

SUPPLEMENTARY PLANNING POLICY JUSTIFICATION REPORT AND IMPACT ANALYSIS

Prepared for: Whisky Run Golf Club Ltd.

631 Lorraine Road

Part Lot 20, Concession 1

City of Port Colborne, Regional Municipality of Niagara



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REPORT SUMMARY

TYPE OF STUDY: Supplementary Planning Policy Justification Report and Impact Analysis	DATE: 2024-07-07
AUTHOR: Steven Rivers, RPP, MCIP	
OWNER / AGENT: Whisky Run Golf Club Ltd. / South Coast Consulting – Steven Rivers	
ADDRESS: 631 Lorraine Road	
LEGAL DESCRIPTION: Part Lot 20, Concession 1, Port Colborne	
APPROVAL AUTHORITIES: City of Port Colborne	
<p>DEVELOPMENT PROPOSAL</p> <p>This Supplementary Planning Policy Justification Report and Impact Analysis has been prepared in support of Consents for Severance applications to create three (3) new lots to accommodate single detached dwelling units on the subject property located at 631 Lorraine Road.</p> <p>The proposed lots, subject of approved Official Plan (File D09-01-24) and Zoning By-law (File D14-02-24) Amendments have been designed to be compatible with and have no significant negative impact on adjacent existing agricultural, recreational, or residential use.</p> <p>The proposed lots have adequate space for access and parking, amenity areas, septic systems.</p> <p>A Nitrate Impact Assessment and Water Supply Potential Assessment by Hydrogeology Consulting Services dated 2024-07-02 in ANNEX 3 states:</p> <ul style="list-style-type: none"> • The nitrate impact assessments compiled data for the subject property from existing sources and site-level soil samples to gain an understanding of the subsurface stratigraphy. • The subsurface stratigraphy encountered in the test pits consisted of 0.2-0.3 metres of varying overburden deposits overlying bedrock. • Ministry of the Environment, Conservation and Parks Procedure D-5-4 nitrate impact assessment calculations using conservatively assessed values for daily sewage effluent flow and annual recharge demonstrate that the three proposed lots will require the use of tertiary treatment with an effluent nitrate-N concentration of 20 milligrams per litre or less to support the sewage effluent disposal systems for a 4-bedroom home (on each lot) in order to achieve nitrate-N concentrations at the downgradient property boundaries below the ODWQS criteria limit of 10 milligrams per litre. 	

- Ministry of the Environment, Conservation and Parks Procedure B-7 nitrate impact assessment calculations for sewage effluent disposal systems to service the proposed lots indicate a groundwater Nitrate-N concentration at the downgradient property boundary meeting the DGSW criteria limit when an effluent Nitrate-N concentration of 5.5 milligrams per litre is applied.
- Changes to sewage system design parameters require updated nitrate impact assessment calculations.
- Within the scope of this desktop study, the information available indicates that a sufficient supply of groundwater should be available to provide for the needs of the potential future residential dwellings from the bedrock aquifer(s) beneath the property; however, the proposed lots are expected to be serviced for water supply via cisterns.

Given the results and conclusions of the completed **Stage 2 Archaeological Assessment**, the following recommendations are made:

- It is the professional opinion of the archaeological licensee, Thomas Irvin (P379) that the subject property subject to assessment and reported on herein are free of further archaeological concern.
- A Stage 2 Archaeological Assessment is recommended for the lands not subject to a Stage 2 Archaeological Assessment Survey as they retain archaeological potential. A Stage 2 Archaeological Assessment Survey should consist of the following:
 - Lands which are not viable to plough must be subject to a Test Pit Survey with the following conditions:
 - All test pits are to be excavated by hand at 5 m intervals along 5 m transects.
 - Test pits must be excavated to within 1 metre of all extant and/or ruined structures when present.
 - All test pits must be 30 cm in diameter and be excavated into the first 5 cm of subsoil.
 - All test pits must be examined for evidence of fill, stratigraphy, or cultural features.
 - All excavated soils must be screened through a 6-millimetre wire mesh to facilitate artifact recovery.
 - All artifacts recovered must be retained via their associated test pit ▶ All test pits are to be backfilled unless instructed otherwise by the landowner.
- Notwithstanding the above recommendations, the provided Advice On Compliance With Legislation shall take precedent over any recommendations of this report should deeply buried archaeological resources or human remains be found during any future earthworks within the Study Area.

A master grading plan, required to ensure drainage of the area is maintained, will be provided at as a condition of severance.

The **Minimum Distance Separation** study is required to demonstrate the proposed lot creation conforms to the Minimum Distance Separation formula. There are 20 barns of various size within 1500 metres of the subject property illustrated in *FIGURE 3. SURROUNDING BARNs*. A site visit was completed to identify / confirm the livestock facilities, determine the type of livestock facility, and assess whether the facility is active or an empty. A visual assessment was completed of the structural integrity of the facility (i.e., does it appear to be structurally sound and capable housing livestock?) and identified manure storage. Other land uses affecting the application of the Minimum Distance Separation I formula were identified. The results of the site visit are outlined in *Table 1, Site Inspection Comments*.

Barns 9 to 14 can be eliminated from further consideration because of the implications of **Minimum Distance Separation Guideline 12**. Additionally, barns 1, 2, 4, 5, 6, 7, 8, 15, 16, 17, 18, and 19 can be eliminated from further consideration because they are either unoccupied and / or too small or unsuitable to house a significant number of livestock, and / or are on small lots, and / or the ability to house livestock is constrained by nearby dwellings, and / or the barn is in poor condition. Barn 3 can be eliminated from further consideration due to its use as an event centre.

The subject property is impacted by the Region's **Natural Environment System**, consisting of *provincially significant wetland, other wetlands, other woodlands, and a linkage*. *Wetlands* are considered *Key Hydrologic Features* outside *Settlement Areas*. The **Region of Niagara Official Plan** requires the completion of an *Environmental Impact Study* when *development* or *site alteration* is proposed within 120 metres of a *Key Hydrologic Features*, 120 metres of *provincially significant wetland*, 50 metres of *other woodlands* and 30 metres of *linkages*.

The proposed development is consistent with the **Provincial Policy Statement** and conforms to the **Growth Plan for the Greater Golden Horseshoe**, the **Niagara Region Official Plan**, and the **City of Port Colborne Official Plan**.

A Port Colborne **Official Plan** and **Zoning By-law Amendments** have been approved.

The proposed infill and intensification of the proposal provides additional residential uses helping the City meet its residential development target and goals.

This proposal represents good planning and will provide additional residential opportunities to current and future residents of the Region of Niagara and the City of Port Colborne.

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INTRODUCTION

South Coast Consulting, Land Use Planning and Development Project Management, was retained on 2023-11-15 by Whisky Run Golf Club Ltd. to prepare this [Planning Policy Justification Report and Impact Analysis](#) for *Planning Act* applications to permit a residential development at 631 Lorraine Road in the City of Port Colborne. The purpose of this [Planning Policy Justification Report and Impact Analysis](#) is to review a proposal to develop part of the approximately 36-hectare subject property with about 1050 metres frontage on the east side of Lorraine Road for a residential redevelopment, illustrated in [ANNEX 1, SKETCH FOR PLANNING ACT APPLICATION](#). The subject property has a golf course with a club house, pro-shop, and event space.

The City of Port Colborne hosted a Pre-Consultation Meeting on 2022-12-08. Staff of the City Planning, Public Works, and Fire, the Region of Niagara, and Canadian Niagara Power attended or submitted comments. The meeting determined Port Colborne Official Plan and Zoning By-law Amendments and Severances for Consent are required supported by a:

- Planning Justification Study accompanying the Official Plan and Zoning By-law Amendment applications.
- Hydrogeological Study if privately serviced lots less than 1 hectare are proposed.
- Stage 1 (and probably Stage 2) Archaeological Assessment.
- Master Grading Plan.
- Satisfaction of the Minimum Distance Separation Formulae.
- Environmental Impact Study / Constraints Analysis.
- On-site inspection of the existing septic system.

The proposal is reviewed against the policies of the: [Provincial Policy Statement](#); [Growth Plan for the Greater Golden Horseshoe \(Growth Plan\)](#); [Region of Niagara Official Plan](#); [City of Port Colborne Official Plan](#); and the provisions of the [City of Port Colborne Zoning By-Law](#).

The subject property is designated Rural in the Region of Niagara Official Plan, Agricultural in the Port Colborne Official Plan, and zoned A-11 (Agricultural with golf course provision).

The flyer in [ANNEX 2](#) was sent to all properties withing 120 metres of the subject property. One response was received with concerns about:

- Turning a quiet country area into a residential neighbourhood.
- Increased traffic.
- Noise.
- Requirement to move to continue the owner's way of life instead of enjoying retirement in the family home.
- Impact on wildlife.

DESCRIPTION OF THE PROPOSAL

This section of the Preliminary Report provides conceptual details about proposed use.

The *SKETCH FOR PLANNING ACT APPLICATION* is an indicative plan reflecting a desirable development scenario for the subject property and is an articulation of established best practices in community design and urban planning. It provides a flexible framework and practical direction for development of buildings in the space, and to the extent possible currently, detail of the anticipated building location and development parameters. Regardless of the eventual implementation and build out, the intent and objective of creating a safe and environmentally resilient community *development*.

Sketch for Planning Act Application

See ANNEX 1, *SKETCH FOR PLANNING ACT APPLICATION* prepared by Rasch & Hyde, dated 2023-11-21.

SITE CONTEXT AND SURROUNDING LAND USES

As illustrated in *FIGURE 1, ADJACENT LAND USE SCHEMATIC* and *FIGURE 2, ADJACENT LAND USE IMAGE*, the subject property is bordered by existing long standing residential and agricultural uses.

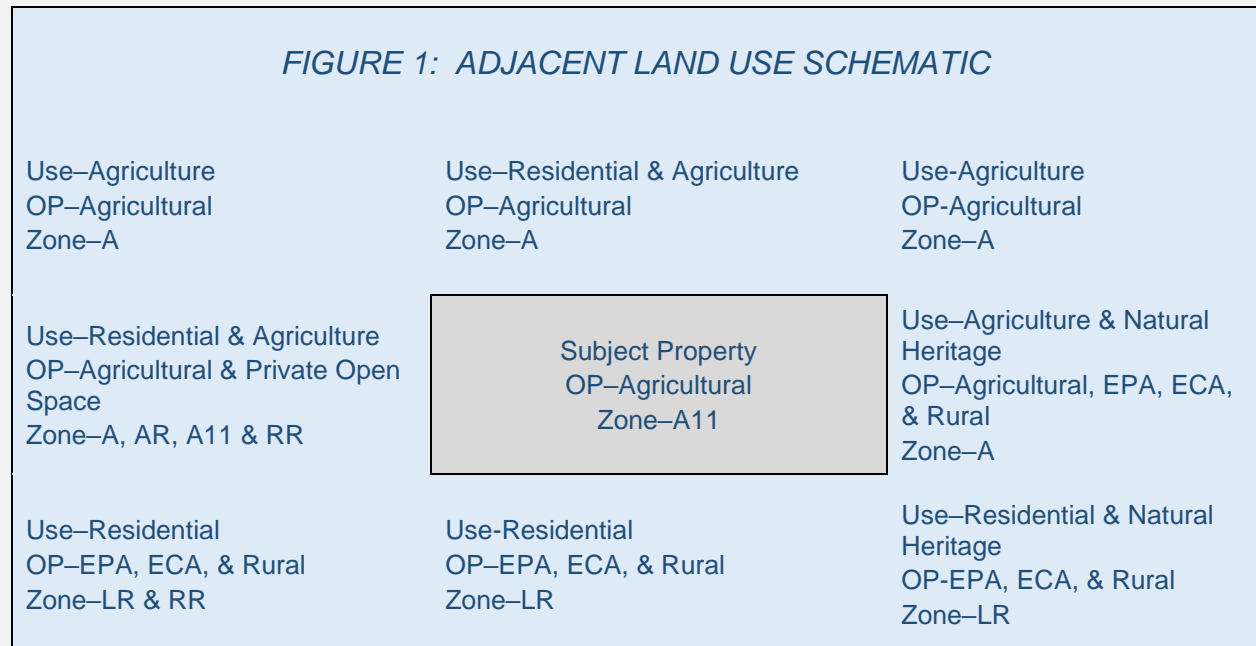


FIGURE 2: ADJACENT LAND USE



RESIDENTIAL USE IN RED
 AGRICULTURAL USE

Supporting Studies and Issues Review

Hydrogeological Study

The subject property is on a *Highly Vulnerable Aquifer* and *Highly Sensitive Area*, a hydrogeological study will be required to determine potential cumulative effects and type of septic system required. Created lots must have 4047 square metres of usable area and be able to support a replacement system / spare septic area. A detailed septic design by an approved contractor / designer may be required if there is limited usable land for replacement / spare septic use. (i.e. existing development or environmental restrictions).

A [Nitrate Impact Assessment and Water Supply Potential Assessment](#) by Hydrogeology Consulting Services dated 2024-07-02 in [ANNEX 3](#) states:

- The nitrate impact assessments compiled data for the subject property from existing sources and site-level soil samples to gain an understanding of the subsurface stratigraphy.
- The subsurface stratigraphy encountered in the test pits consisted of 0.2-0.3 metres of varying overburden deposits overlying bedrock.
- Ministry of the Environment, Conservation and Parks Procedure D-5-4 nitrate impact assessment calculations using conservatively assessed values for daily sewage effluent flow and annual recharge demonstrate that the three proposed lots will require

the use of tertiary treatment with an effluent nitrate-N concentration of 20 milligrams per litre or less to support the sewage effluent disposal systems for a 4-bedroom home (on each lot) in order to achieve nitrate-N concentrations at the downgradient property boundaries below the ODWQS criteria limit of 10 milligrams per litre.

- Ministry of the Environment, Conservation and Parks Procedure B-7 nitrate impact assessment calculations for sewage effluent disposal systems to service the proposed lots indicate a groundwater Nitrate-N concentration at the downgradient property boundary meeting the DGSW criteria limit when an effluent Nitrate-N concentration of 5.5 milligrams per litre is applied.
- Changes to sewage system design parameters require updated nitrate impact assessment calculations.
- Within the scope of this desktop study, the information available indicates that a sufficient supply of groundwater should be available to provide for the needs of the potential future residential dwellings from the bedrock aquifer(s) beneath the property; however, the proposed lots are expected to be serviced for water supply via cisterns.

Stage 1 Archaeological Assessment.

The subject property is in an area of archaeological potential in the [Region of Niagara Official Plan](#) and in accordance with [Provincial Policy Statement](#) policy 2.6.2 and [Region of Niagara Official Plan](#) policies 6.4.2.1, 6.4.2.6, and 6.4.2.7, a Stage 1 Archaeological Assessment, completed by a licensed archaeologist at minimum, with Ministry Acknowledgement the assessment has been received' for the new lots is required.

On 2023-12-21 Irvin Heritage Inc. provided a Stage 1 Archaeological Assessment Report in support of the Severance Applications for the approximately 33.5-hectare subject property, indicating the subject property retains archaeological potential and recommending a Stage 2 Archaeological Assessment consisting of a 5 metre test pits. The Report was submitted to the Ministry of Citizenship and Multiculturalism and entered into the Ontario Public Register of Archaeological Reports on 2023-12-22.

Although not deemed necessary for submission of a complete application, a Stage 2 Archaeological Assessment Report, by Irwin Heritage Inc., dated 2024-05-24, was prepared in support of a Severance Applications of 3.00 hectare of land from an overall 33.49-hectare property and attached [ANNEX 2, ARCHAEOLOGICAL ASSESSMENTS](#). The Report concluded it the subject property has been impacted by the creation of the golf course with examples of topsoil grading and removal and deep topsoil disturbance. Given the archaeological potential of the subject property within the general landscape, a 5 metre Judgmental Test Pit Survey was conducted. This confirmed deep disturbance and low archaeological potential for the subject property subject to a Stage 2 Archaeological Assessment Survey. Archaeological potential remains for the balance of the property and appropriate survey recommendations have been made for these lands.

Given the results and conclusions of the completed Stage 2 Archaeological Assessment, the following recommendations are made:

- It is the professional opinion of the archaeological licensee, Thomas Irvin (P379) that the subject property subject to assessment and reported on herein are free of further archaeological concern.
- A Stage 2 Archaeological Assessment is recommended for the lands not subject to a Stage 2 Archaeological Assessment Survey as they retain archaeological potential. A Stage 2 Archaeological Assessment Survey should consist of the following:
 - Lands which are not viable to plough must be subject to a Test Pit Survey with the following conditions:
 - All test pits are to be excavated by hand at 5 m intervals along 5 m transects.
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 - All excavated soils must be screened through a 6-millimetre wire mesh to facilitate artifact recovery.
 - All artifacts recovered must be retained via their associated test pit ▶ All test pits are to be backfilled unless instructed otherwise by the landowner.
- Notwithstanding the above recommendations, the provided Advice On Compliance With Legislation shall take precedent over any recommendations of this report should deeply buried archaeological resources or human remains be found during any future earthworks within the Study Area.

Master Grading Plan.

A master grading plan, required to ensure drainage of the area is maintained, will be provided at as a condition of severance.

Minimum Distance Separation

The Minimum Distance Separation study is required to demonstrate the proposed lot creation conforms to the Minimum Distance Separation formula. The following image illustrates the result of a review the most recent satellite imagery identifying the locations of barns within 1500 metres of the subject property. The Minimum Distance Separation Formulae is a land use planning tool used to minimize land use conflicts and nuisance complaints arising from odours associated with livestock operations. The Minimum Distance Separation Document, Publication 853 OMAFRA (2016) came into effect on March 1, 2017. Prior to that, the Minimum Distance Separation Implementation Guidelines, Publication 707 (2006) provided the Minimum Distance Separation formula and the factors to be used to calculate the Minimum Distance Separation setback requirements.

The Minimum Distance Separation I formula is used when new *development* is proposed, to calculate the recommended separation distance between livestock or manure storage facilities and non-farm land uses. For the proposed lot creation, the Minimum Distance Separation I formula may need to be applied to determine the separation distance from existing *livestock facilities* the proposed *development* must adhere to. The factors used in the Minimum Distance Separation I calculations include:

- Type of livestock (e.g., dairy, beef, equine, hogs, poultry, etc.).
- Maximum capacity of livestock facility(ies);
- Lot size; and
- Type of manure storage facility.

This information is usually obtained through:

- a review of aerial photography (digital imagery) to identify land uses and potential livestock facilities; and
- a site visit to verify observations and gather specific information regarding the farm operation if required.

For the purposes of Minimum Distance Separation I, proposed Type B land use is characterized by a higher density of human occupancy, habitation or activity including as required by this proposal an official plan and / or a zoning by-law amendment to permit *development* on land outside a *settlement area* such as proposed. The proposal requires Minimum Distance Separation I setback is twice the distance as the Minimum Distance Separation I setback for a Type A land use. As part of municipal consideration of a planning application, all existing *livestock facilities*, or *anaerobic digesters* within a 1,500-metre distance of a proposed Type B land use shall be investigated and Minimum Distance Separation setback calculations undertaken where warranted.

The Minimum Distance Separation Guidelines require *lot* creation adjacent to other residential dwellings to undertake a Type B land use (e.g., an official plan amendment and / or a zoning by-law amendment to permit *development* on land outside a *settlement area* and / or the creation of one or more lots for *development* on land outside a *settlement area*, resulting in four or more lots for *development*, immediate proximity to one another (e.g., sharing a common contiguous boundary, across the road from one another, etc.), regardless of whether any of the lots are vacant.) which has a higher potential for generating nuisance complaints.

Minimum Distance Separation Guideline 12 provides for a reduced Minimum Distance Separation I setback to be permitted where there are four (4), or more, *dwellings* closer to the *livestock facility* than the proposed *development* and located within the intervening area (120° field of view) shown in **FIGURE 3. SURROUNDING BARNS** in Section 7 of this Minimum Distance Separation Document) between the closest part of the proposed *development* and the nearest *livestock facility* or *anaerobic digester*, AND located on

separate *lots*, AND of the same or greater sensitivity as the proposed *development* or *dwelling*.

If all the above conditions are met, the Minimum Distance Separation I setback for the proposed *development* may be reduced such that it is located no closer to the *livestock facility* or *anaerobic digester* than the furthest of the four *non-agricultural uses, residential uses* and / or *dwellings* as shown in [FIGURE 3. SURROUNDING BARNs](#).

There are 20 barns of various size within 1500 metres of the subject property illustrated in [FIGURE 3. SURROUNDING BARNs](#). A site visit was completed to identify / confirm the livestock facilities, determine the type of livestock facility, and assess whether the facility is active or an empty. A visual assessment was completed of the structural integrity of the facility (i.e., does it appear to be structurally sound and capable housing livestock?) and identified manure storage. Other land uses affecting the application of the Minimum Distance Separation I formula were identified. The results of the site visit are outlined in [Table 1, Site Inspection Comments](#).

Barns 9 to 14 can be eliminated from further consideration because of the implications of [Minimum Distance Separation Guideline 12](#). Additionally, barns 1, 2, 4, 5, 6, 7,8, 15, 16, 17, 18, and 19 can be eliminated from further consideration because they are either unoccupied and / or too small or unsuitable to house a significant number of livestock, and / or are on small lots, and/ or the ability to house livestock is constrained by nearby dwellings, and / or the barn is in poor condition. Barn 3 can be eliminated from further consideration due to its use as an event centre.

[Environmental Impact Study / Constraints Analysis.](#)

The subject property is impacted by the Region's [Natural Environment System](#), consisting of *provincially significant wetland, other wetlands, other woodlands, and a linkage*. *Wetlands* are considered *Key Hydrologic Features* outside *Settlement Areas*. The [Region of Niagara Official Plan](#) requires the completion of an *Environmental Impact Study* when *development* or *site alteration* is proposed within 120 metres of a *Key Hydrologic Features*, 120 metres of *provincially significant wetland*, 50 metres of *other woodlands* and 30 metres of *linkages*. The *Environmental Impact Study* must demonstrate no significant negative impact on the features or their ecological function.

A minimum 30 metre *Vegetation Protection Zone* is required for *Key Hydrologic Features*, to be established as natural self-sustaining vegetation. *Development* or *site alteration* is generally not permitted within a *Key Hydrologic Features* or its *Vegetation Protection Zone*. Further, a minimum 10 metre buffer is required for *other woodlands*.

FIGURE 3: SURROUNDING BARNs

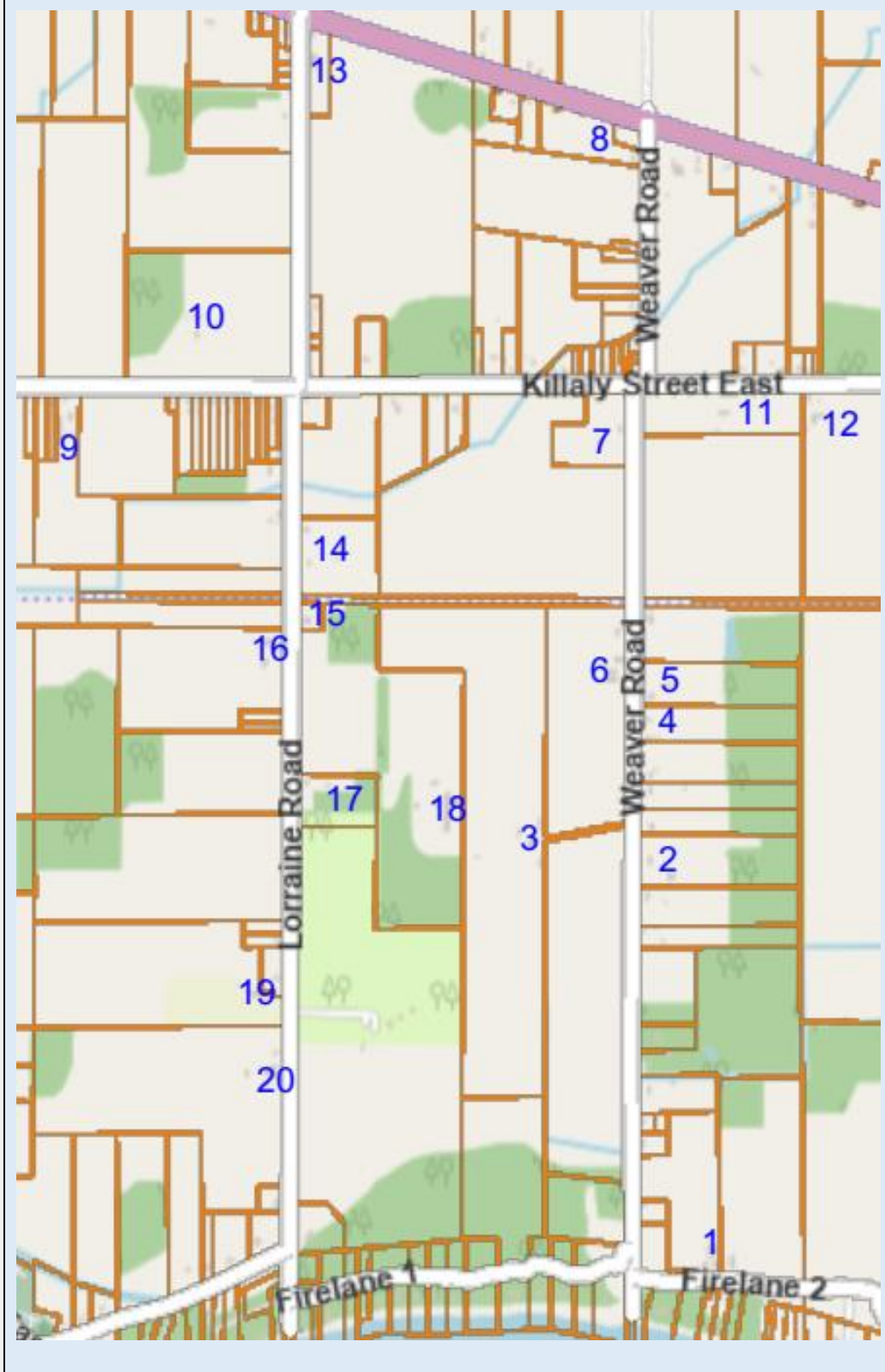


TABLE 1: SITE INSPECTION COMMENTS

Barn #	Address	Description	Assessment	Comment	MDS Guideline 12
1	1663 Firelane 2	equipment storage / hoop greenhouses	intensive farm operation	An unoccupied barn. Land used for field crops only.	
2	713 Weaver	equipment storage	single detached dwelling	An unoccupied barn on a small lot with significant natural heritage coverage.	
3	736 Weaver	event space / horse hobby farm	farm with residence	An event space with field crops and a few horses.	
4	805 Weaver	unused / poor condition	single detached dwelling	An unoccupied barn on a small lot with significant natural heritage coverage.	
5	819 Weaver	equipment storage	farm with residence	An unoccupied barn on a small lot with significant natural heritage coverage.	
6	856 Weaver	equipment storage	farm with residence	An unoccupied barn. Field crops only with on temporary manure imported and stored on site for fertilizer.	
7	974 Weaver	equipment storage	farm with residence	An unoccupied barn on small parcel	
8	1266 Weaver	small barn	farm with residence	A small parcel with 1700 metres separation	
9	791 Killaly	equipment storage	farm with residence	An unoccupied barn. The small parcel's ability to house livestock constrained by abutting dwellings	Yes
10	896 Killaly	equipment storage	land owned by a non-farmer improved with a non-farm residence with a portion being farmed	A small lot with significant natural heritage coverage and the ability to house livestock is constrained by abutting dwellings	Yes

11	1627 Killaly	small pole barn / horses on property	farm with residence	The small parcel's ability to house livestock is constrained by nearby dwellings and is separated by 1330 metres	Yes
12	1739 Killaly	equipment storage	farm with residence	The parcel's ability to house livestock hampered by nearby dwellings and it is separated about 1430 metres.	Yes
13	1413 Lorraine	equipment storage	single family detached	The small parcel's ability to house livestock is constrained by nearby dwellings and has significant separation.	Yes
14	915 Lorraine	unused / poor condition	farm with residence	An unoccupied barn on a small lot. The small parcel's ability to house livestock is constrained by nearby dwellings.	Yes
15	861 Lorraine	equipment storage	residence with a commercial industrial use building	An unoccupied barn on a small lot. The small parcel's ability to house livestock is constrained by nearby dwellings.	
16	836 Lorraine	equipment storage	farm with residence	An unoccupied barn on a small lot used for field crops. The small parcel's ability to house livestock is constrained by nearby dwellings.	
17	765 Lorraine	equipment storage	single family detached	An unoccupied barn on a small lot with significant natural heritage coverage.	
18	773 Lorraine	equipment storage	large scale poultry operation	An unoccupied barn with the poultry equipment removed and significant natural heritage coverage	
19	650 Lorraine	equipment storage	farm without residence	An unoccupied barn. Field crops only	
20	606 Lorraine	golf course equipment storage	golf course	n/a	

The Provincial Policy Statement requires significant natural features be protected in the long-term. The diversity and connectivity of natural features in an area, and the long-term natural processes, products, or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes and biodiversity of natural heritage systems, should be maintained, and where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

Regional Environmental Planning staff confirmed wetlands were not present and that Significant Woodland was the biggest constraint from a natural environment perspective. Environmental Planning staff were present when the boundary of the Significant Woodland was staked and confirmed the survey provided (prepared by Rasch & Hyde Ltd., dated 2023-08-17) accurately reflected what was staked. The dripline of the woodland plus a 30-metre setback / Vegetation Protection Zone is the extent of environmental constraints from a Regional perspective.

A Restoration Plan illustrating how the feature and Vegetation Protection Zone will be restored with native, naturally self-sustaining vegetation is requested and should be a condition of severance approval. The development agreement be required as a condition of consent must ensure the approved Restoration Plan is implemented to the satisfaction of Regional staff (for the retained lot).

The required 30 metre Vegetation Protection Zone, as measured from the extent of the significant woodland boundary, is illustrated on the Sketch for Planning Act application in [ANNEX 1, SKETCH FOR PLANNING ACT APPLICATION](#).

No development or site alteration (including new lot lines) are proposed within the feature or associated Vegetation Protection Zone. As a condition of consent, a Restoration Plan must be prepared that illustrates how the Vegetation Protection Zone will be planted with native, naturally self-sustaining vegetation.

[On-Site Inspection Of The Existing Septic Systems](#)

There are no existing septic systems on the proposed lots. A new septic was approved under PSS-21-006. PSS-19-0325 is also related to this property. An on-site inspection is needed to confirm existing sewage systems are wholly contained within the proposed parcels (excavation of the tile bed may need to occur) and that there are no defects.

The created lots must have 4000 square metres of usable area and be able to support a replacement septic system / spare septic area. Since there is adequate area a detailed septic design by an approved contractor / designer is not required to usable land for replacement / spare septic use. (i.e. existing development or environmental restrictions) is not required.

The existing and proposed lots are on a Highly Vulnerable Aquifer and Highly Sensitive Area, therefore a Hydrogeological Study, prepared by a professional geoscientist, professional engineer, or hydrogeologist will be required to determine potential cumulative effects and type of septic system required.

A [Nitrate Impact Assessment and Water Supply Potential Assessment](#) by Hydrogeology Consulting Services dated 2024-07-02 in [ANNEX 3](#) states:

- The nitrate impact assessments compiled data for the subject property from existing sources and site-level soil samples to gain an understanding of the subsurface stratigraphy.
- The subsurface stratigraphy encountered in the test pits consisted of 0.2-0.3 metres of varying overburden deposits overlying bedrock.
- Ministry of the Environment, Conservation and Parks Procedure D-5-4 nitrate impact assessment calculations using conservatively assessed values for daily sewage effluent flow and annual recharge demonstrate that the three proposed lots will require the use of tertiary treatment with an effluent nitrate-N concentration of 20 milligrams per litre or less to support the sewage effluent disposal systems for a 4-bedroom home (on each lot) in order to achieve nitrate-N concentrations at the downgradient property boundaries below the ODWQS criteria limit of 10 milligrams per litre.
- Ministry of the Environment, Conservation and Parks Procedure B-7 nitrate impact assessment calculations for sewage effluent disposal systems to service the proposed lots indicate a groundwater Nitrate-N concentration at the downgradient property boundary meeting the DGSW criteria limit when an effluent Nitrate-N concentration of 5.5 milligrams per litre is applied.
- Changes to sewage system design parameters require updated nitrate impact assessment calculations.
- Within the scope of this desktop study, the information available indicates that a sufficient supply of groundwater should be available to provide for the needs of the potential future residential dwellings from the bedrock aquifer(s) beneath the property; however, the proposed lots are expected to be serviced for water supply via cisterns.

[Turning A Quiet Country Area Into A Residential Neighbourhood.](#)

The residential use is provided for in the recently adopted and approved Niagara Region Official Plan.

[Increased Traffic](#)

A recent Traffic Brief for four (4) residential units (two semi-detached buildings) in Thorold concluded that due to the limited scale of the proposed development, the additional trips will impose virtually no impact on the nearby road network; any minor change in the traffic parameters because of the new trips will be negligible to the current traffic operations. It is assumed the same conclusion would apply to the three (4) proposed single detached dwelling units.

Noise

The noise impact from one single detached dwelling on another single detached dwelling is assumed to be minimal. The Provincial Environmental Noise Guideline - Stationery and Transportation Sources - Approval and Planning (NPC-300) does not provide guidance for noise generated by the use of single detached dwelling units.

Requirement To Move

While neighbours can have issues with each other there is no reason to believe there is a requirement to move particularly since the existing dwelling units are and the proposed dwelling units will be on large lots with substantial separation between the single detached dwelling units.

Impact On Wildlife.

Since the project is required to maintain a 30-metre vegetated buffer from the woodland on the property and the locations where the dwellings can be is already cleared it is assumed there will be little if any impact on wildlife.

POLICY AND PLANNING ANALYSIS

The *Policy and Planning Analysis*:

- Provides the basis for establishing why a proposal should be considered and approved.
- Provides an outline of applicable planning policy documents and regulatory context reviewing specific policies relevant to the proposal.
- Establishes the basis for the applications by explaining how the proposal conforms to the policies.

In addition to the *Planning Act* the following planning documents are addressed as part of the *Policy and Planning Analysis*:

- Provincial Policy.
 - *Provincial Policy Statement*.
 - Growth Plan for the Greater Golden Horseshoe (*Growth Plan*).
- Municipal Policy.
 - *Region of Niagara Official Plan*.
 - *City of Port Colborne Official Plan*.

Planning Act

The *Planning Act* sets out the basis for land use planning in Ontario. The *Act* promotes sustainable economic development in a healthy natural environment; integrates matters of provincial interest into provincial and municipal planning decisions by requiring all planning decisions to be consistent with the *Provincial Policy Statement*. Official Plan and Zoning By-law Amendments are required to permit the proposed Consents for Severance.

Section 2 of the *Planning Act* identifies matters of Provincial interest that Council is required to have regard to in fulfilling its responsibilities under the *Planning Act*. These matters are analyzed in **TABLE 2: MATTERS OF PROVINCIAL INTEREST**. Section 3(5) of the *Planning Act* requires decisions of Council shall be consistent with provincial policy statements and conform with provincial plans in effect.

TABLE 2: MATTERS OF PROVINCIAL INTEREST	
Provincial Interest	Comment and Analysis
Protection of ecological systems, including natural areas, features, and functions	The natural heritage areas, features and functions identified on the subject property are adequately buffered based on a constraints analysis inspection with Region of Niagara staff.
Protection of the agricultural resources of the Province	The Subject property is within a Rural Area. designation providing for development reducing pressure to urbanize agricultural areas.
Conservation and management of natural resources and the mineral resource base	The proposed development will not impact natural resources or mineral resources.
Conservation of features of significant architectural, cultural, historical, archaeological, or scientific interest	A Stage 1 Archaeological Assessment recommends a Stage 2 Assessment, and this Report and Analysis supports that recommendation and recommends an Archaeological Assessment completed by a licensed archaeologist with Ministry Acknowledgement that the assessment has been received for the 3 new lots proposed as a condition of approval.
Supply, efficient use and conservation of energy and water	The proposed development is a form of development provided for by Provincial policy and is intensification where available municipal services exist.

Adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems	The proposed development would optimize the use of existing municipal services.
Orderly development of safe and healthy communities	The proposed development will facilitate appropriate development standards for intensification while avoiding or mitigating risks to public health and safety, in accordance with policies contained within Section 1.0 of the Provincial Policy Statement, regarding building strong healthy communities. This matter is discussed in this Report and Analysis.
Accessibility for persons with disabilities to all facilities, services and matters to which this Act applies	<p>The City of Port Colborne is a member of the Joint Accessibility Advisory Committee partnership between seven communities in Niagara: Thorold, Pelham, Niagara-on-the-Lake, Lincoln, West Lincoln, Grimsby and Port Colborne that comments on planning applications with consideration to identifying and removing barriers to people with disabilities, promoting equal opportunities to our citizens of all abilities.</p> <p>The Applications are anticipated to be circulated to the Joint Accessibility Advisory Committee for review and comment. Future Building Permit Applications will need to comply with O. Reg. 191/11: Integrated Accessibility Standards under the <i>Accessibility for Ontarians with Disabilities Act, 2005</i>, S.O. 2005, c. 11.</p>
Adequate provision of employment opportunities	Residents of the proposed development are anticipated to support existing commercial uses within this area of Port Colborne.
Protection of the financial and economic well-being of the Province and its municipalities	The efficient use of lands and compact built form allows for the efficient use of municipal infrastructure, optimizing their

	life span and increasing cost efficiencies and resilience related to maintenance.
Protection of public health and safety	The subject property is not impacted by any known hazards.
Appropriate location of growth and development	The subject property is within the Rural designation of the Regional Official Plan providing limited development and the Official Plan Amendment places the subject property in the Port Colborne Rural designation which provides for the proposed intensification.
Promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians	There are no fixed transit routes in the City of Port Colborne however the City is serviced by on-demand transit. On-Demand transit is a shared-ride public transit service without a fixed schedule or route.
Promotion of built form that, <ul style="list-style-type: none"> • is well-designed, • encourages a sense of place. • provides for public spaces that are of high quality, safe, accessible, attractive, and vibrant. 	The proposed development is compatible with and maintains a rural environment provided for by the planning documents reviewed.
Mitigation of greenhouse gas emissions and adaptation to a changing climate.	The proposed development is compatible with and maintains a rural environment provided for by the planning documents reviewed.

Official Plan Amendment

Section 16 of the Planning Act states an official plan shall contain goals, objectives, and policies established primarily to manage and direct physical change and the effects on the social, economic, built, and natural environment of the municipality and a description of the measures and procedures for informing and obtaining the views of the public in respect of, among other things, proposed consents. Council may initiate an amendment to any official plan that applies to the municipality and a person may request amendment to its official plan under sections 21 and 22 of the *Act*.

Section 24(1) of the *Planning Act* requires that by-laws passed by Council conform to the Regional and City of Port Colborne Official Plans in effect.

A Port Colborne Official Plan Amendment been approved to redesignate the subject property from Agricultural to Rural to provide for un-serviced residential *development* outside of the Urban Area Boundary and outside of the Hamlet designation.

Zoning By-law Amendment

Section 34 the establishes land use controls. Specifically, Section 34(4)1 of the states:

Zoning by-laws may be passed by the councils of local municipalities restricting use of land, prohibiting the use of land, for or except for such purposes as may be set out in the by-law within the municipality.

A Port Colborne Zoning By-law Amendment been approved.

Consent for Severance

The *Planning Act* provides for an owner of land may apply for approval of a consent for severance and requires the provision of a sketch showing:

- Boundaries of the land proposed to be severed.
- Locations, widths, and names of roads.
- The purpose for which the proposed lots are to be used.
- Existing uses of all adjoining lands.
- Approximate dimensions and layout of the proposed lots.
- If any affordable housing units are being proposed.
- Natural and artificial features such as buildings or other structures or installations, railways, highways, watercourses, drainage ditches, wetlands, and wooded areas within or adjacent to the land proposed to be severed.
- The availability and nature of domestic water supplies.
- The nature and porosity of the soil.
- Existing contours or elevations as may be required to determine the grade of the Highways and the drainage of the land proposed to be subdivided.
- The municipal services available or to be available to the land proposed to be subdivided.
- The nature and extent of any restrictions affecting the land proposed to be subdivided, including restrictive covenants or easements.

Three (3) Consents for Severance are required.

Provincial Policy Statement (2020)

A decision of the Council must be consistent with the Provincial Policy Statement or not conflict with it. The Provincial Policy Statement provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. A basic principle of policy led land use planning, iterated in the Provincial Policy Statement, is that, when more than one policy is relevant, decision-makers should consider all the policies to understand how they work together. The language of each policy, including the Implementation and Interpretation policies, assists decision-maker's understanding how the policies are to be implemented.

The Provincial Policy Statement defines Rural Areas as a system of lands within municipalities that may include, among other things, rural lands, further defined as land located outside settlement areas and prime agricultural areas. The Provincial Policy Statement provides for limited residential development outside settlement and prime agricultural areas. Such development must be appropriate to the water, septage treatment, stormwater management, waste management, electricity generation, transmission and distribution, communications / telecommunications, transit and transportation corridors, and oil and gas pipelines and associated systems which are planned or available and avoid the need for the unjustified and / or uneconomical expansion of this infrastructure. Sewage and individual, autonomous water supply systems owned, operated, and managed by the owner may be used.

Policy 1.1.1a of the Provincial Policy Statement states Ontario's long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns. Efficient land use and development patterns support sustainability by promoting strong, liveable, healthy, and resilient communities, protecting the environment and public health and safety, and facilitating economic growth. Healthy, liveable, and safe communities are sustained by promoting efficient development and land use patterns reflected by the proposed accessory building on the subject property and thus sustaining the financial well-being of the Province and the Township over the long term. The proposal addresses the Provincial Policy Statement directions by promoting efficient land use.

The Vision of the Provincial Policy Statement is to focus growth and development within urban and rural settlement areas while supporting the viability of rural areas. The Provincial Policy Statement provides for limited residential development in Rural Areas, provided it does not adversely affect the protection of agricultural uses, is compatible with the rural landscape, and can be sustained by rural services.

The proposal is for limited residential development compatible with the rural landscape and sustainable by rural service levels. No expansion of infrastructure is required. The proposal accommodated by the requested Official Plan and Zoning By-law Amendment approvals addresses the Provincial Policy Statement directions by permitting a limited residential development in a rural area.

Growth Plan (2020)

Section 2.1 speaks to building compact and complete communities and protecting agricultural lands, water resources, and natural areas that help to reduce greenhouse gas emissions and ensure communities are more resilient to the impacts of climate change. Strong, healthy, and prosperous rural communities are vital to the economic success of the *Greater Golden Horseshoe* and contribute to the quality of life. Opportunities to support a diversified rural economy should be promoted by protecting farmland and the viability of the agri-food sector in *rural areas*. Healthy rural communities are important to the vitality and well-being of the larger region and *settlement areas* and the Growth Plan applies protections like those in the *Greenbelt Plan* to provide consistent and long-term protection throughout the *Greater Golden Horseshoe*.

The proposed *residential use* is:

- Compatible with the rural landscape and surrounding local land uses.
- Sustainable by rural service levels.
- Will not adversely affect the protection of *agricultural uses* and other resource-based uses such as *mineral aggregate* operations.

Official Plans

Region of Niagara Official Plan (2022)

The Region of Niagara Official Plan is a long-term, strategic policy planning framework for managing growth coming to Niagara. The policies of the Plan guide land use and development, influencing economic, environmental, and planning decisions until 2051 and beyond.

The Region of Niagara Official Plan designates the subject property Rural. Unlike the broad concept of *rural areas* in the Provincial Policy Statement and Growth Plan, the *rural area* in the Niagara Region Official Plan is land use designation. Section 4.1 of the Niagara Region Official Plan states the agricultural land base is comprised of *prime agricultural areas*, including *specialty crop areas*, and *rural lands*. The proposal satisfies:

- **Objective 4.1b)** to protect the region's agricultural land base because no land is taken out of agricultural production.
- **Objective 4.1c)** to ensure agriculture is the predominant land use in specialty crop areas and *prime agricultural areas* for the same reasons.

- **Objective 4.1d)** to restrict and control non-agricultural uses to minimize potential conflicts for the same reasons.
- **Objective 4.1f)** to protect prime agricultural areas from fragmentation because it does not take land out of agriculture.

Development in the Niagara Region Official Plan Rural Area is permitted only when the individual lot and its soil conditions are suitable for the satisfactory long-term operation of a *private sewage disposal system* and only when the water supply meets the requirements of the applicable regulatory agency. The cost of providing services such as storm drainage, snowplowing, road maintenance, possible road paving, garbage, and refuse pickup, if necessary, the operation of additional school buses, etc., should be reviewed when considering approval of any non-farm residential development in the Rural Area.

The proposed *residential use* on the subject property:

- Offers amenities such as diverse landscaping and vegetation near Lake Erie.
- Retains desirable natural features and vegetation.
- Is at a scale and density suitable to the physical characteristics of the site.
- Has soil and drainage conditions suitable and permits the proper siting of the building.
- Does not have problems of
 - flooding,
 - erosion,
 - unstable slopes,
 - swamps
 - or organic soils.
- Does not have a *significant* detrimental impact on the larger surrounding *ecosystem*.
- Is suitably distant from, and protected from, incompatible land uses such as livestock operations.
- Has adequate access and does not jeopardize the operation of the road system by improper or numerous accesses.

Port Colborne Official Plan

The **Port Colborne Official Plan** designated the subject property **Agricultural** – land used primarily for agricultural purposes.

The Vision for the City of Port Colborne is, among other things, continue to provide the opportunity for a mix of residential accommodations accommodating households with diverse social and economic characteristics, needs and desires; ensuring new *development* is accessible by all members of the community, and developing the community in a way which optimizes existing municipal and regional infrastructure.

Growth Management Strategy [Policy 2.4.2](#) promotes the development of an appropriate mix of housing types, densities, and tenures to meet the diverse needs in Port Colborne, considering current and future demographic characteristics, income levels, special needs, and lifestyle considerations.

[Section 3.5](#), the introduction to the Agricultural designation states it is primarily Prime Agricultural Areas as defined by the [Provincial Policy Statement](#) and as identified on the Agricultural Land Base Map of the Regional Policy Plan and are used primarily for agricultural purposes. The predominant uses of lands designated Agriculture do not include non-farm residential uses and [Policy 3.5.3](#) only provides for reasons other than the creation of a separate lot and may be permitted such as for minor boundary adjustments, easements or rights-of-way or any other purpose that does not create a new lot. The policy further states Severances for the purpose of creating residential building lots will not be permitted on lands designated as agricultural. This policy does not comply with the Regional Official Plan for Consents for Severance in the Regional Plan's Rural designation.

[Section 3.4](#), the introduction to the Rural designation states it is primarily agricultural in nature in addition to existing approved clusters of un-serviced residential development outside of the Urban Area Boundary and outside of the Hamlet designation. The predominant uses for land designated Rural include, but are not limited to, single-detached residential, natural heritage areas, and golf courses.

In keeping with the requirements of [Policies 3.4.1a\) and b\)](#) *municipal sanitary services* and *municipal water services* will not be required now or at any time in the future and the new *dwellings* will be located on 10,000 square metre lots suitable to support a private well and sewage disposal systems.

As provided for in [Policies 3.4.1d\) and e\)](#) the proposal is for limited growth outside the urban area boundary and hamlet areas in a site-specific location complying with the approved Region of Niagara Official Plan's Rural designation permitting this type of development in accordance with the policies of the [Growth Plan](#) and complies with the Province's Minimum Distance Separation formula.

As required by [Policy 3.4.1f\)](#) locally important agricultural areas, are protected by avoiding uses that may constrain these uses.

[Policy 3.4.2](#) provides for the *intensification* proposed because the new residential *development* will be created through severance for the purpose of creating only three (3) lots between two (2) existing residential buildings such that:

- The new lots can be adequately serviced by individual sanitary services and individual water services on 10,000 square metre parcels, excluding *flood plain* areas, *fish habitat* and set back 30 metres from other Natural Heritage features.
- Each new lot will comply with the requirements of the Zoning By-law as amended.
- Each new lot complies with the *Minimum Distance Separation Formulae*.

Policy 3.4.2 provides for the intensification proposed but requires the new residential development to be between two (2) existing residential buildings. There is an existing residential building located abutting the northern boundary of the subject property but not on the proposed southern boundary of the proposed severed parcel.

As required by Policy 3.4.3.1a) the *development* is consistent with the placement and rural character of the existing built form.

As required by Policy 3.4.3.2 the proposed residential uses.

- Orient to Lorraine Road.
- Can provide front porches or covered entrances.
- Will not have garages that occupy more than 50 percent of the main building wall.
- Can incorporate the planting of mature trees and shrubs and use landscaping features to clearly define driveway entrances.

Policy 3.4.4a) states it is the intent of this Plan to preserve and encourage the growth of viable agricultural industries, particularly for farming, forestry and the conservation of plant and wildlife. The proposal satisfies the following policies because the severances for new rural residential dwellings provide for:

- A maximum of three lots created on the property in existence as of June 16, 2006.
- Lots are designed to retain natural features and vegetation.
- Lots greater than one (1) hectare.
- Lots not contributing to the extension or expansion of strip development because there are no opportunities for residential development to the south.
- Lots located on an opened and maintained public road.
- Feasible sustainable private services provided for by the one (1) hectare lot sized.
- Lots suitable in terms of topography, soils, drainage, erosion, lot size, and shape for the use proposed.
- Road access from the straight flat road to the new lot does not create a traffic hazard because of limited sight lines on corners, or grades, or proximity to intersections.
- Use compatible with surrounding uses.
- Use not resulting in development precluding or hindering the establishment of new mineral aggregate operations because they are already constrained by surrounding existing residential uses.
- Lots meeting the *minimum distance separation formulae*.

Policy 3.14 states land in the Private Open Space designation shall predominately be used for golf courses, driving ranges, skateboard parks, and other such open-air recreational uses not owned by the municipality. Related and / or ancillary uses such as clubhouses, storage barns, and parking areas are also permitted.

Zoning By-Law

A Port Colborne Zoning By-law Amendment been approved.

POLICY AND ISSUES REVIEW SUMMARY

The City of Port Colborne Council has the authority to approve Official Plan and Zoning By-law Amendments and the City of Port Colborne Committee of Adjustment has the authority to approve Consent for Severance applications where they implement the policies of the Official Plan.

The Provincial Policy Statement provides for limited residential development outside settlement and prime agricultural areas in Rural Areas. The proposal satisfies the Region of Niagara Official Plan objectives to protect the region's agricultural land base, ensure agriculture is the predominant land use in specialty crop areas and prime agricultural areas for the same reasons, restrict and control non-agricultural uses to minimize potential conflicts, and to protect prime agricultural areas from fragmentation because it does not take land out of agriculture. Conditions of Consent for Severance and ensure soil conditions are suitable for the satisfactory long-term operation of a private sewage disposal system and the water supply can meet the requirements of the applicable regulatory agency. The proposed residential use on the subject property:

- Offers amenities such as diverse landscaping and vegetation near Lake Erie retains desirable natural features and vegetation.
- Is at a scale and density suitable to the physical characteristics of the site.
- Has soil and drainage conditions suitable and permits the proper siting of the building.
- Does not have problems of
 - flooding,
 - erosion,
 - unstable slopes,
 - swamps
 - or organic soils.
- Does not have a *significant* detrimental impact on the larger surrounding *ecosystem*.
- Is suitably distant from, and protected from, incompatible land uses such as livestock operations.
- Has adequate access and does not jeopardize the operation of the road system by improper or numerous accesses.

The proposed residential use and Consents For Severance are provided for in the Port Colborne Official Plan's Rural designation. *Municipal sanitary services* and *municipal water services* will not be required now or at any time in the future and the new *dwellings* will be located on lots larger than 10,000 square metres. The proposal is for limited growth and complies with the Province's *Minimum Distance Separation formulae*.

The proposal is *intensification* creating only three (3) lots between an existing residential building and a non-agricultural land set back 30 metres from other Natural Heritage features consistent with the rural character of the neighbourhood.

The residential uses orient to Lorraine Road, can provide front porches or covered entrances, will not have garages that occupy more than 50 percent of the main building wall, and can incorporate the planting of mature trees and shrubs and use landscaping features to clearly define driveway entrances.

The proposal is for a maximum of three lots greater than one (1) hectare, created on the property in existence as of June 16, 2006, and retaining natural vegetation. The lots do not contribute to strip development because there are no opportunities for residential additional development without Council approval. The lots are located on an opened and maintained public road, are suitable in terms of topography, soils, drainage, erosion, lot size, and shape for the use proposed, do not create a traffic hazard and are compatible with surrounding uses.

OPINION

The neighbourhood of the subject property is an older established area and can be considered 100% developed but also exhibiting infill opportunities such as that of this proposal. Neighbourhood land uses are residential, agriculture, and natural heritage in addition to the golf course. The key features of the neighbourhood are Lake Erie, the Friendship Trail, and the golf course.

The development of the subject property as residential use is compatible with the residential land uses context of the surrounding area. It is recommended that the proposed severed parcels be rezoned from the A-11 Zone to the AR Zone and the minimum lot frontage of the A-11 Zone be changed to 800 metres.

The proposed Official Plan and Zoning By-law Amendments:

- Conform with the provisions of the *Planning Act*, *Provincial Policy Statement*; *Growth Plan*; *Region of Niagara Official Plan*; and *Port Colborne Official Plan*.
- Permits the proposed residential use; and
- Are good planning.

Council can be confident that the recommended Official Plan and Zoning By-law Amendments are consistent with the City's Official Plan as well as Provincial and Regional policies.

The approval of the Consents for Severance to permit the creation of three (3) new lots with a permitted residential use conforms with the provisions of the *Planning Act*; *Provincial Policy Statement*; *Growth Plan*; and the objectives and policies of the *Niagara Region Official Plan*; and *City of Welland Official Plan* and conforms with the provisions of the *City of Port Colborne Zoning By-law*.

As a condition of approval, the proponent may be required to:

- Dedicate parkland or cash-in-lieu of such dedication.
- Dedicate any road widenings and one-foot reserves as may be required by the City.
- Fulfill any financial requirements of the City.
- Submit a registered reference plan.
- Submit an Archaeological Assessment completed by a licensed archaeologist with Ministry Acknowledgement that the assessment has been received for the 3 new lots proposed.
- Have an on-site inspection confirming existing sewage systems are wholly contained within the proposed parcels and there are no defects.
- Submit for Regional approval a Hydrogeological Study, prepared by a professional geoscientist, professional engineer, or hydrogeologist determining potential cumulative effects and type of septic system required.
- Enter into any other Agreements which may be necessary, and which may be registered on title.

The Committee of Adjustment can be confident that the proposed requested Consents for Severance applications are consistent with the City's Official Plan as well as Provincial and Regional policies. The applicant can be required to enter into a Development Agreement ensuring the development is built and maintained as approved by the Committee.

The approval of the applications will allow new dwelling units. This development constitutes *intensification* and infill. The proposed *Planning Act* application Zoning By-law Amendments and Consents for Severance are consistent with the policies of the City of Port Colborne. The proposed development constitutes good planning.

Steven Rivers

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Email: info@southcoastconsulting.ca

Dated: 2024-07-07

DISCLAIMER AND STATEMENT OF LIMITATIONS

This report was prepared by South Coast Consulting. It is based on the information provided by the Client. The planning policy research and opinions are based on South Coast Consulting's research and independent analysis of the applicable policy. This report was written by a Registered Professional Planner, who is a full member of the Ontario Professional Planners Institute as defined by the *Ontario Professional Planners Act, 1994*. The contents of this report represent the author's independent professional opinions and comply with the Ontario Professional Planners Institute Code of Professional Practice. The opinions presented herein will be defended as required.

The Report was prepared by South Coast Consulting for the Draft Plan of Subdivision application for the subject properties. The material in the Report reflects the South Coast Consulting's best judgment.

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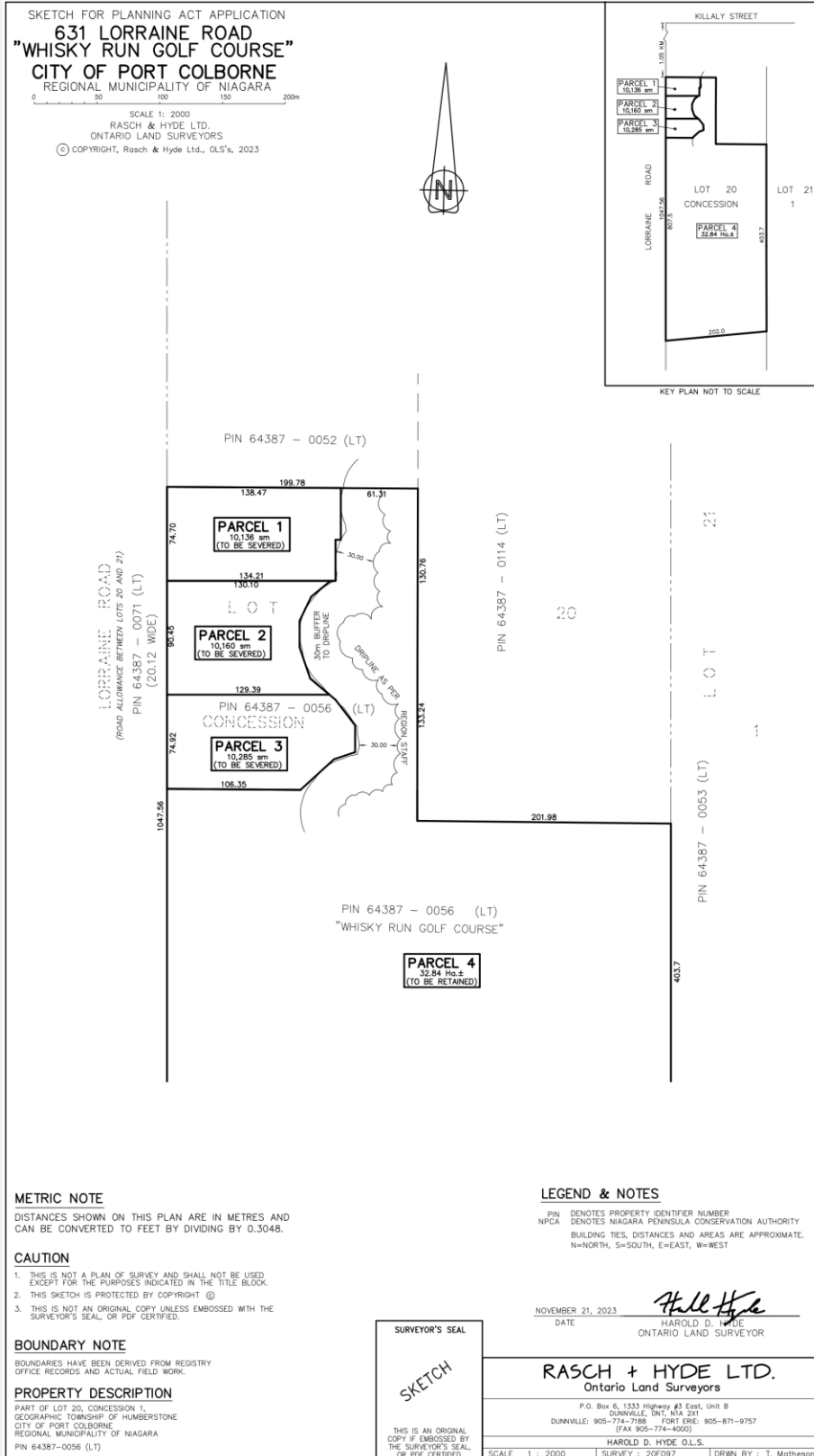
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ANNEX 1: SKETCH



ANNEX 2: FLYER SENT TO NEIGHBOURS

Official Plan and Zoning By-law Amendments and Consent for Severance Applications 631 Lorraine Road (Whisky Run Golf Course)

PROPOSAL

Applications will be submitted for Official plan and Zoning By-law Amendments and Consents for Severance to permit the creation of three (3) new lots. The proposal is illustrated in the sketch on the other side of this page There have been initial consultations with the City and the required Preliminary Planning Policy Justification Report and Impact Analysis will be available for your review and comments.

WE'RE INTERESTED IF WHAT YOU HAVE TO SAY

Your comments on any proposed matter are welcome and encouraged. You can provide your opinion by making a written submission to South Coast Consulting by email or in a letter. You can also telephone or talk to South Cost Consulting in person. You will have at least three (3) more opportunities to comment on the proposal at the City's Neighbourhood Information Meeting, the Council Public Meeting, and /or the Committee of Adjustment Meeting. You can also request to be a delegation and / or make a submission to the Council Meeting.

For more information or to make comments contact:

**Steven Rivers, MCIP, RPP
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189 Clare Avenue
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Mobile: 905-733-8843
Email: info@southcoastconsulting.ca**

ANNEX 3: HYDROGEOLOGICAL STUDY
SUBMITTED UNDER A SEPARATE COVER



**Nitrate Impact Assessment
and
Water Supply Potential Assessment**

**631 Lorraine Road
Port Colborne, Ontario**

Project 10317

631 Lorraine Road- Nitrate Impact Assessment and Water Supply Potential Assessment

02-Jul-2024

ANNEX 4: ARCHAEOLOGICAL ASSESSMENTS
SUBMITTED UNDER A SEPARATE COVER

IRVIN HERITAGE

INC.

Stage 1 Archaeological Assessment Report

631 Lorraine Road
Part of Lot 20, Concession 1
Port Colborne
Regional Municipality of Niagara
Historic Township of Humberstone
Historic County of Welland

December 21, 2023
Prepared for: The Proponent
Prepared by: Irvin Heritage Inc.
Archaeological Licensee: Thomas Irvin, P379
PIF#: P379-0647-2023
Related PIF#(s): NA
Version: Original

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IRVIN HERITAGE INC.

Stage 2 Archaeological Assessment Report

631 Lorraine Road
Part of Lot 20, Concession 1
Port Colborne
Regional Municipality of Niagara
Historic Township of Humberstone
Historic County of Welland

May 24, 2024
Prepared for: The Proponent
Prepared by: Irvin Heritage Inc.
Archaeological Licensee: Thomas Irvin, P379
PIF#: P379-0667-2024
Related PIF#(s): P379-0647-2024
Version: Original

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