

Growth Strategy and Economic Development

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Via Email Only

March 22, 2024

Region Files: PLCS202400092, PLCS202400093

Taya Taraba

Planning Technician / Secretary Treasurer of the Committee of Adjustment

City of Port Colborne

66 Charlotte Street

Port Colborne, ON L3K 3C8

To whom it may concern:

Re: Regional and Provincial Comments**Application Type: Consent****City Files: B03-24-PC, B04-24-PC****Applicant: R. C. Flagman Inc.****Agent: Jason Brouwer****Location: 7 Petersburg Circle****Municipality: City of Port Colborne**

Staff of the Growth Strategy and Economic Development Department have reviewed the above-noted consent applications for lands municipally known as 7 Petersburg Circle in the City of Port Colborne. City File B03-24-PC proposes to sever Part 2 (3,002 m²) on the submitted sketch for future industrial uses, with Part 3 (3,0002 m²) to be retained for future industrial uses. City File B04-24-PC proposes to sever Part 1 (3,706 m²) on the submitted sketch and merge it with Part 4 (11,499 m²).

A pre-consultation meeting to discuss a variation of the proposal was held on June 22, 2023, with City and Regional staff in attendance. The following comments are provided from a Provincial and Regional perspective to assist the Committee with their consideration of the applications.

Provincial and Regional Policies

The subject land is located within the 'Settlement Area' under the *Provincial Policy Statement, 2020* (PPS), the 'Designated Greenfield Area' under *A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 Consolidation* (Growth Plan) and the *Niagara Official Plan, 2022* (NOP). Furthermore, the property is within the 'Port Colborne West Transshipment Terminal Core Employment Area', as detailed on

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Schedule G of the NOP. Core employment areas are clusters of traditional employment uses, such as industrial, manufacturing, construction, transportation, and warehousing. Core employment areas shall be protected and planned for similar employment uses, major facilities, and freight supportive forms of development and redevelopment.

The severances are intended to facilitate future industrial uses on the property. As proposed, subject to the below comments, staff offer no objection to the proposed consent applications.

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 of the NOP as an area of archaeological potential.

Staff have previously received a Stage 1-2 Archaeological Assessment, prepared by Archaeological Services Inc. (dated March 2008) and a Stage 3 Archaeological Assessment, prepared by Archaeological Services Inc. (dated December 2009). The Stage 3 Assessment notes that further archaeological work (Stage 4) should be completed for site AfGt-135, 136, 141, and the McIntyre Evans site (AfGt-90, including AfGt-138 and 140). Staff note that none of the sites identified for further work in the Stage 3 Archaeological Assessment are located on the subject lands. Accordingly, no further work is required as part of these consent applications.

Through email correspondence with the Ministry of Citizenship and Multiculturalism (MCM), the Ministry has reviewed the reports and are satisfied that the work completed is sufficient to meet the current standards under the 2011 Standards and Guidelines for Consultant Archaeologists. Accordingly, staff offer no further archaeological assessment requirements.

Natural Environment System

The subject parcel is outside the Region's Natural Environment System and as such staff offers no objection to the proposed consent applications.

Staff note that any future development or site alteration application may require an Environmental Impact Study or similar environmental study, due to the presence of the woodland feature on adjacent lands, as noted in the Regional pre-consultation notes, dated June 22, 2023.

It should be noted that the Region's Woodland Conservation By-law will be applicable, irrespective of the outcome of this application. Any questions related to the By-law should be directed to the Region's Forester (Daniel.root@niagararegion.ca).

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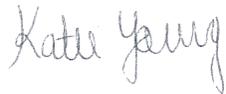
Staff note that NOP policy 3.1.18 protects the status of natural heritage features, including woodlands, even if they have been disturbed or removed. Unauthorized removals of such features may necessitate a requirement for restoration.

Conclusion

Staff of the Regional Growth Strategy and Economic Development Department are satisfied that the proposed consent applications are consistent with the *Provincial Policy Statement* and conform to Provincial and Regional plans, subject to Part 1 being merged on title with Part 4.

Should you have any questions regarding the above comments, 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

cc: Yves Scholten, Planning Ecologist