

The Corporation of the City of Port Colborne

By-law no. _____

Being a by-law to adopt amendment no. 16 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;

Now 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. 16 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

Scott Luey
Acting City Clerk

AMENDMENT NO. 16
TO THE
OFFICIAL PLAN
FOR THE
PORT COLBORNE PLANNING AREA

PREPARED BY:
CITY OF PORT COLBORNE PLANNING DIVISION
June 2024

AMENDMENT NO. 16
TO THE
OFFICIAL PLAN
FOR THE
PORT COLBORNE PLANNING AREA

AMENDMENT NO. 16
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. 16 TO THE OFFICIAL PLAN
FOR THE
PORT COLBORNE PLANNING AREA**

INDEX

The Statement of Components

Part A – The Preamble

Purpose

Location

Basis

Part B – The Amendment

Introductory Statement

Details of the Amendment

Implementation & Interpretation

Part C – The Appendices

1. Department of Planning and Development Report 2024-142

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. 16 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 designation on Schedule A – City Wide Land Use of the Port Colborne Official Plan to facilitate the development of the subject land, illustrated on the attached Schedule, as single detached dwellings.

Location

The lands affected by this amendment are legally described as part of Lot 20, Concession 1 in the City of Port Colborne, Regional Municipality of Niagara, municipally known as 631 Lorraine Road. A detailed map of the subject land is attached as Schedule “A” to this Official Plan Amendment No. 16.

Basis

The subject land is designated “Agricultural”. 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 the subject land to facilitate the development of three (3) residential dwelling units.

The proposed development provides an opportunity for residential intensification at a location that is serviced by existing services and infrastructure. The subject land is surrounded by residential, agricultural, and recreational land uses making them 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 land from the existing "Agriculture (A-11)" zone to the "Rural Residential (RR)" zone and RU-82, being a special provision of the Rural zone, permitting the existing golf course, and recognizing the existing lot frontage of 805 metres and minimum lot area to 29.7 hectares.

The proposal is consistent/conforms with:

- The Provincial Policy Statement (2020) by providing for limited growth within a rural area;
- A Place To Grow (2020) by contributing to the minimum intensification targets and utilizing existing municipal services;
- Niagara Official Plan providing for limited growth within a rural area; and
- Port Colborne Official Plan by introducing residential uses at an appropriate location, while meeting the City’s intensification target and providing for limited growth within a rural 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. 16 to the Official Plan for the City of Port Colborne.

The Official Plan for the Port Colborne Planning Area is hereby amended as follows:
The land illustrated on Schedule A is redesignated from Agricultural to Rural and Environmental Conservation to permit to be developed for single detached dwellings between an existing dwelling and an existing non-agricultural use.

Details of the Amendment

1. That lands shown on "Schedule A to Official Plan Amendment No. 16", shall be re- designated from Agricultural to Rural and Environmental Conservation and shall be identified on Schedule A City Wide Land Use Map of the Official Plan for the Port Colborne Planning Area.
2. Notwithstanding any policy of the Official Plan for the City of Port Colborne to the contrary, the land may be developed for single detached dwellings, subject to the following:
 - a) Only three (3) new lots are created through severance between an existing residential building and an existing non-agricultural land use;
 - b) The new lots can be adequately serviced by individual sanitary services and individual water services on 10,000 square metre parcels set back 30 metres from Natural Heritage features.
 - c) Each new lot will comply with the requirements of the Zoning By-law as amended.
 - d) Each new lot complies with the Minimum Distance Separation Formulae.

Implementation and Interpretation

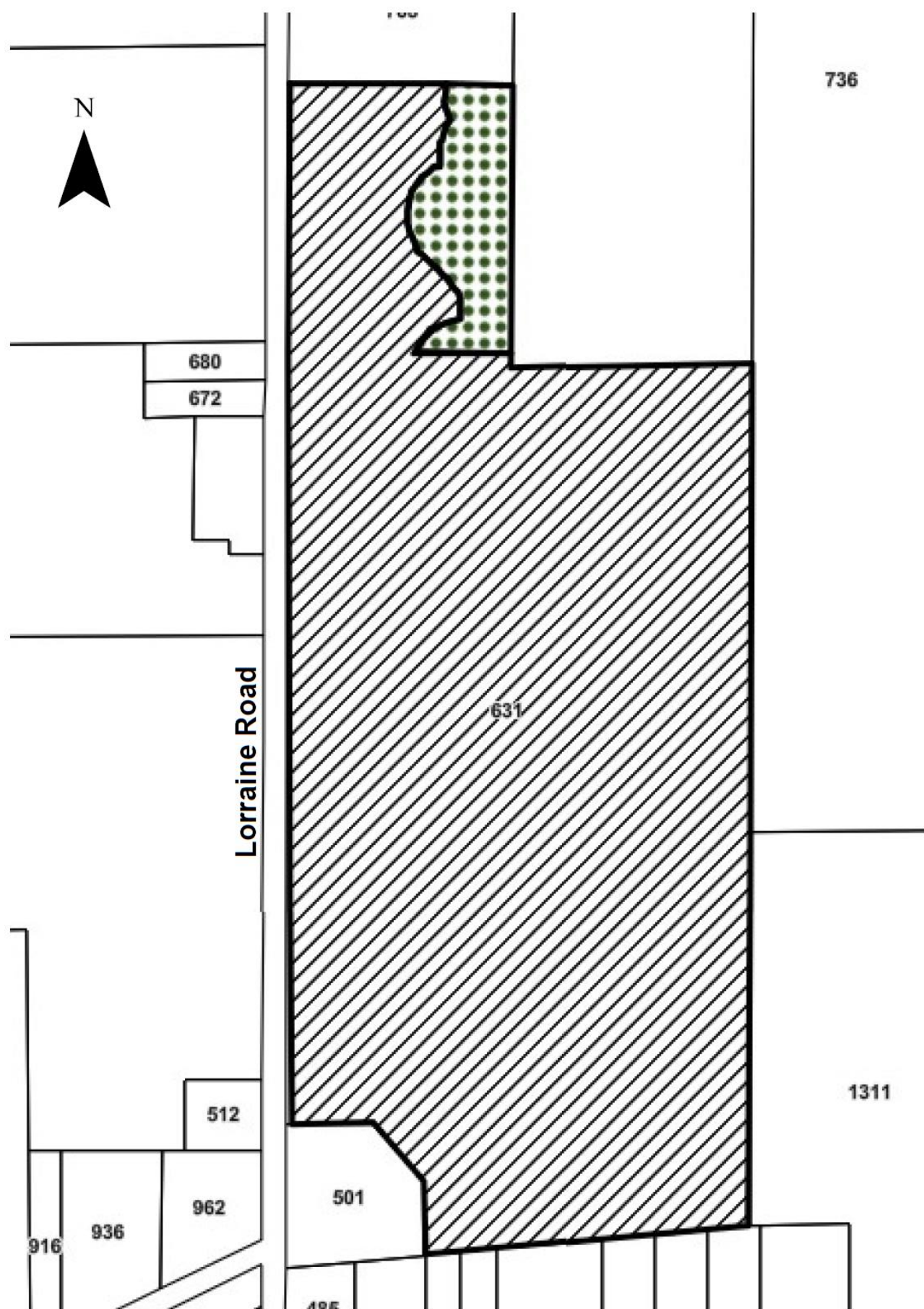
The implementation and interpretation of this amendment shall be in accordance with the respective policies of the Port Colborne Official Plan and an amendment to the City Zoning By-law to rezone the subject lands.

PART C – THE APPENDICES

The following appendices do not constitute part of Amendment No. 16 but are included as information to support the Amendment.

APPENDIX I – Department of Development and Legislative Services Report 2024-142

Schedule “A”



This is Schedule "A" to By-law No _____

Passed _____, 2024

Mayor

Clerk



- Lands to be re-designated to Rural



- Lands to be re-designated to Environmental Conservation Area (Significant Woodland)

June 2024

Not to scale

File No. D09-01-24

Drawn by: DS - City of Port Colborne