



**PORT COLBORNE**

OFFICE OF THE CHIEF ADMINISTRATIVE  
OFFICER

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Dear: Michelle Sergi, Niagara Region, Commissioner of Planning and Development Services,

The Niagara Region is currently undergoing an Official Plan Review for approval by July of 2022, that affects the Local Area Municipalities such as Port Colborne.

The Official Plan Review includes designating certain areas as natural heritage areas. Two City owned parcels, industrial zoned employment lands, are of concern to the City for our long-term economic well being and growth. These have been previously identified to Regional Planning Staff and we wanted to bring these to your attention.

The first piece of property has been reviewed by consultants and a document has been submitted. This recently completed ECA, is being followed up with an EIS. Both Regional Planning and the NPCA staff have received the ECA.

The City has a direct interest in this property and currently servicing is at the property's doorstep. The property appears to have a significant amount of land which should be developed for employment purposes and is currently designated Industrial in the Port Colborne Official Plan. The EIS process will determine the more specific boundaries of the property that is developable. This land was identified in the past by Port Colborne planning staff to Regional staff for further examination of the natural heritage characteristics. We have not been informed of any review of this land by Regional Planning staff. City Economic Development staff are requesting that the final determination of the natural heritage designation on this property be consistent with the results of the ECA and the completed EIS that will be submitted.

The second piece of City owned employment land that we would like to bring to your attention is what is referred to as the Ramey Rd. property. This property is a 56 acre parcel adjacent to the Welland Canal that is slated to be developed into an industrial park over the next five years. Numerous studies have been completed or are being scheduled in preparation for this. The servicing plan is in place and is based on the Niagara Region's servicing plan scheduled to bring services under the Canal at Barber Drive and Second Concession in 2023.

Once the final scheduling of the Regional Servicing is complete, the City of Port Colborne will move forward with the extensions and work need to complete this. This

land was identified in the past by Port Colborne planning staff to Regional staff for further examination of the natural heritage characteristics. We have not been informed of any review of this land by Regional Planning staff. City Economic Development and Planning staff are requesting that this be completed in conjunction with the City of Port Colborne.

These two parcels of land are central in the long-term planning and employment future of the City of Port Colborne and its residents and need to be taken into account in the new Niagara Region Official Plan.

The City of Port Colborne Planning and Economic Development staff are prepared to engage Regional Planning in this review.

Sincerely

Bram Cotton  
Economic Development Officer  
City of Port Colborne

CC: Regional Councillor, Barb Butters

CC: Regional Councillor, Bill Steele