

The Corporation of the City of Port Colborne

By-law no. _____

Being a by-law to adopt amendment no. 15 to the
Official Plan for the City of Port Colborne

Whereas it is deemed expedient to further amend the Official Plan, heretofore adopted by Council for the City of Port Colborne Planning Area;

Therefore the Council of The Corporation of the City of Port Colborne under Section 17(22) of the Planning Act, hereby enacts as follows:

- 1. That Official Plan Amendment no. 15 to the Official Plan for the City of Port Colborne Planning Area, consisting of the attached map and explanatory text is hereby adopted.
- 2. That this By-law shall come into force and take effect on the day of passing thereof.

Enacted and passed this____day of_____, 2024.

William C. Steele
Mayor

Carol Schofield
Acting City Clerk

AMENDMENT NO. 15
TO THE
OFFICIAL PLAN
FOR THE
PORT COLBORNE PLANNING AREA

PREPARED BY:
CITY OF PORT COLBORNE DEPARTMENT OF
DEVELOPMENT AND LEGISLATIVE SERVICES

March 20, 2024

AMENDMENT NO. 15
TO THE OFFICIAL PLAN
FOR THE
CITY OF PORT COLBORNE

This Amendment to the Official Plan for the City of Port Colborne, which has been adopted by the Council of the Corporation of the City of Port Colborne, is hereby approved in accordance with Sections 17 and 21 of the Planning Act R.S.O. 1990, c. P.13, as Amendment No. 15 to the Official Plan for the City of Port Colborne.

Date: _____

**AMENDMENT NO. 15 TO THE OFFICIAL PLAN
FOR THE
PORT COLBORNE PLANNING AREA**

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STATEMENT OF COMPONENTS

PART A

The Preamble does not constitute part of this Amendment.

PART B

The Amendment, consisting of the following text and Schedule “A”, constitutes Amendment No. 15 to the Official Plan for the Port Colborne Planning Area.

Also attached is **PART C** – The Appendices, which do not constitute part of this Amendment. These appendices contain the background data, planning considerations and public involvement associated with this Amendment.

PART A - THE PREAMBLE

Purpose

The purpose of this amendment is to amend land use designations on Schedule F - East Waterfront Secondary Plan - in order to facilitate the development of the subject lands, shown on the attached Schedule, as a 12- unit apartment.

Location

The lands affected by this amendment are legally described as Part of Lots 15 and 16 on Plan 849, municipally known as 174 Mitchell Street. A detailed map of the subject lands is attached as Schedule “A” to this Official Plan Amendment No. 15.

Basis

Currently, the subject lands are designated “Medium Density Residential”. An application has been made to initiate amendments to the City of Port Colborne’s Official Plan and Zoning By-law as they relate to these lands to facilitate the development of a 12-unit apartment.

The proposed development provides an opportunity for residential intensification at a location that is serviced by existing services and infrastructure. The subject lands are surrounded by residential uses along within the East Waterfront Secondary Plan Area and is a highly suitable location for the proposed intensification.

It is intended to concurrently approve an Amendment to the City’s Zoning By-law 6575/30/18, rezoning of the lands from the existing "Third Density Residential" and "Fourth Density Residential" zone to "R4-80" and "R4-81".

The proposal is consistent/conforms with:

- The Provincial Policy Statement (2020) by promoting growth within a settlement area;
- A Place To Grow (2020) by contributing to the minimum intensification targets and utilizing existing municipal services;
- Niagara Official Plan through the promotion of growth in urban areas; and
- Port Colborne Official Plan by introducing residential uses at an appropriate location, while meeting the City’s intensification target and promoting growth within the Built-Up Area.

PART B - THE AMENDMENT

Introductory Statement

All of this part of the document entitled Part B – The Amendment, consisting of the following text and map designated Schedule “A”, constitutes Amendment No. 15 to the Official Plan for the City of Port Colborne.

Details of the Amendment

The Official Plan for the Port Colborne Planning Area is hereby amended as follows:

- 1. Notwithstanding Section 5.2.2 (a) of the Official Plan for the City of Port Colborne, a maximum density of 192 units per net hectare is permitted.

The following changes are made to Schedule F – City Wide Land Use of the Official Plan for the Port Colborne Planning Area:

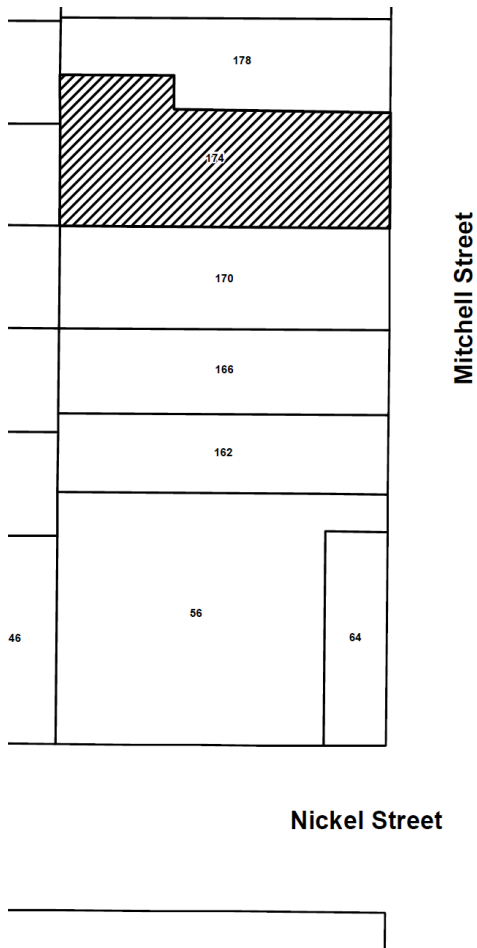
- 1. That the area shown as “Medium Density Residential” and entitled “Schedule F to Official Plan Amendment No. 14”, shall be subject to Special Policy Area provisions and shall be identified on Schedule F - City Wide Land Use Map of the Official Plan for the Port Colborne Planning Area.

Implementation and Interpretation

The implementation and interpretation of this amendment shall be in accordance with the respective policies of the Port Colborne Official Plan and an amendment to the City Zoning By-law to rezone the subject lands.

PART C – THE APPENDICES

The following appendices do not constitute part of Amendment No. 14 but are included as information to support the Amendment.



Schedule “A”