City of Port Colborne Official Plan shall apply.

2.4 Interpretation

The Official Plan of the City of Port Colborne as amended from time to time, shall apply in regard to this Amendment.

