

Growth Strategy and Economic Development

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

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Via Email Only

March 25, 2024

Region File: PLCS202400096

Taya Taraba

Planning Technician / 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 Consent Application

City File: B06-24-PC

Owner: 14408022 Ontario Limited

Agent: Carol Moroziuk

211 Charlotte Street

City of Port Colborne

Staff of the Regional Growth Strategy and Economic Development Department has reviewed the proposed consent application for lands municipally known as 211 Charlotte Street in the City of Port Colborne.

The application proposes to sever Part 1 (436.2 m²) on the submitted sketch for future residential use, with Part 2 (414.5 m²) retained for an existing residential use, and Part 3 to be established as a servicing easement for Part 1 (49.4 m²).

Staff note there was no pre-consultation process for the proposal. 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 located within the 'Settlement Area' under the *Provincial Policy Statement, 2020* (PPS), and the 'Delineated Built-Up Area' in *A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 Consolidation* (Growth Plan), and 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. The NOP encourages opportunities for the integration of gentle density, and a mix and range of housing options that considers the character of established residential neighbourhoods.

Severances are generally permitted within the urban area, subject to adhering to other applicable Provincial and Regional policies. Staff note that the application proposes to remove an existing garage to accommodate future residential use. The future residential use on Part 1 will contribute to the City's intensification target of 30 percent within the Delineated Built-Up Area.

Archaeological Potential

The subject land is partially mapped as an area of archaeological potential on Schedule K of the NOP. 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.

A Stage 1 Archaeological Assessment, at minimum, prepared by a licensed archaeologist is required for development or site alteration proposed within areas of archaeological potential. This includes consent applications, as the definition of 'development' per the PPS and NOP includes the creation of a new lot. Staff observe that the garage to be removed appears to have been constructed prior to 1960 and likely does not have a deep foundation or a basement. The balance of the lands on Part 1 do not appear to have been disturbed based on aerial imagery and the Ministry of Citizenship and Multiculturalism's definition of ground disturbance. Accordingly, staff recommend that a Stage 1 Archaeological Assessment be completed as a condition of consent to ensure that archaeological resources that may be present are conserved.

Conclusion

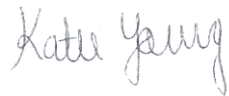
In conclusion, Growth Strategy and Economic Development staff do not object to the proposed consent application, in principle, subject to the recommendation that a Stage 1 Archaeological Assessment be completed at minimum by a licensed archaeologist. The assessment must receive an acknowledgement letter from the Ministry of Citizenship and Multiculturalism (copied to Niagara Region) confirming that all

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archaeological resource concerns have met licensing and resource conservation requirements prior to any development on the site. No demolition, grading or other soil disturbances shall take place on the subject property prior to the issuance of a letter from the Ministry through Niagara Region confirming that all archaeological resource concerns have met licensing and resource conservation requirements.

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