



City of Port Colborne

# Preliminary Engagement and Work Planning for the New Official Plan

Summary Report

August 2024

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# 1.0 Introduction

## 1.1 Background

The New Niagara Region Official Plan was completed and approved by the province in November 2022. With the Niagara Official Plan in full force and effect, local lower tier municipalities must begin their conformity exercise to update their Official Plans. Accordingly, the City of Port Colborne needs to initiate the required work to bring the local Official Plan into conformity with the Region's Official Plan, as well as establish a vision and growth framework in the Official Plan to guide the City over the next 25 years and beyond.

The City has initiated the creation of a New Official Plan through the Growth Analysis Study and Development Charges Update, which will inform the New Official Plan, but formal planning for the New Official Plan hasn't begun. It's important to start this work soon to ensure the Official Plan guides land use decisions, aligns with modern planning standards, complies with policies and legislation, and reflects the community's vision.

## 1.2 Purpose of the Official Plan Engagement Project

In order to ensure that the New Official Plan process reflects the collective community vision for the city and is informed by the input of key technical team leads from the City and Region and

Council, Dillon was retained to initiate the necessary public engagement required for the preparation of a New Official Plan under Section 26 of the *Planning Act*. The primary outcome of this preliminary engagement work is to prepare a scope of work and terms of reference for the New Official Plan that the City can use as a guiding compass for the project. Key components of this project include:

- Development and launch of a project engagement webpage to provide information on the Official Plan project;
- Meeting with a Technical Advisory Team, including representatives from the Niagara Region, to obtain input on key areas, which fulfills the requirement of S.26 3(a) of the *Planning Act*;
- The development and launch of an online survey to obtain public input and feedback to inform the vision, priorities, key directions and Engagement Strategy;
- An Open House to inform the public about what an Official Plan is and obtain their input on priorities for the New Official Plan;
- Documentation of the engagement process, including recommended vision and directions for the Official Plan and the Engagement Strategy and Work Plan to guide the future Official Plan project that staff can use as a terms of reference/ scope of work to support completing the project (this report);
- Fulfilling the requirements of Section 26 3(b) of the *Planning Act* by holding a Statutory Public Meeting to obtain public and Council input on the proposed vision and directions, Engagement Strategy and Work Plan to guide the future Official Plan Project; and,
- Seeking direction from Council at the Statutory Public Meeting on commencing the New Official Plan project work plan and process).

## 1.3 Organization of this Report

This Report has been prepared under the following sections:

- Section 1- Introduction;
- Section 2 – Conformity Exercise for the New Official Plan;
- Section 3 – Engagement Results;
- Section 4 – Recommended Work Plan and Engagement Strategy for New Official Plan; and,
- Section 5 – Next Steps.



## 2.0 Conformity Exercise for the New Official Plan

The current Official Plan for the City of Port Colborne was developed to provide a comprehensive 20-year vision for the future of the municipality from 2012 to 2031. The Official Plan was last updated in 2017 as part of a Comprehensive Official Plan Review. Since then, there have been a number of significant changes to the Provincial and Regional planning framework and landscape that the City of Port Colborne will need to consider, including:

- Any applicable requirements introduced through recent provincial legislation including Bill 108 (More Homes, More Choice), Bill 109 (More Homes for Everyone) and Bill 23 (More Homes Built Faster); and,
- Regional growth forecasts, allocations and other upper-tier conformity requirements.

It is important to note that the current planning policy and legislative framework is in flux, with a new draft version of the Provincial Planning Statement (April 2024) and an additional piece of legislation: Bill 185 (Cutting Red Tape to Build More Homes).

Given the various moving parts at the Provincial level and the order under which conformity exercises must be undertaken, the current Official Plan will require substantial changes to

confirm to Provincial and Regional planning policies and the New Official Plan will address these. However, the New Official Plan will address these issues of conformity and establish a vision and growth framework to guide the City over the next 25 years and beyond.

Some of this work has already been completed through the Growth Analysis Study prepared for the City, which found that the City's growth is anticipated to exceed the Region's allocations, and recommended the following key considerations and directions for the City to consider as part of the Official Plan process:

- Define and implement the City's vision for growth;
- Establish a robust urban hierarchy that identifies priority areas for growth and an intensification strategy through the Official Plan review process;
- Identify policy opportunities to diversify the City's housing stock;
- Develop a framework for assessing compatibility of redevelopment and intensification at the periphery of identified Intensification Areas, Nodes, and Corridors and other priority areas for growth; and,
- Align the employment lands planning framework with the economic development strategy.

Given the above, Dillon Consulting completed a high-level conformity review to identify key gaps in the existing Port Colborne Official Plan against the prevailing Provincial and Regulatory Framework in place at the time of the study initiation. This work was completed to inform the New Official Plan and what needs to be done to ensure conformity to the guiding provincial policies and regulations and the Niagara Region Official Plan. The key gaps identified have been used to inform the work plan presented in Section 4 of this Report.

Key gaps include:

- Official Plan needs to be updated to incorporate the Region's 2051 growth forecast and ensure land is available to accommodate a 25 year supply of growth.
- To reflect the Region's municipal allocation targets for population, employment, housing, intensification and designated greenfield area, the City must undertake an OP conformity exercise.
- A New vision for growth is needed (to respond to current conditions and set a New vision for growth to 2051 and beyond), in accordance with the provincial planning framework and the Niagara Region Official Plan, general directions from the growth analysis strategy, and to reflect feedback received from the public (through online surveys and the open house), the TAC, and Council (through the Statutory meeting), as part of the City's Official Plan Review process.
- The New Official Plan will need to incorporate the key recommendations of the Growth Analysis Study completed in 2023:
  - Define and implement the City's vision for growth.
  - Establish a robust urban hierarchy that identifies priority areas for growth and an intensification strategy through the Official Plan review process.
  - Identify policy opportunities to diversify the City's housing stock.
  - Develop a framework for assessing compatibility of redevelopment and intensification at the periphery of identified Intensification Areas, Nodes, and Corridors and other priority areas for growth.

- Align the employment lands planning framework with the economic development strategy.

The Conformity Exercise is attached in **Appendix A** of this Report. It is understood that a new version of the PPS will come into effect on October 20, 2024. In order to remain on schedule with the proposed work plan for the New Official Plan, as described in this Report, rather than conduct an updated assessment of conformity at this time, it is recommended that the City address matters of conformity with the new PPS in tandem with the development of the New Official Plan as the process unfolds in the coming months.





## 3.0 Engagement Results

A summary of the public and stakeholder input undertaken to inform the development of the Engagement Strategy for the New Official Plan project is included in the following sections.

### 3.1 Technical Advisory Team Meeting

A Technical Advisory Team (TAT) was assembled, consisting of staff from the City of Port Colborne, Niagara Region and the Niagara Peninsula Conservation Authority, and City of Port Colborne council members. The TAT consists of the following member representatives:

- Councillor Bruno (City of Port Colborne)
- Councillor Beauregard (City of Port Colborne)
- Adam Motchka (City of Port Colborne)
- Bryan Boles (City of Port Colborne)
- Denise Landry (City of Port Colborne)
- David Schulz (City of Port Colborne)
- Gary Long (City of Port Colborne)
- Bram Cotton (City of Port Colborne)
- Joe Colasurdo (City of Port Colborne)
- Alexandria Tikky (Niagara Region)
- Angela Stea (Niagara Region)

- Colleen Bain (Niagara Peninsula Conservation Authority)
- Leilani Lee-Yates (Niagara Peninsula Conservation Authority)
- Sarah Mastroianni (Niagara Peninsula Conservation Authority)

A meeting with the Technical Advisory Team (TAT) was held in November of 2023 to obtain input on key areas to be addressed in preparation of the New Official Plan. Given that representatives from the Region of Niagara’s Planning Department were on the TAT and provided the opportunity to provide an overview of the expectations as it relates to their role as approval authority (at the time of this work being undertaken), this inaugural TAT meeting fulfills the Section 26 3(a) requirements in the *Planning Act*. The feedback and input received from the TAT informed the development of the Terms of Reference for the Procurement of the New Official Plan.

### 3.1.1 TAT Meeting Overview

At the virtual TAT meeting, Dillon presented the project purpose, project background, and context to elicit initial feedback and response to any questions about the initiation of the New Official Plan process as well as an approach to public engagement. A review of the key findings and recommendations from the Growth Analysis was also presented, followed by a discussion on topics such as:

- What do we need to know before we go to the public for engagement?
- What is important from your technical area that we understand as we initiate this project?
- Are there any specific areas of concern with the current Official Plan that you would like to see revised/ updated/ addressed in the New Official Plan?
- Are there specific areas of the Current OP that are working well that you would like to see incorporated into the New Official Plan?
- What does 2051 look like to you? What are your visions for growth?
- What are the best ways to incorporate the strategic priorities into the Official Plan? Which priorities are the most important?
- What level of involvement and cadence would the TAT be comfortable with in the New Official Plan process, once initiated (e.g., frequency of meetings, format of meetings, topics to be covered)?

### 3.1.2 Results

The discussion from the TAT meeting is summarized below.

- The Official Plan must consider all other Master Plans and technical work that have been completed by the City and ensure the community understands how these plans will work with the New Official Plan;
- Port Colborne has historically experienced slow growth but is recently experiencing increasingly rapid growth with the introduction of New higher density housing types. Engagement for the Official Plan should address the challenges and opportunities of higher density communities.
- The New Official Plan should consider policies around quarries.
- The New Official Plan should explore the need for serviced and non-serviced employment lands.

- The New Official Plan should provide clear direction and policies to help guide staff through Official Plan and Zoning By-law Amendments.
- The New Official Plan should consider the Housing Affordability Plan directions.
- The New Official Plan should be developed in consultation with the community and key partners such as the NPCA and others.

## 3.2 Online Survey

The purpose of the online survey was to gather input on key directions that will inform the New Official Plan. The online survey was available on the Official Plan Engagement page on the Let's Connect Port Colborne website and was available from February 16, 2024 to April 17, 2024. The online survey was promoted through the City's social media.

### 3.2.1 Summary

The survey included a mix of multiple choice and open-ended questions, and a mapping survey to gather place-based feedback on different elements of the Official Plan. The survey asked questions around the following topics:

- Priority areas for growth - Where the City should grow?
- Urban hierarchy– What should growth look like?
- Vision for growth – What does the city look like in 2051?
- Housing – what types of housing should accommodate growth?
- Complete communities – What do future neighborhoods look like?
- Employment / economy – Where should economic growth go?
- Agriculture – What areas should be preserved and enhanced?
- Climate change and the environment – How should we plan for climate change adaptation and mitigation?

### 3.2.2 Results

The project team has reviewed feedback received through the online survey. Overall, there were 34 survey responses, and 151 comments were placed on the map. A summary of the survey results is provided below by key theme. A detailed survey summary is attached in **Appendix B**.

#### Vision for the Official Plan

The online survey asked participants to tell us about their vision for Port Colborne in 2051 in an open-ended question. Responses are summarized below by key theme to be considered for the vision for the New Official Plan:

- Vibrant community that maintains the small-town feeling of Port Colborne.
- Balancing growth while maintaining Port Colborne's roots and culture.
- Promote arts, culture, and recreation.
- Preserve the connection to Lake Erie.
- Promote economic development and jobs.
- Plan for parks, green spaces, and opportunities for community gathering and recreation.
- Promote a healthy and community that is accessible by all ages and abilities.

- Maintain proper infrastructure to support future growth.
- Promote a variety of housing types and affordable housing.
- A thriving downtown with shopping and entertainment.
- A walkable community with complete streets.

### **Overall Priorities for the Official Plan**

Participants were provided a list of 12 topics related to the creation of the New Official Plan and asked to identify the top five topics they believe the City should focus on for creation of the New Official Plan. Participants identified the following five topics as priorities:

1. Enhancing and expanding our green spaces and parks.
2. Protecting source water.
3. Growth management by planning for infrastructure and utilities.
4. Promoting economic growth and tourism.
5. Preserving and enhancing community design.

### **Priorities for Growth**

Participants were given three options for how Port Colborne should grow. Participants ranked the following in order of priority:

1. Growing medium density developments such as row houses, townhomes, and multi-unit housing throughout the city.
2. Growing more compact developments such as mid- and high-rise apartments and condos within close proximity to existing amenities.
3. Expanding urban areas to create more detached homes at the edges of existing communities / into existing agricultural land.

### **Topics for Engagement**

The survey listed eight topics related to the Official Plan and asked participants to identify which topics they want to hear more about and provide input as the City updates the Official Plan. Participants identified the following top five topics to explore further and engage on during the Official Plan process:

1. Housing and population growth.
2. Urban design and place making.
3. Environment and natural heritage.
4. Jobs and the economy.
5. Sustainability and climate resilience.

### **Engagement and Communications**

Participants were asked how they would like to participate in conversations about the new Official Plan. Overall, participants identified a preference for participating in online engagements, and drop-in events where residents can speak with a team member in a public setting. Participants also identified they would like to receive updates via the Port Colborne website, social media, and City Hall News (e-News letter).

## General Comments

Participants were asked if they had any other comments related to the Official Plan in an open-ended question. Other comments relating to the Official Plan are summarized below by key theme:

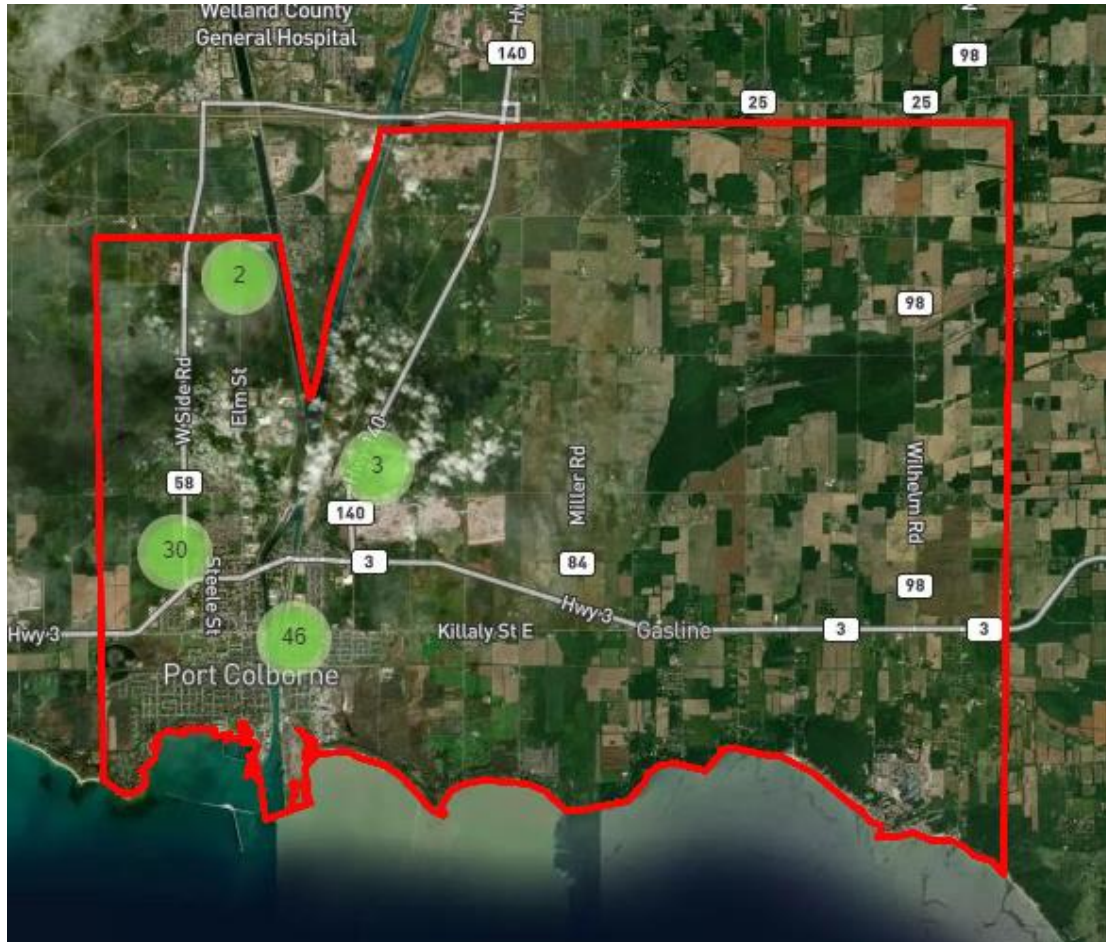
- Explore ways to make development approvals more efficient through the New Official Plan.
- Port Colborne is a unique city with many valuable assets that can be leveraged into a vibrant and successful community.
- Promote the local economy and local businesses.
- Ensure there are a variety of housing options available, including options for all incomes.
- Ensure infrastructure improvements are made along side growth.
- Ensure the community is involved and active in the creation of the New Official Plan.
- Plan for climate change mitigation and adaptation to ensure Port Colborne can grow successfully in the future.
- Promote community connection and a city for all.
- Planning for 2051 should occur along side incremental changes in the short and medium term.
- Ensure infrastructure keeps up with growth.

## Map Survey

Participants were asked to use the online map survey to identify areas to grow housing, industry, retail, and commercial, and preserve green space and agriculture in Port Colborne's New Official Plan by placing a pin on the map. Pins placed on the map were visible to all who viewed and engaged with the map survey on the engagement page.

## Areas We Should Grow Housing

Figure 1 below shows the areas participants identified to grow housing.



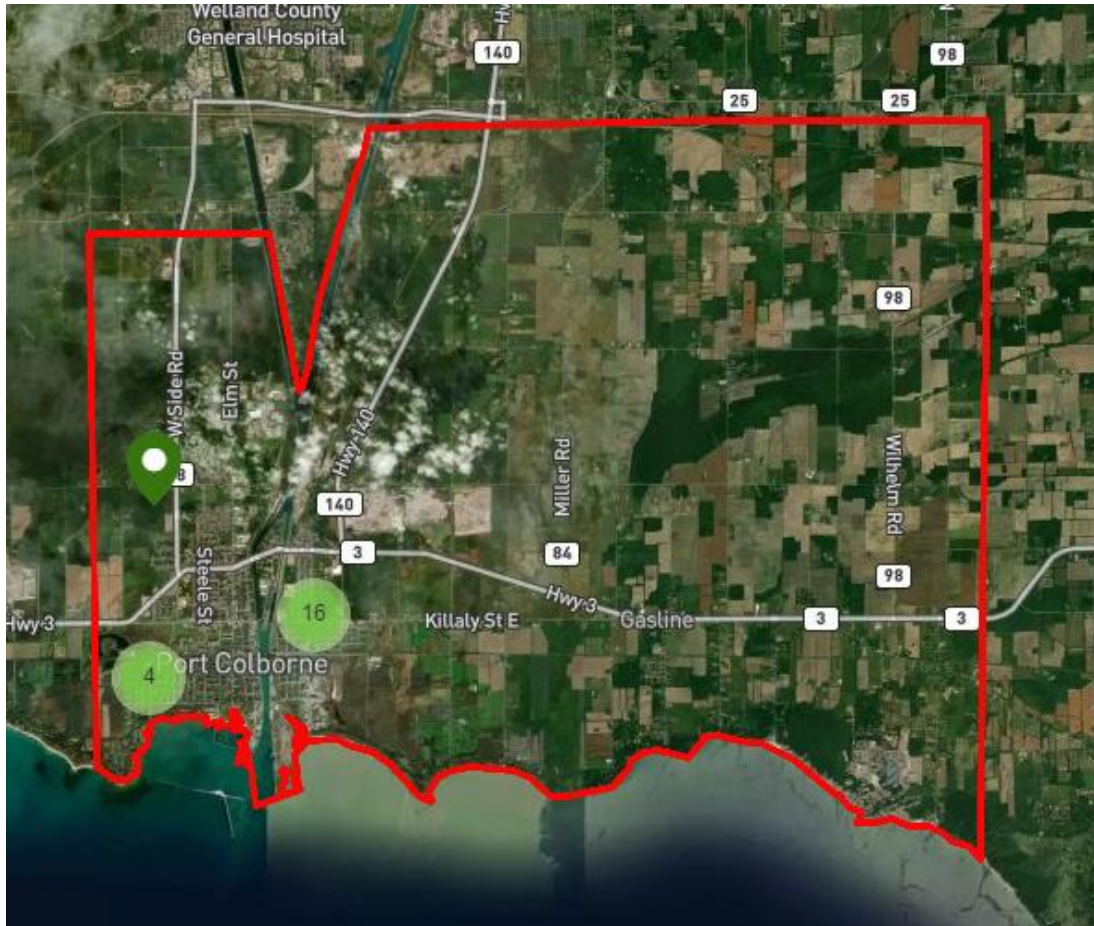
**Figure 1: Areas to Grow Housing**

Participants identified the following opportunities to grow housing:

- Opportunities for infill on small lots within existing residential areas to add medium density residential such as townhomes, duplexes, and low-rise multi-unit buildings.
- Opportunities for infill on large lots within existing residential areas to add medium-high density residential such as mid-rise multi-unit residential.
- Opportunities for new, low-density residential subdivisions at the edges of existing residential areas on currently undeveloped land.
- Opportunities for mixed-use residential and commercial buildings in existing residential areas to provide needed amenities to residents.

## Areas We Should Preserve Green Spaces

Figure 2 below shows the areas participants identified to preserve green spaces.



**Figure 2: Areas We Should Preserve Green Spaces**

Participants identified the following opportunities to preserve existing green spaces:

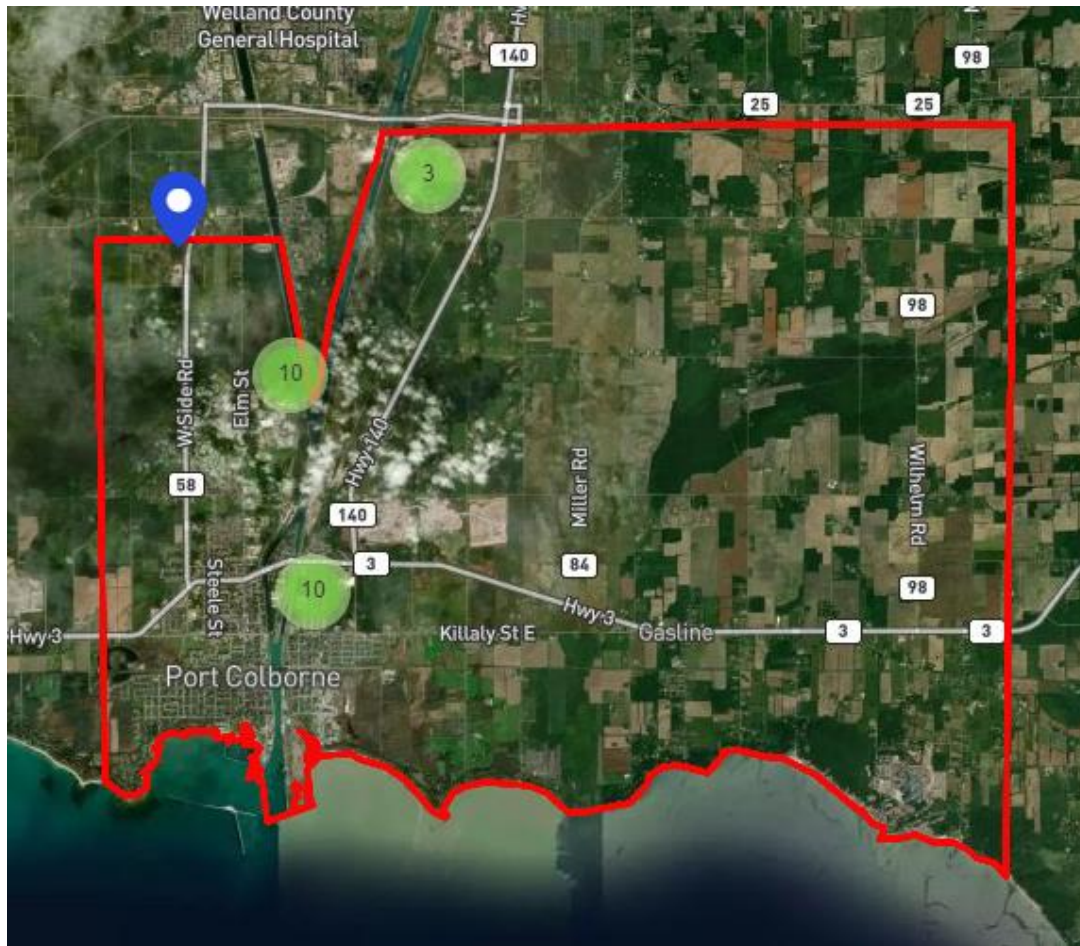
- Preserve existing natural areas, wood lots, and wetlands.
- Preserve and enhance existing tree cover.
- Connect residential areas to green spaces to promote connection to nature.
- Plan for more trails.
- Plan more waterfront connections and protect the waterfront.

## Areas We Should Preserve Agriculture

No comments were placed on the map regarding agriculture.

## Areas We Should Grow Industry

Figure 3 below shows the areas participants identified to grow industry.



**Figure 3: Areas we Should Grow Industry**

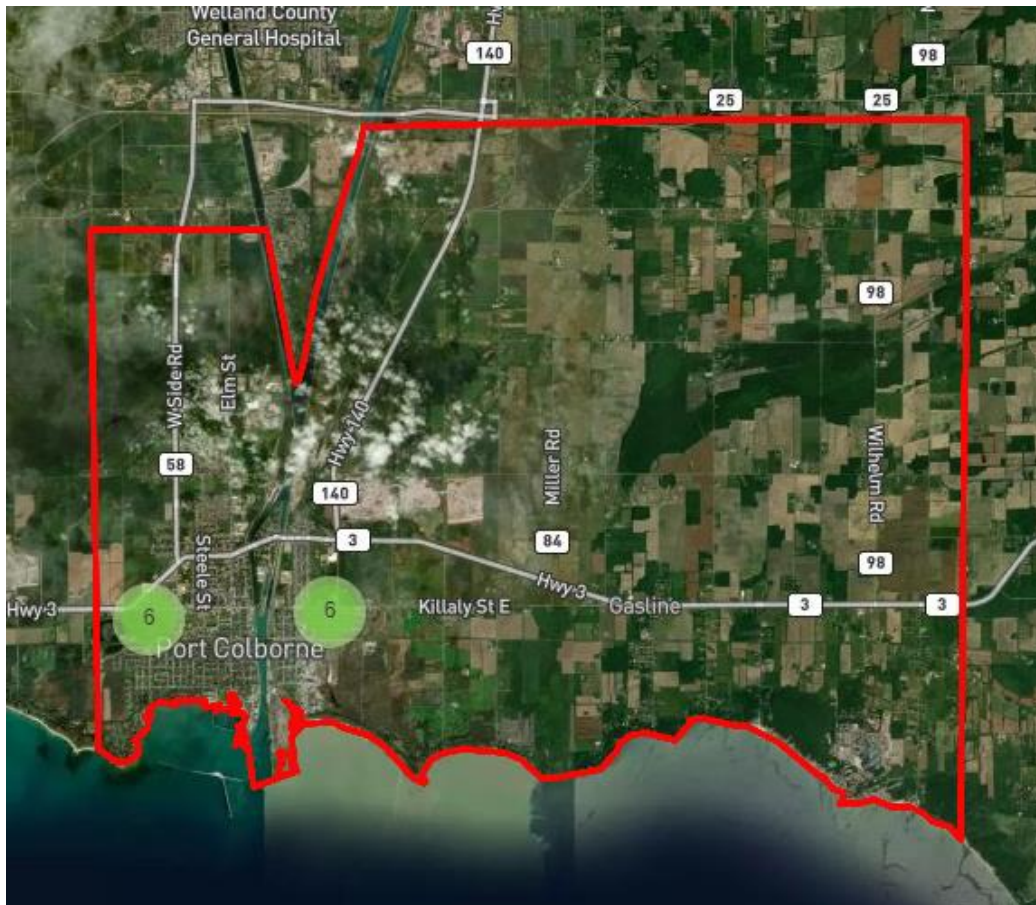
Participants identified the following areas to grow industry:

- In undeveloped areas away from residential areas.
- In the northern part of the city, along the Welland Canal, and Highway 140.



## Areas We Should Grow Commercial and Retail

Figure 4 below shows the areas participants identified to grow commercial and retail.



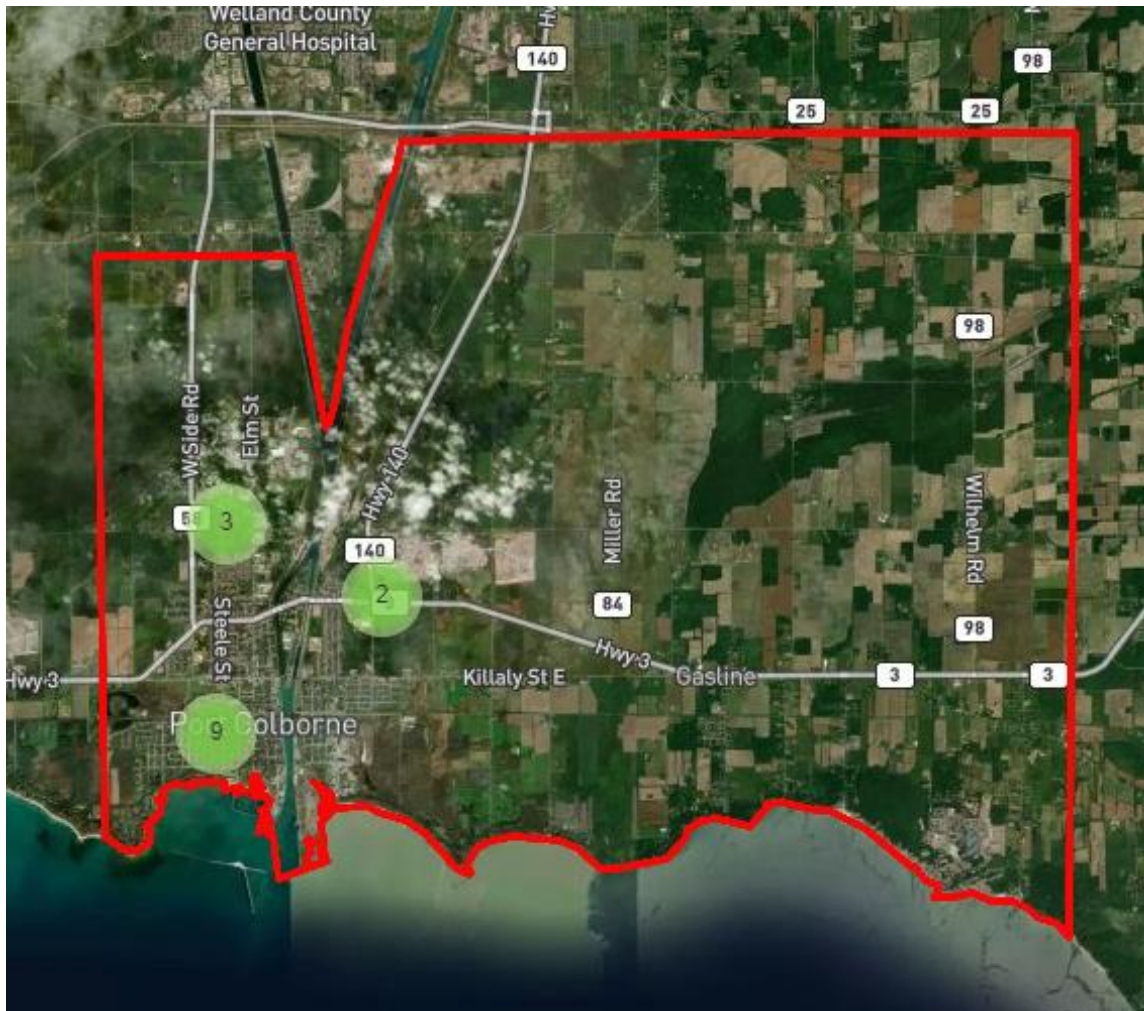
**Figure 4: Areas We Should Grow Commercial and Retail**

Participant identified the following opportunities to grow commercial and retail:

- Commercial and retail should be located along main streets and intersections.
- Add highway commercial along Highway 3.
- Ensure communities have essential retail and services.
- Consider mixed-use infill to add commercial to residential areas.

## Other Ideas and Suggestions

Figure 5 below shows the areas participants identified other ideas and suggestions.



Other ideas and suggestions included:

- Consider archaeological preservation of significant sites.
- Consider traffic management and planning for transportation as Port Colborne grows.
- Plan to transition between low-, medium-, and high-rise developments.

## 3.3 Open House

An Open House was held on March 27, 2024, from 5:30 to 7:30pm. Approximately 60 people attended the Open House. The purpose of the Open House was to answer questions and gather input on priorities that will inform the New Official Plan. Feedback gathered at the Open House will form input into the Terms of Reference for the New Official Plan. The Open House materials are attached in **Appendix C**.

### 3.3.1 Summary

Dillon worked with the City to host an Open House with the aim of informing residents early on in the process about the New Official Plan project and obtaining preliminary input to inform the development of the vision, work plan and engagement strategy. At the Open House, presentation materials were available on display boards for community members to drop in, review and ask questions of staff and the consulting team. The display boards provided a high-level explanation of the land use planning framework in Ontario, why the City needs a New Official Plan, and what an Official Plan can and cannot do.

Attendees were also invited to use a post card to tell the project team about their vision for Port Colborne. They were asked the following question:

- Use a post card to tell us about your vision for Port Colborne. Thinking about the future of Port Colborne, what are the current strengths and unique community elements you want to preserve and enhance? What elements would you want future residents to enjoy?

They were also invited to participate in an exercise to place dots on their top 5 priorities for the Official Plan from a long list of topics to choose from. Lastly, a mapping exercise was established to facilitate tactile input on the following:

- Housing: Place your comments about housing on the map. Tell us where you think housing should go and the type of housing.
- Green spaces and Agriculture: Place your comments about Green Spaces and Agriculture on the map. Tell us areas you think Green Spaces and Agriculture should be protected.
- Industry: Place your comments about industry on the map. Tell us areas where industry should be located.
- Retail and Commercial: Place your comments about Retail and Commercial on the map. Tell us where shops and services should be located.

A comment form was also available for participants to submit other comments on the Official Plan.

### 3.3.2 Results

The project team has reviewed feedback received through the Open House. A summary of feedback received at the Open House is outlined below. A copy of comments received is attached in **Appendix D**.

## Vision

Based on open ended feedback received, participants shared the following key themes to be considered for the vision for the New Official Plan:

- A welcoming and inclusive community.
- A sense of community for future generations.
- Promote tourism and recreation.
- Promote economic development.
- Preserve Port Colborne's heritage and culture.
- A growing community.
- A diverse and thriving community.
- Preserve parks and green space.

## Priorities for the Official Plan

Participants were asked to use dot-stickers to identify priority policy themes for the Official Plan. The following themes were provided to select from:

- Growth management by planning for infrastructure and utilities.
- Preserving agricultural land.
- Promoting and supporting a broader range of housing options including affordable housing.
- Promoting economic growth and tourism.
- Protecting the environment and planning for climate change.
- Planning for gravel and quarry uses.
- cultural heritage conservation.
- Protecting groundwater.
- Land use compatibility.
- Preserving and enhancing community design.
- Enhancing and expanding our green spaces and parks.
- Creating jobs by promoting commercial and industrial areas.

### The following top 5 themes were identified as priorities:

1. Enhancing and expanding our green spaces and parks (17 dots).
2. Protecting groundwater (15 dots).
3. Preserving agricultural land (14 dots).
4. Protecting the environment and planning for climate change (14 dots).
5. Creating jobs by promoting commercial and industrial areas (12 dots).

## Housing

Participants were given sticky notes to place on a map of Port Colborne and asked to identify opportunities for housing.

The following key themes were identified from comments collected:

- Build more housing in Port Colborne.
- Plan for townhomes and apartments in already developed areas.

- Plan for single-detached and low-density housing in greenfield areas next to existing residential communities.
- Housing should not be developed in green spaces or woodlots.
- Focus on opportunities for infill to create New housing.
- Ensure housing is close to amenities and services.
- Promote a housing-first model.
- Plan for attainable and accessible housing.
- Promote affordable housing.
- Ensure housing is connected to transit.
- Create partnerships between the City, Region and organizations to provide supportive housing.
- Develop environmentally sustainable building types.
- Maintain the character of existing residential neighbourhoods.
- Residential areas are pedestrian friendly and walkable.

### **Green Spaces and Agriculture**

Participants were given sticky notes to place on a map of Pot Colborne and asked to identify opportunities for preserving green space and agriculture.

The following key themes were identified from comments collected:

- Protect existing park land and agricultural lands.
- Promote trails as access to green spaces and as a way to move around the community.
- Protect trees and existing woodlots.
- Allow agri-tourism and diversified farm uses.
- Provide water-front access and promote lake-based activities and connections.
- Increase green spaces in residential areas.
- Provide spaces for children and youth to play and gather.

### **Industry**

Participants were given sticky notes to place on a map of Pot Colborne and asked to identify opportunities for industry.

The following key themes were identified from comments collected:

- Plan for industry away from residential areas.
- Plan for industry in the north areas of the city.
- Separate and mitigate the impacts of quarries on residential areas.

### **Retail and Commercial**

Participants were given sticky notes to place on a map of Pot Colborne and asked to identify opportunities for retail and commercial.

The following key themes were identified from comments collected:

- Promote tourism and recreation.
- Provide housing near commercial centres.
- Support small businesses.

- Create walkable and accessible retail and services.
- Grocery store is needed on the east side.
- Ensure there are health-care services available in the community.

### **General Comments**

Participants were provided a comment form to provide any other comments on the New Official Plan. The following key themes were identified from comments collected at the Open House:

- Promote an open and transparent planning process.
- Utilize quarry rehabilitation to provide eco-tourism related activities and create beautiful natural spaces.
- Protect source-water.
- Promote a walkable community and provide opportunities for active transportation.
- Promote environmental stewardship.
- Create a community that is accessible for all ages and abilities.



## 4.0 Engagement Strategy and Recommended Work Plan for New Official Plan

Through the engagement summary and results noted in **Section 3** of this Report, a recommended vision, as well as recommended key directions and areas of focus for future engagement were established through soliciting feedback from the Technical Advisory Team, through online survey and a Statutory Public Open House.

### 4.1 Recommended Vision for the New Official Plan

The vision statement describes the desired future of the City of Port Colborne that will be promoted through the Official Plan policies. Based on the feedback gathered, the following is the recommended draft vision for the New Official Plan:

*Port Colborne is a thriving, vibrant, and diverse rural and urban lakefront community that is rooted in our cultural heritage and the natural landscapes of Lake Erie. Our community is welcoming, inclusive, and accessible to all ages and abilities. We work together to build a community that is walkable with a thriving downtown, complete streets, and varied and affordable housing options, while protecting our farmland and natural heritage features. Inspired by our commitment to maintain proper infrastructure, we also plan for expansive parks, green spaces, and community gathering spaces ensuring a healthy*

*community for current and future generations. We have places to work and promote economic development, tourism, and arts and culture that support our community. Port Colborne is a growing community, and our Official Plan creates a strong foundation to support future growth.*

## 4.2 Recommended Key Directions for the New Official Plan

The recommended key directions for the New Official Plan will help to establish the direction and objectives for the Official Plan policies based on community priorities. This section outlines recommended key directions for the New Official Plan based on community feedback. The key directions are recommendations at this stage, to be used to gather additional feedback and input from Council. The key directions will be refined over time and will ultimately translate into key policy directions for the Official Plan as the project moves forward.

Recommended key directions include:

### **Promote and support a broad range of housing options including affordable housing**

- Ensure the Official Plan contains policies and targets to support the development of affordable housing
- Diversify the housing stock by shifting towards medium- and high-density development
- Broaden the range of permitted residential uses (accessory apartments, modular homes, tiny homes)
- Establish criteria to assess compatibility of New residential infill developments within existing neighbourhoods

### **Enhance and expand our green spaces and parks**

- Enhance existing green spaces and parks and create New green spaces to meet future needs
- Preserve public access to the waterfront
- Plan for a trail network to connect to green spaces and parks

### **Growth management by planning for amenities, community facilities, infrastructure and utilities**

- Plan for and invest in infrastructure to support future growth and ensure new communities are well-served
- Promote infill, reuse, and redevelopment of existing developed area to optimize existing infrastructure
- New infrastructure should utilize sustainable designs
- Invest in a full range of transportation options

### **Promote economic growth, tourism, commercial, and industrial areas**

- Supply enough employment lands to accommodate New business investment
- Promote a mix and range of industrial parcel sizes and configurations for a wide range of employment uses
- Promote tourism by utilizing natural assets



- Support local businesses and economic development

#### **Preserve and enhance community design**

- Promote the uniqueness of the Port Colborne community
- Implement high quality design standards
- Plan for transitions between residential densities
- Plan for communities that have a distinct sense of place, character, and vibrancy

#### **Preserve agricultural land**

- Direct growth to existing settlement areas to protect agricultural land for agricultural purposes
- Preserve rural landscapes
- Allow agri-tourism and diversified farm uses

#### **Protect the environment, sourcewater, and plan for climate change**

- Protect, grow and enhance existing tree coverage and natural areas to promote biodiversity
- Plan for climate-related emergencies such as flooding, storms, and extreme temperatures
- Implement policies that protect existing natural heritage and source water
- Plan for climate change mitigation by making growth-related decisions that lower greenhouse gas emissions

## **4.3 Recommended Areas of Focus for Future Engagement**

During community engagement, participants were asked about their priorities for future engagement including what topics they would be interested in learning more about and engaging on during the creation of the Official Plan.

The following topics were identified by participants to explore further through future engagement:

- Housing and population growth.
- Urban design and place-making.
- Environment and natural heritage.
- Jobs and the economy.
- Sustainability and climate resilience, adaptation, and mitigation.

Some additional themes that participants identified interest in include:

- Enhancing and expanding our green spaces and parks.
- Protecting groundwater.
- Preserving agricultural land.
- Planning for climate change.

During community engagement, participants were also asked how they want to be engaged in the creation of the New Official Plan. Overall, participants identified a preference for participating in online engagements, and drop-in events where residents can speak with a team member in a public place or event in a more informal setting. Participants also identified they would like to receive updates via the Port Colborne website, social media, and City Hall News (e-News letter).

Overall, participants expressed interest in continuing to participate in the creation and implementation of the New Official Plan, and expressed the desire for an open, transparent, and inclusive engagement process. The following recommendations are for further consideration in the creation of the Official Plan:

- Ensure fairness, openness, efficiency, and certainty in the development process.
- Foster cooperation and partnerships between residents, agencies, and local businesses in investing in and building community.
- Promote education and awareness of the objectives and principles of the Official Plan during implementation.

## 4.4 Recommended Approach to Engagement and Draft Engagement Strategy

Through the engagement methods and results noted in Section 3, an approach to engagement was developed and a draft Engagement Strategy was prepared to guide future phases of the Official Plan. This Strategy will play an integral role in the process for establishing the New Official Plan and will inform the recommended Work Plan. Overall, engagement tasks should promote openness and transparency in the process and give community members a meaningful way to participate in the creation of a New Official Plan. The recommended approach to engagement is outlined below by key engagement method and tasks to be used to inform and engage the Port Colborne community on the New Official Plan. This outline does not include statutory engagement requirements and would be subject to refinement and finalization by the City.

### **Indigenous Outreach Letter and Initiating Call**

As the Official Plan impacts land use, engagement with Indigenous communities is important and should be initiated early in the project process. Indigenous community engagement includes engagement with First Nation, Metis, Inuit with rights and interests in the area, as well as urban Indigenous organizations and population. Indigenous community engagement should be based on an ongoing relationship building between the municipality and community and be led by the municipality. Outreach could be in the form of a letter, phone call, or a more formal meeting, with the City to determine the best tactic. Whatever form this takes, the intent is to provide an opportunity for Indigenous communities with rights and interests in Port Colborne to have a say on how they would like to be engaged in the Official Plan and include information on the project process and timeline. As many Indigenous communities have a consultation protocol, we recommend that it is reviewed at this time ahead of the outreach letter and initiation meeting to understand how each community would like to be engaged. Engagement would then

be customized to each community / organization's preference and would occur throughout the project process and beyond to maintain relationships.

### **Technical Advisory Team Meetings**

Continue to meet with the Technical Advisory Team throughout the creation of the New Official Plan to ensure key staff from the municipality and Region and key partners provide input and direction to the New Official Plan and alignment with ongoing strategies and plans.

### **Policy Brochures / Backgrounders**

Create policy brochures / backgrounders based on topics residents are most interested in, or other specific topics the City would like to explore in the Official Plan. The purpose of the policy brochures / backgrounders is to provide information in an easy-to-understand way that informs community members about important / significant policy areas and allows the project team to use that input to develop the foundational policy directions for the OP. Based on the Official Plan engagement the following areas are of most interest:

- Housing and population growth.
- Urban design and place making.
- Jobs and the economy.
- Environment, natural heritage, sustainability and climate resilience.

The policy brochures / backgrounders can be posted on the Let's Connect Port Colborne website and should be brief, utilizing graphics and design to be accessible and interesting to engage with.

### **Project Engagement Page**

Create an online touchpoint on the City's Let's Connect Port Colborne for online engagement and information sharing related to the Official Plan that is updated regularly with project information, online engagement opportunities (such as surveys), staff contact information, and key date such as Public Open Houses.

### **Community Liaison Committee**

Form a Community Liaison Committee made up of a mix of diverse residents and key stakeholders representing a variety of perspectives from across the city to meet with the Project Team in each phase of the project prior to any broader public engagement. Members of equity-seeking groups should be included in the Community Liaison Committee with consideration for remuneration for their participation to ensure a broad range of inputs from the community can participate. The Community Liaison Committee members would provide input into the broader approach to public engagement at key stages of the project and act as "champions" for the project. Members would also develop a deeper understanding of the Official Plan by having more time to ask questions of City staff and the consultant team, giving a richer understanding of the information prior to formal public release.

### **Stakeholder Workshops**

Host a series of stakeholder workshops with targeted stakeholders in each phase of the project to have more in-depth conversations with key groups related to areas of the Official Plan, such as housing and employment. Stakeholder groups invited to participate might include groups

related to home builders / developers, environment and nature, BIAs and local businesses, economic development, tourism, industry and employment, transportation, and climate change.

### **Public Open Houses, Online Engagement and Pop-Ups**

Host a Public Open House and/or online engagement and pop-ups in each phase to provide the broader public with an opportunity to get project updates and information, ask questions, engage with staff and the consulting team, and provide feedback. During the engagement process, participants noted a preference for drop-in events, online engagement, and events where residents can speak with a team member in a public place or event. Pop-up engagements in public spaces or at events following engagement can be used to further engage people by meeting people where they are and promote online engagement opportunities to get more responses.

### **Council Workshops/ Briefing Sessions**

Meet with Council in each phase to educate and inform members on key components of the Official Plan, review feedback received to-date from the community engagement process and present our approaches to addressing feedback received.

### **What We Heard Summary**

Feedback from each engagement event will be summarized into key themes in a What We Heard summary for each phase of the project. The summary will provide an overview of the engagement tactics used and what was heard. The summary will be public facing to demonstrate how feedback was collected and used in each phase of the project and to promote a transparent engagement process.

### **Statutory Public Meetings**

As regulated in the *Planning Act*, a Statutory Meeting of Council will take place in Phase 3 and a meeting to adopt the Official Plan will take place in Phase 4.

The full draft Engagement Strategy can be found in **Appendix E**. The draft Engagement Strategy will need to be updated once the workplan is finalized.

## **4.5 Recommended Work Plan**

The recommended Work Plan would consist of four (4) main phases:

- **Phase 1 – Project Initiation:** In the project initiation phase, five (5) backgrounder/policy direction reports are proposed. Feedback and input will be solicited through a TAT meeting, stakeholder workshops, public open house(s), and Indigenous community engagement. Updates to the project webpage will also be completed periodically. This work will culminate in the drafting of an Engagement Summary and Preliminary Policy Directions document that will be presented to Council.
- **Phase 2 – Policy Direction:** A Policy Direction Memo which will establish the goals, objectives, and table of contents for the Official Plan will be prepared in this phase. Engagement will continue in Phase 2 through a meeting of TAT members, online engagement with the public, and ongoing Indigenous engagement. This phase will

conclude with a presentation to Council that will confirm the engagement summary, policy directions, and approach for the Official Plan.

- **Phase 3 – Draft Official Plan:** The Draft Official Plan will be prepared in this phase, which will include the preparation of the first draft Official Plan, including Schedules, Maps and Figures. A meeting with TAT members will also be held to solicit early feedback and input on the first draft. The draft Official Plan will be revised prior to the initiation of the engagement process, which would include webpage updates, a stakeholder workshop, a Statutory Public Open House, ongoing Indigenous engagement, and Council workshops/briefing sessions. A Statutory Meeting of Council on the draft Official Plan will then be held.
- **Phase 4 – Final Official Plan:** In the final phase, a comment response matrix will be prepared and finalized prior to adoption. A second draft of the Official Plan will be prepared, including Schedules, Maps and Figures. A TAT meeting will be held, and the project webpage will be updated with the Official Plan uploaded online to solicit any further comments. The Official Plan will then be updated based on additional feedback and a third version will be prepared for adoption. Indigenous communities notification letters will be sent out and an Adoption Meeting will be held. The Official Plan, including Schedules, Maps and Figures, will be finalized (fourth and final draft) based on Council Adoption directions. It will then be sent to the appropriate approval authority.

The recommended work plan in full can be found at **Appendix F**. It is the intent that the City can use this document as the Terms of Reference/ Scope of Work for the Official Plan Project on a go-forward basis. There may be opportunities for refinement upon consideration.



## 5.0 Next Steps

It is the intent that this report be provided to Council for review and endorsement of the vision and key directions/objectives for the New Official Plan; finalized terms of reference for the remaining phases of the New Official Plan; work plan; and engagement strategy to guide future phases of the New Official Plan.

# Appendix A

## Conformity Exercise



## Port Colborne New Official Plan Conformity Background Review

### Port Colborne Official Plan Conformity – High Level Review to Provincial and Regulatory Framework

Table 1 provides a high-level conformity review of the key gaps in the existing Port Colborne Official Plan (OP) against the prevailing Provincial and Regulatory Framework. The City of Port Colborne Official Plan was approved by the Ontario Municipal Board (now the Ontario Land Tribunal) on November 25, 2013. It was updated in 2017.

**Table 1: High Level Conformity Table to Provincial and Regulatory Framework**

Item	Key Gaps	What Needs to be Done in the new Port Colborne Official Plan
1.	Planning Act Compliance – Planning Act requires the City to review and update the Official Plan at least once every five years.	Official Plan last review and update in 2017. Official Plan update needed to comply with the Planning Act requirements.
2.	Requirements introduced in Bill 108: More Homes, More Choice	The Official Plan does not take into account the Bill 108 requirements. Additional policies to implement requirements of Bill 108 which include changes to the Ontario Heritage Act will need to be implemented.
3.	Requirements introduced in Bill 109: More Homes for Everyone, 2022	The Official Plan does not take into account the Bill 109 requirements. Additional policies to implement the requirements of Bill 109, which includes changes to the development approvals process application (i.e., fee refunds, site plan control delegation, ministerial powers regarding Official Plan Approvals, etc.) are needed.
4.	Requirements introduced through Bill 23: More Homes, Built Faster, 2022	The Official Plan does not take into account the Bill 23 requirements. Additional policies to implement the new timelines as set out in Bill 23 for planning approvals and the new policies for as-of-right development (i.e., two additional dwelling units, community benefit charges, etc.) are needed.
5.	PPS 2020 Conformity – Overall	The City of Port Colborne Official Plan was approved by the Ontario Municipal Board (now the Ontario Land Tribunal) on November 25, 2013 and updated in 2017. Conformity to latest PPS is needed. <b>However, see item 10.</b>
6.	PPS 2020 Conformity – Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years (Section 1.1.2)	The Official Plan has been developed to provide a comprehensive 20-year vision for the future of the municipality. It is intended that the Plan period for this document shall be from 2012 to 2031 and the Plan shall be reviewed every five years (Section 1.3). Official Plan needs to be updated to a planning horizon of 25 years.



Item	Key Gaps	What Needs to be Done in the new Port Colborne Official Plan
7.	Growth Plan 2020 Conformity – Overall	The Official Plan references the 2006 Growth Plan. Conformity to latest Growth Plan is needed. <b>However, see item 10.</b>
8.	Growth Plan Conformity – Within the GGH, this Plan provides that the applicable time horizon for land use planning is 2051.	The Official Plan has been developed to provide a comprehensive 20-year vision for the future of the municipality. It is intended that the Plan period for this document shall be from 2012 to 2031 and the Plan shall be reviewed every five years (Section 1.3). Official Plan needs to be updated to reflect the time horizon for land use planning of 2051.
9.	Niagara Official Plan, 2022 Conformity – Overall  Niagara Region’s Municipal Comprehensive Review as part of new Official Plan	The City of Port Colborne Official Plan was approved by the Ontario Municipal Board (now the Ontario Land Tribunal) on November 25, 2013. Updated 2017. Official Plan to be updated to meet conformity to Regional Official Plan. See Table 2 for details. <sup>1</sup>  Further, to reflect the Region’s municipal allocation targets for population, employment, housing, intensification and designated greenfield area, the City must undertake an OP conformity exercise.
10.	Provincial Planning Statement will be issued soon that will combine the PPS and GGH. This will likely change the planning horizons (as well as other sweeping changes based on a cursory review of the 2023 Draft PPS).	Timelines will need to consider conformity to the new Provincial Planning Statement and address other changes that may be included, as appropriate.
11.	Port Colborne Official Plan Amendments	Many amendments to the Official Plan (both for local conformity and privately initiated to facilitate development) have been made over the years. The new Official Plan can consolidate these into new mapping/schedules.
12.	Port Colborne Official Plan – New Vision for Growth	A new vision for growth is needed (to respond to current conditions and set a new vision for growth to 2051 and beyond), in accordance with the provincial planning framework and the Niagara Region Official Plan, general directions from the growth analysis strategy, and to reflect feedback received from the public (through online surveys and the open house), the TAT, and Council (through the stat meeting), as part of the City’s Official Plan Review Process.

<sup>1</sup> Implications of Bill 23: Since the Province has approved the Niagara Official Plan, the City of Port Colborne must assume the policies of the Niagara Official Plan that apply to the City of Port Colborne until the City has updated their own Official Plan.

Item	Key Gaps	What Needs to be Done in the new Port Colborne Official Plan
13.	Growth Analysis Study for Port Colborne (July 2023)	<p>The new Official Plan will need to incorporate the key recommendations of the Growth Analysis Study completed in 2023, which included:</p> <ul style="list-style-type: none"> <li>• Define and implement the City’s vision for growth.</li> <li>• Establish a robust urban hierarchy that identifies priority areas for growth and an intensification strategy through the Official Plan review process.</li> <li>• Identify policy opportunities to diversify the City’s housing stock.</li> <li>• Develop a framework for assessing compatibility of redevelopment and intensification at the periphery of identified Intensification Areas, Nodes, and Corridors and other priority areas for growth.</li> <li>• Align the employment lands planning framework with the economic development strategy.</li> </ul>
14.	City’s Housing Strategy	<p>There is also an opportunity to include key recommendations and any targets from the City’s Housing Strategy into the new Official Plan.</p>

## Port Colborne Official Plan Conformity – High Level Review of the Policies in the Niagara Region Official Plan

Table 2 provides a high-level conformity review of the key gaps in the existing Port Colborne Official Plan against the Niagara Region Official Plan (ROP) (November 2022). This review was aided by the Implementation Guidelines to Assist with Local Official Plan Conformity, as prepared by Niagara Region on July 13, 2022. As part of the new Port Colborne Official Plan, it is recommended that a comprehensive review of the existing Port Colborne Official Plan be undertaken against the policies noted in the issue/key gap column to ensure conformity to these key gaps.

**Table 2: High Level Conformity Table to Policies in Niagara Region Official Plan**

Item	Key Gaps	Next Steps for New Port Colborne Official Plan
1.	Population and employment forecasts listed in Table 2-1 are the basis for land use planning decisions to 2051 (Policy 2.1.1.1).	The Port Colborne OP has been developed to provide a comprehensive 20-year vision for the future of the municipality. It is intended that the Plan period for this document shall be from 2012 to 2031 and the Plan shall be reviewed every five years (Section 1.3). The horizon needs to be updated to 2051. Population and employment forecasts allocated by the Region are to be the focus of this OP process, however, based on feedback obtained from Council during the Growth Analysis work, consideration for a policy framework that recognizes the DC 10-year forecast and Growth Analysis buildout scenarios and allows for flexible adjustments to the forecasts at the 5-year review increment should be incorporated into the project workplan.
2.	Local Area Municipalities shall plan to accommodate the population and employment allocations in Table 2-1 in Local official plans and use the allocations to determine the location and capacity of Local infrastructure, public service facilities, and related programs and services to 2051 (Policy 2.1.1.4).	As previously noted, the horizon needs to be updated to 2051.
3.	Specific Growing Region policies <u>required</u> (intensification targets, minimum density targets, etc.): 2.2.2.4, 2.2.2.6, 2.2.2.7, 2.2.2.8,	These policies need to be included in the Port Colborne Official Plan, as noted in the Implementation Guidelines for the Local Official Plan Conformity, developed by the Region of Niagara. Most of these are already incorporated in the existing OP. For instance, settlement and strategic growth areas are delineated in the OP. However,

Item	Key Gaps	Next Steps for New Port Colborne Official Plan
	2.2.2.10, 2.2.2.23, 2.2.2.24, 2.2.3.5, 2.3.1.2, 2.3.1.3, 2.3.2.3, 2.3.2.6, 2.3.3.2.	updates are needed in accordance with the Region’s direction for these OP policies for updates to matters such as growth mapping, intensification targets and strategies, minimum density targets, residential growth policies based on housing mixes, density types, affordability, and servicing capacity.
4.	Specific Growing Region policies recommended (rural employment): 2.2.3.4, 2.3.3.1.	<p>These policies are recommended by the Region to be implemented into the Port Colborne Official Plan. Essentially these are to ensure that there are adequate lands available for rural employment within the rural settlement boundaries to satisfy long-term needs and support the rural economy.</p> <p>The Port Colborne OP does not include rural employment lands as part of the settlement area (Policy 3.12.1 a). As per Policy 3.12.1 c), “...Addition of new Rural Employment Lands shall only be considered as part of a municipally initiated comprehensive review of employment lands by Niagara Region”.</p> <p>Further, as per the Growth Analysis Review, the estimated growth from 2021 to 2051 for rural employment is 445 jobs. However, employment growth will be accommodated within existing urban areas.</p> <p>These policies in the ROP are only recommendations, therefore, it is at the municipality’s discretion of whether to include this.</p>
5.	Specific Growing Region Policies to consider (adjustments and considerations): 2.1.1.5, 2.2.2.9, 2.2.5.3, 2.3.3.3.	These policies can be considered in the Port Colborne Official Plan. These include designating lands for urban and rural settlement areas or employment areas as set out in Schedule B and G of the ROP, and encouraging the development of local housing strategies. There is also some leniency for applying different intensification targets and adjusting settlement area boundaries in accordance with Policies 2.2.2.9 and 2.2.5.4 of the ROP.
6.	Specific Sustainable Region policies <u>required</u> (natural environment including natural heritage and natural hazards): 3.1.10.7, 3.1.18.2, 3.1.23.7, 3.1.28.1, 3.1.30.1, 3.1.30.4.2, 3.1.30.4.3, 3.1.30.6.1, 3.1.30.7.1, 3.1.30.7.2, 3.1.31.3, 3.1.33.1, 3.1.33.2,	These policies need to be included in the Port Colborne Official Plan, as noted in the Implementation Guidelines for the local official plan conformity, developed by the Region of Niagara. These policies are for protection of the natural environment. These are currently set out in Section 4 of the OP. These should be reviewed against the ROP policies to ensure conformity. The mapping and policies of the natural environment system, as noted in the ROP should be confirmed and incorporated into

Item	Key Gaps	Next Steps for New Port Colborne Official Plan
	3.1.33.4.3, 3.2.2.5, 3.2.2.8, 3.2.3.1, 3.2.3.4, 3.5.1.10, 3.7.1.4.	the new OP. There are also policies for subwatershed plans and studies that should be examined and included, where appropriate.
7.	Specific Sustainable Region policies <u>required</u> that are specific to Port Colborne: 3.3.2.1, 3.3.2.3, 3.3.2.4, 3.3.2.5, 3.3.2.6, 3.3.2.7 (Intake Protection Zones)	The Official Plan needs to include policies noted for Intake Protection Zones 1 and 2, which are shown in Schedule E of the ROP. A cursory review shows that Schedule H of the OP includes the IPZs in Schedule E of the ROP. Need to ensure the OP is consistent with policies noted in the ROP.
8.	Specific Sustainable Region policies recommended: 3.1.30.7.3, 3.5.2.3	These policies are recommended by the Region to be implemented into the Port Colborne Official Plan. These include policies for how to manage minimum buffers with the local zoning by-law as an implementation tool and the encouragement of public charging infrastructure for electric vehicles.
9.	Specific Sustainable Region policies to consider: 3.1.9.10.3, 3.1.10.2, 3.1.10.10, 3.1.24.3, 3.1.28.2, 3.1.28.3, 3.1.29.2, 3.1.30.3.5, 3.1.30.6.2, 3.1.31.2, 3.1.32.1, 3.1.33.5, 3.3.2.2, 3.5.1.11, 3.7.1.5	<p>These policies can be considered in the Port Colborne Official Plan. These include policies related to the Conservation Authority requirements, facilitating the establishment of development conditions and monitoring programs for natural heritage as part of the development approval process, site plan approval on all lots within key hydrological areas where individual on-site sewage services are provided, identifying potential wildfire risk on a map, policies for planting native species and avoiding invasive species, policies for obtaining lands with natural heritage attributes through the development review process, etc.</p> <p>Policy 3.3.2.2 is specific to Port Colborne and relates to Intake Protection Zone 1 and 2 and a Section 59 notice from the Risk Management Official.</p>
10.	Specific Competitive Region policies <u>required</u> : 4.1.2.1, 4.1.3.3, 4.1.3.4, 4.1.3.5, 4.1.4.2, 4.1.5.1, 4.1.6.1, 4.1.8.3, 4.1.10.1, 4.1.10.2, 4.2.1.8, 4.2.1.9, 4.2.1.10, 4.2.1.12, 4.2.5.3, 4.2.6.2, 4.2.6.8, 4.2.7.2, 4.2.9.2, 4.2.9.3, 4.3.1.3, 4.3.2.2, 4.3.2.6, 4.4.1.3	<p>These policies need to be included in the Port Colborne Official Plan, as noted in the Implementation Guidelines for the local official plan conformity, developed by the Region of Niagara. These include policies related to prime agricultural lands and specialty crop areas and how they are managed and protected. In the Port Colborne OP, the areas identified on Schedule A as Agriculture are Prime Agricultural Areas. The policies in Section 3.5 of the OP shall be reviewed against the ROP policies noted to ensure consistency.</p> <p>Further, the OP shall map employment areas shown on Schedule G in the ROP (as per Policy 4.2.1.8). Schedule A (City Wide Land Uses) of the OP will need to be reviewed against Schedule G of the ROP as the designations differ. Port Colborne shall also</p>

Item	Key Gaps	Next Steps for New Port Colborne Official Plan
		<p>plan for existing employment areas to achieve the minimum density targets to 2051 as identified in the ROP (Policy 4.2.1.9). There are other employment policies noted that deal with density targets, land use compatibility for employment areas and non-employment areas, airport planning, prioritization of servicing employment lands with municipal water and wastewater, among others. These should also be reviewed against the existing OP for conformity.</p> <p>Resource operations policies in the 4.3 and 4.4 sections of the policies, noted should also be reviewed against the Port Colborne OP for conformity to the ROP.</p>
11.	Specific Competitive Region policies recommended: 4.2.4.9, 4.2.7.1	<p>These policies are recommended by the Region to be implemented into the Port Colborne Official Plan. These relate to encouraging intensification on designated employment lands through zoning and economic initiatives noted in policy 4.2.4.9 and supporting rural employment within rural settlements as noted in policy 4.2.7.1.</p> <p>As noted previously, the Port Colborne OP does not include rural employment lands as part of the settlement area (Policy 3.12.1 a). As per Policy 3.12.1 c), "...Addition of new Rural Employment Lands shall only be considered as part of a municipally initiated comprehensive review of employment lands by Niagara Region". Policy 4.2.7.1 of the ROP is a recommendation. Therefore, it is at the municipality's discretion of whether to include this.</p>
12.	Specific Competitive Region policies to consider: 4.1.1.5, 4.1.5.2, 4.1.7.10, 4.2.1.15, 4.2.5.2	<p>These policies can be considered in the Port Colborne Official Plan. These deal with removal of topsoil on agricultural and rural lands, allowing severance of surplus residences to a farming operation under certain circumstances, using site plan control to regulate agriculture-related uses and on-farm diversified use site design, support employment development and redevelopment serviced through sustainable private services, and containing criteria for employment land redevelopment to non-employment uses outside of an employment area.</p> <p>Port Colborne can review these for inclusion in the new OP.</p>
13.	Employment Area Mapping (Section 4.2.1.8)	Port Colborne should review and incorporate the employment area mapping and policies in Section 4.2.1.8 and Schedule G of the ROP.

Item	Key Gaps	Next Steps for New Port Colborne Official Plan
14.	Aggregate Mapping (Section 4.3)	Port Colborne should review and incorporate the aggregate mapping and policies in Section 4.3 of the ROP.
15.	Specific Connected Region policies <u>required</u> : 5.1.1.4, 5.1.2.3, 5.1.2.5, 5.1.3.1, 5.1.4.2, 5.1.4.5, 5.1.6.1, 5.1.6.4, 5.2.1.3, 5.2.1.5, 5.2.1.9, 5.2.1.10, 5.2.1.18, 5.2.1.19, 5.2.2.2, 5.2.2.3, 5.2.2.4, 5.2.2.7, 5.2.2.8, 5.2.2.9, 5.2.2.10, 5.2.2.13, 5.2.3.1, 5.2.3.3, 5.2.4.5, 5.2.4.9, 5.2.4.10, 5.2.4.11, 5.2.4.12, 5.2.4.16, 5.2.5.3, 5.2.5.4, 5.2.5.5, 5.2.6.4, 5.2.6.5, 5.2.7.3, 5.2.7.4, 5.2.8.4, 5.2.8.5 , 5.3.1.5	<p>These policies need to be included in the Port Colborne Official Plan, as noted in the Implementation Guidelines for the local official plan conformity, developed by the Region of Niagara. These include policies for active transportation, the transportation system, complete streets, major goods movement facilities and corridors, infrastructure planning, servicing, contaminated sites, waste disposal sites, green infrastructure and renewable energy, and parkland dedication.</p> <p>Of note, municipal water and wastewater systems/services are the required form of servicing for development in urban areas (Policy 5.2.2.2).</p> <p>The policies in Section 8 (Servicing and Stormwater Management), Section 9 (Transportation and Public Utilities), Section 10 (Mineral Aggregate and Petroleum Resources) in the Port Colborne OP should be reviewed against these policies in the ROP for conformity. Section 11.5 on Parkland Acquisition and Dedication should also be reviewed. Many of these policies may already exist and would just need to be tweaked accordingly. Other policies are held at the regional level to ensure that the appropriate regional stakeholders are consulted.</p>
16.	Specific Connected Region policies recommended: 5.1.4.3, 5.2.1.2, 5.2.1.12, 5.2.1.13, 5.2.4.4, 5.3.1.6.	<p>These policies are recommended by the Region to be implemented into the Port Colborne Official Plan. These include policies for sustainable infrastructure and related facilities, safe and efficient waste collection, and improvements to public access to shorelines.</p> <p>Of particular note is Policy 5.1.4.3 of the ROP, which notes, “In the absence of Local complete streets guidelines or equivalent, Local Area Municipalities should refer to the Region’s Complete Streets Design Manual and Guidelines for the design, refurbishment or reconstruction of their existing and planned Local street network.”</p>
17.	Specific Connected Region policies to consider: 5.1.3.4, 5.2.6.2, 5.3.1.4, 5.3.1.7.	These policies can be considered in the Port Colborne Official Plan. These include policies pertaining to bicycle infrastructure, joint use of rights-of-way and corridors, further development of the Niagara Escarpment Parks and Open Space System through acquiring and dedicating lands, park/trail master planning and other parks

Item	Key Gaps	Next Steps for New Port Colborne Official Plan
		and open space considerations like climate change impacts, open space systems within settlement areas and the reuse of abandoned rail facilities and utility corridors for trail development.
18.	Specific Vibrant Region policies <u>required</u> : 6.1.1.5, 6.1.1.6, 6.1.4.1, 6.1.4.5 , 6.1.4.6, 6.1.4.12, 6.1.4.13, 6.2.1.1, 6.2.1.2, 6.2.1.3, 6.2.1.4, 6.2.1.5, 6.2.1.7, 6.2.3.4, 6.4.1.2, 6.4.2.1, 6.4.2.2, 6.4.2.4, 6.4.2.5, 6.4.2.6, 6.4.2.7, 6.4.2.8, 6.4.2.9, 6.5.1.1, 6.5.1.3.	<p>These policies need to be included in the Port Colborne Official Plan, as noted in the Implementation Guidelines for the local official plan conformity, by the Region of Niagara. These policies pertain to district plans, secondary plans, and some broad policies pertaining to innovation and collaboration, pedestrian orientation/mixed use and public gathering spots for areas strategically identified for intensification, the promotion of revitalization and redevelopment of downtowns and community cores, public realm enhancement, urban design direction/guidance for secondary plans, archaeological assessments, First Nations and Indigenous communities engagement, and cultural heritage value.</p> <p>The Port Colborne OP currently has policies addressing many of these aspects. These should be reviewed against the ROP policies to ensure conformity. There are some areas where Port Colborne will need to add policies (i.e. First Nation and Indigenous communities engagement and cultural heritage value) to address conformity.</p> <p>Further, of note, an MOU between the Region and local municipalities will address the process for archaeological information necessary for an Archaeological Management Plan (Policy 6.4.1.2).</p>
19.	Specific Vibrant Region policies recommended: 6.1.4.3, 6.1.4.14, 6.2.2.3, 6.2.2.5, 6.2.2.6, 6.3.1.3, 6.5.2.5	<p>These policies are recommended by the Region to be implemented into the Port Colborne Official Plan. This includes policies for secondary plan preparation requirements for large scale development in existing designated greenfield areas and built-up areas undergoing major change, the design of road networks in proximity to public transit, burial of overhead utilities, co-location of utilities underground, opportunities for enhancement or replacement of utilities.</p> <p>Policy 6.5.2.5 of the ROP applies to Port Colborne and notes that the OP should provide policy direction for the Welland Canal Cultural Heritage Landscape.</p>

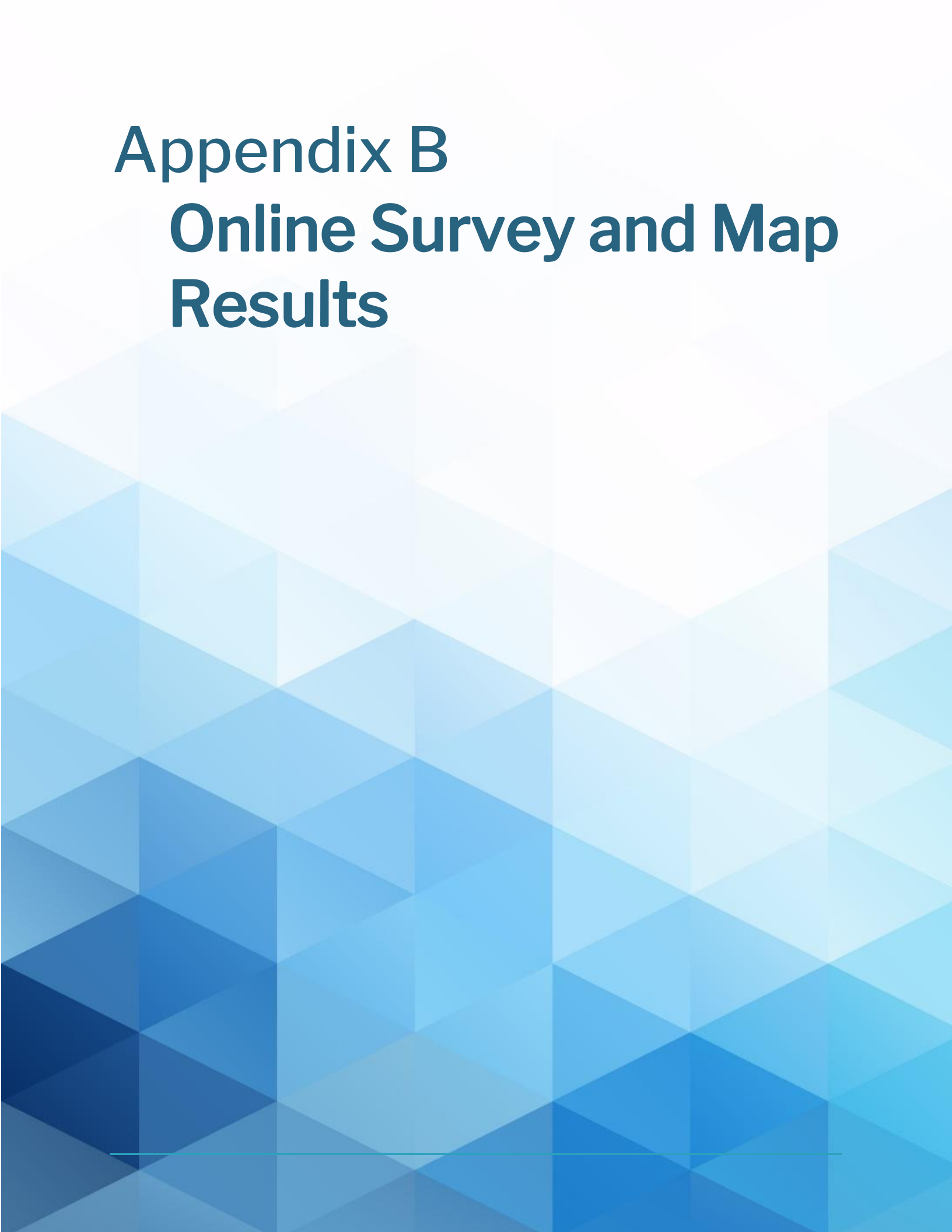


Item	Key Gaps	Next Steps for New Port Colborne Official Plan
20.	Specific Vibrant Region policies to consider: 6.4.2.10, 6.5.1.2, 6.5.1.4, 6.5.1.7, 6.5.2.2, 6.5.2.3	These policies can be considered in the Port Colborne Official Plan. These include policies to support conservation of archaeological resources, designating properties of cultural value or interest, cultural master plans, heritage impact assessments, refining the boundaries of the Welland Canal Cultural Heritage Landscape in the OP, and designating properties of cultural heritage value or interest within the Welland Canal Cultural Heritage Landscape for conservation under the Ontario Heritage Act and use other available tools to support conservation, as appropriate.
21.	Specific Implementation policies <u>required</u> : 7.4.1.1, 7.4.1.2, 7.4.1.3, 7.4.1.4, 7.4.1.5, 7.4.1.7, 7.5.5.4, 7.11.1.3, 7.11.1.4, 7.12.2.1, 7.12.2.2	<p>These policies need to be included in the Port Colborne Official Plan, as noted in the Implementation Guidelines for the local official plan conformity, developed by the Region of Niagara. Policy 7.4.1.1 notes that local official plans shall be prepared and/or updated to conform to this Plan <u>within one year</u> of the approval of this Plan.</p> <p>Policy 7.4.1.2 notes that the local official plans shall be updated to bring them into conformity with this Plan, the Planning Act, Provincial Policy Statements, Growth Plan, Greenbelt Plan and any other applicable provincial policy and plans.</p> <p>The remaining policies provide direction on what and how the local municipality will meet the intent and requirements of the ROP in the new OP. These policies should be reviewed in detail to avoid any potential delays at the Regional level. Further, Section 11 (Implementation) of the Port Colborne OP must be reviewed against the ROP policies noted for conformity.</p>
22.	Specific Implementation policies recommended: 7.7.1.2	It is recommended that the local municipality establish and implement phasing policies that ensure: a) the intensification and density targets in the ROP are achieved prior to or concurrent with new development within designated greenfield areas; and b) the orderly progression of development of designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.
23.	Specific Implementation policies to consider: 7.5.3.4, 7.5.3.6, 7.5.4.1, 7.7.1.3, 7.11.1.7	These policies can be considered in the Port Colborne Official Plan. These include policies related to planning permissions in special circumstances, general implementation measures to support the objectives and policies in the ROP (i.e., zoning by-law provisions to regulate size, density and height, holding provisions, community improvement plans, strategic plans, etc.), phasing strategies, and

Item	Key Gaps	Next Steps for New Port Colborne Official Plan
		consultation/engagement protocols between local municipalities and individual First Nations and Indigenous communities.

# Appendix B

## Online Survey and Map Results

The background of the page is an abstract geometric pattern composed of numerous overlapping triangles in various shades of blue, ranging from light sky blue to a deep navy blue. The triangles are arranged in a way that creates a sense of depth and movement, with some appearing to recede into the distance while others come forward. The overall effect is a modern, clean, and professional aesthetic.

Map your feedback		
Marker Details		Your Comment
Address	Category	
537 Barrick Road, Port Colborne, Ontario L3K 4C1, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125685">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125685</a>	Areas we should grow housing	This seems like good, flat land that is well positioned.
78 Lakeshore Road West, Port Colborne, Ontario L3K 2S3, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125686">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125686</a>	Areas we should grow retail and commercial	Already has some infrastructure, missed opportunity.
1 Marina Drive, Port Colborne, Ontario L3K 6C6, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125687">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125687</a>	Areas we should grow retail and commercial	The lake offers so much and needs to be more welcoming to residents and visitors alike.
725 Main Street West, Port Colborne, Ontario L3K 5V4, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125688">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125688</a>	Areas we should grow housing	Great place for more homes, apartment buildings during a housing shortage
725 Main Street West, Port Colborne, Ontario L3K 5V4, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125689">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125689</a>	Areas we should grow retail and commercial	Good place for more stores as well
Young Automotive Professionals, 658 Main Street West, Port Colborne, Ontario L3K 5V4, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125690">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125690</a>	Areas we should grow housing	Good spot for an apartment building
12 Townline Road, Port Colborne, Ontario L3K 5V4, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125691">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125691</a>	Areas we should grow housing	More homes, townhouses, stacked townhouses
421 Killaly Street West, Port Colborne, Ontario L3K 5V4, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125693">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125693</a>	Areas we should grow housing	More Homes, Apartments
395 Elm Street, Port Colborne, Ontario L3K 4P3, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125694">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125694</a>	Areas we should grow housing	Infill with Apartment Building
121 Lakeshore Road West, Port Colborne, Ontario L3K 2S3, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125695">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125695</a>	Areas we should grow housing	Great place for Condos instead of current wasted land
78 Lakeshore Road West, Port Colborne, Ontario L3K 2S3, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125696">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125696</a>	Areas we should grow housing	Condos
442 Elizabeth Street, Port Colborne, Ontario L3K 5W3, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125697">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125697</a>	Areas we should grow housing	Subdivision

463 Killaly Street East, Port Colborne, Ontario L3K 1P8, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125698">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125698</a>	Areas we should grow housing	Subdivision
543 Main Street East, Port Colborne, Ontario L3K 5V3, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125699">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125699</a>	Areas we should grow housing	Subdivision
530 Killaly Street East, Port Colborne, Ontario L3K 1P5, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125700">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125700</a>	Areas we should grow housing	Subdivision
442 Killaly Street East, Port Colborne, Ontario L3K 1P5, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125701">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125701</a>	Areas we should grow retail and commercial	Grocery store and other retail
758 Killaly Street East, Port Colborne, Ontario L3K 5V3, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125702">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125702</a>	Areas we should grow housing	Subdivision
806 Killaly Street East, Port Colborne, Ontario L3K 5V3, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125704">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125704</a>	Areas we should grow retail and commercial	Some retail along with homes
512 Bell Street, Port Colborne, Ontario L3K 1K7, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125705">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125705</a>	Areas we should grow housing	Subdivision
Reuter Road, Port Colborne, Ontario L3K 1H4, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125706">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125706</a>	Areas we should grow industry	More Industrial
5 John Street, Port Colborne, Ontario L3K 2G5, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125707">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125707</a>	Areas we should grow housing	Apartment Buildings/Homes
3 Killaly Street West, Port Colborne, Ontario L3K 6H1, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125708">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125708</a>	Areas we should grow housing	Condos or Apartments
250 Lancaster Drive, Port Colborne, Ontario L3K 0B2, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125709">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125709</a>	Areas we should grow housing	Subdivision
Cement Road, Port Colborne, Ontario L3K 5V4, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125710">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125710</a>	Areas we should grow housing	Subdivision
2 Marina Drive, Port Colborne, Ontario L3K 6C6, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125711">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125711</a>	Areas we should grow housing	Condos or Apartments
14 King Street, Port Colborne, Ontario L3K 4E5, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125712">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125712</a>	Areas we should grow housing	Condos or Apartments

19 King Street, Port Colborne, Ontario L3K 4E5, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125713">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125713</a>	Areas we should grow housing	Low Rise housing
55 Fares Street, Port Colborne, Ontario L3K 1A4, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125714">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125714</a>	Areas we should grow housing	Great place for apartment building
485 Northland Avenue, Port Colborne, Ontario L3K 4B3, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125715">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125715</a>	Areas we should grow housing	Townhouse subdivision or Apartments
135 Coronation Drive North, Port Colborne, Ontario L3K 3Z5, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125716">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125716</a>	Areas we should grow housing	Town Houses
250 West Side Road, Port Colborne, Ontario L3K 5K9, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125717">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125717</a>	Areas we should grow housing	Some type of Apartments
315 West Side Road, Port Colborne, Ontario L3K 5L4, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125718">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125718</a>	Areas we should grow housing	Subdivision
469 Barrick Road, Port Colborne, Ontario L3K 4B8, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125719">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125719</a>	Areas we should grow housing	Townhouses or Low Rise Apartments
262 Barrick Road, Port Colborne, Ontario L3K 4B5, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125720">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125720</a>	Areas we should grow housing	Subdivision
189 Barrick Road, Port Colborne, Ontario L3K 5Z5, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125721">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125721</a>	Areas we should grow industry	Industrial
1089 Elm Street, Port Colborne, Ontario L3K 5V5, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125722">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125722</a>	Areas we should grow industry	Industrial
185 Barrick Road, Port Colborne, Ontario L3K 4B4, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125723">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125723</a>	Areas we should grow industry	Industrial brings jobs
2590 Ramey Road, Port Colborne, Ontario L3K 5V5, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125724">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125724</a>	Areas we should grow industry	Industrial
427 Main Street East, Port Colborne, Ontario L3K 5V3, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125725">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125725</a>	Areas we should grow retail and commercial	commercial/retail
Highway 3 East, Port Colborne, Ontario L3K 5V3, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125726">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125726</a>	Other ideas and suggestions	Hotel

Highway 3, Port Colborne, Ontario L3K 5V3, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125727">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125727</a>	Areas we should grow retail and commercial	Industrial or Commercial
548 Main Street East, Port Colborne, Ontario L3K 5V3, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125728">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125728</a>	Areas we should grow industry	Industrial or Commercial
281 Chippawa Road, Port Colborne, Ontario L3K 1T8, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125729">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125729</a>	Areas we should grow housing	Housing
10 Hubbard Drive, Port Colborne, Ontario L3K 4C2, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125730">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125730</a>	Areas we should grow housing	Housing
Snider Road, Port Colborne, Ontario L3K 5V3, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125731">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125731</a>	Areas we should grow housing	Subdivision
Snider Road, Port Colborne, Ontario L3K 5V3, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125732">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125732</a>	Areas we should grow housing	Subdivision
56 James Avenue, Port Colborne, Ontario L3K 2E1, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125733">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125733</a>	Areas we should grow housing	Housing
300 Killaly Street East, Port Colborne, Ontario L3K 1N9, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125734">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125734</a>	Areas we should grow housing	Apartment building
218 Elizabeth Street, Port Colborne, Ontario L3K 2C3, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125735">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125735</a>	Areas we should grow housing	Subdivision
1 King Street, Port Colborne, Ontario L3K 4E6, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125736">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125736</a>	Areas we should grow industry	Industrial
170 Welland Street, Port Colborne, Ontario L3K 1V2, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125737">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125737</a>	Areas we should grow industry	Industrial or Commercial
231 Welland Street, Port Colborne, Ontario L3K 1V4, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125738">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125738</a>	Areas we should grow housing	Apartments
80 Nickel Street, Port Colborne, Ontario L3K 1B4, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125739">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125739</a>	Areas we should grow housing	Stacked Townhouses
55 Fares Street, Port Colborne, Ontario L3K 1A4, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125740">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125740</a>	Areas we should grow housing	Condos

59 Omer Avenue, Port Colborne, Ontario L3K 3Y4, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125741">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125741</a>	Areas we should grow housing	More Townhouses
1026 Elm Street, Port Colborne, Ontario L3K 5V5, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125742">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125742</a>	Areas we should grow industry	Industrial
110 Parkside Dr, Port Colborne, Ontario L3K 6E8, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125743">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125743</a>	Areas we should grow housing	Subdivision
33 Meadowlark Drive, Port Colborne, Ontario L3K 6E3, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125744">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125744</a>	Areas we should grow housing	Subdivision
9 Springside Drive, Port Colborne, Ontario L3K 6G1, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125745">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125745</a>	Areas we should grow housing	Apartment Building
Stonebridge Drive, Port Colborne, Ontario L3K 5V5, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125747">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125747</a>	Areas we should grow industry	Industrial
64 Stonebridge Drive, Port Colborne, Ontario L3K 5V5, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125748">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125748</a>	Areas we should grow industry	Industrial
60 Invertose Drive, Port Colborne, Ontario L3K 5V5, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125749">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125749</a>	Areas we should grow industry	Industrial
60 Invertose Drive, Port Colborne, Ontario L3K 5V5, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125750">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125750</a>	Areas we should grow industry	Industrial
28 Invertose Drive, Port Colborne, Ontario L3K 5V5, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125751">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125751</a>	Areas we should grow industry	Industrial
1170 Kleinsmith Road, Port Colborne, Ontario L3K 5V5, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125752">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125752</a>	Areas we should grow industry	Industrial
Seaway Service Road, Port Colborne, Ontario L3K 5V5, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125753">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125753</a>	Areas we should grow industry	Industrial
617 Forkes Road, Port Colborne, Ontario L3K 5V5, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125754">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125754</a>	Areas we should grow industry	Industrial
3947 Snider Road, Port Colborne, Ontario L3K 5V5, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125755">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125755</a>	Areas we should grow industry	Industrial



3266 Snider Road, Port Colborne, Ontario L3K 5V5, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125756">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125756</a>	Areas we should grow industry	Industrial
Ramey Road, Port Colborne, Ontario L3K 5V5, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125757">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125757</a>	Areas we should grow industry	Industrial
Highway 140, Port Colborne, Ontario L3K 5V5, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125758">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125758</a>	Areas we should grow housing	Subdivision
611 Main Street West, Port Colborne, Ontario L3K 5V4, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125759">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125759</a>	Areas we should grow housing	Subdivision
599 Main Street West, Port Colborne, Ontario L3K 5Y9, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125760">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125760</a>	Areas we should grow retail and commercial	Commercial / Retail
Minor Road, Port Colborne, Ontario L3K 5V4, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125761">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125761</a>	Areas we should grow housing	Subdivision
40 Townline Road, Port Colborne, Ontario L3K 5V4, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125762">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125762</a>	Areas we should grow housing	Subdivision
81 Merritt Parkway North, Port Colborne, Ontario L3K 3X9, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125763">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125763</a>	Areas we should grow housing	Subdivision
360 Elgin Street, Port Colborne, Ontario L3K 6G9, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125764">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125764</a>	Areas we should grow housing	Subdivision
90 Fraser Street, Port Colborne, Ontario L3K 1E4, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125768">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125768</a>	Areas we should grow housing	Infill Apartments
Welland Street, Port Colborne, Ontario L3K 1V2, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125770">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125770</a>	Areas we should grow housing	Infill with Apartments or Townhomes
755 Chippawa Road, Port Colborne, Ontario L3K 5V5, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125772">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125772</a>	Areas we should grow housing	Subdivision
316 Second Concession Road, Port Colborne, Ontario L3K 5V5, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125773">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125773</a>	Areas we should grow housing	Subdivision
3224 Elm Street, Port Colborne, Ontario L3K 5V5, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125775">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125775</a>	Areas we should grow housing	Subdivision

3772 Elm Street, Port Colborne, Ontario L3K 5V5, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125777">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125777</a>	Areas we should grow housing	Subdivision
3820 Nugent Road, Port Colborne, Ontario L3K 5V5, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125778">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125778</a>	Areas we should grow industry	industrial
304 Killaly Street West, Port Colborne, Ontario L3K 6A6, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125781">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125781</a>	Areas we should grow housing	Subdivision, Town homes, or Apartments
1045 Steele Street, Port Colborne, Ontario L3K 5A3, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125783">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125783</a>	Areas we should grow housing	Subdivision
484 Barrick Road, Port Colborne, Ontario L3K 4B7, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125784">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125784</a>	Areas we should grow housing	Subdivision
553 Barrick Road, Port Colborne, Ontario L3K 4C1, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125785">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125785</a>	Areas we should grow housing	Subdivision
54 George Street, Port Colborne, Ontario L3K 3S4, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125787">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125787</a>	Areas we should grow housing	Stacked towns
700 Elm Street, Port Colborne, Ontario L3K 4R1, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125788">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125788</a>	Areas we should grow housing	Subdivision
690 Elm Street, Port Colborne, Ontario L3K 4R1, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125789">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125789</a>	Areas we should grow housing	Apartment Building
16 Park Street, Port Colborne, Ontario L3K 3H9, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125790">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125790</a>	Areas we should grow housing	Some type of homes
47 Princess Street, Port Colborne, Ontario L3K 3J3, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125791">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125791</a>	Areas we should grow housing	Apartment Building
927 Killaly Street West, Port Colborne, Ontario L3K 5V4, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125793">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125793</a>	Areas we should grow retail and commercial	Commercial/Residential
676 Main Street West, Port Colborne, Ontario L3K 5V4, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125794">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125794</a>	Areas we should grow housing	Apartment Building
57 Wellington Street, Port Colborne, Ontario L3K 2J6, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125801">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125801</a>	Areas we should preserve green spaces	Preserved green space

121 Lakeshore Road West, Port Colborne, Ontario L3K 2S3, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125802">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125802</a>	Areas we should preserve green spaces	Public Park
76 Lakeshore Road West, Port Colborne, Ontario L3K 2S3, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125803">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125803</a>	Areas we should preserve green spaces	Public waterfront naturalization park
680 Main Street West, Port Colborne, Ontario L3K 5V4, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125804">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125804</a>	Areas we should preserve green spaces	Public trails and wetlands
Northland Avenue, Port Colborne, Ontario L3K 4B2, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125805">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125805</a>	Areas we should preserve green spaces	Public green space and trails
3 Killaly Street West, Port Colborne, Ontario L3K 6H1, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125806">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125806</a>	Areas we should preserve green spaces	Preserve natural wedge with limited trail access to old canal
57 Wellington Street, Port Colborne, Ontario L3K 2J6, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125807">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125807</a>	Areas we should preserve green spaces	Preserve forest and wetland
1 King Street, Port Colborne, Ontario L3K 4E6, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125808">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125808</a>	Areas we should preserve green spaces	Naturalization of the other side of the bay leading to Nickel Beach to bring the whole area into a publicly accessible and walkable green space.
260 Sugarloaf Street, Port Colborne, Ontario L3K 2N7, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125809">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125809</a>	Other ideas and suggestions	For the population to increase, there will be greater need for local urgent medical services. This is currently trending in the opposite direction.
401 Weir Road, Port Colborne, Ontario L3K 2L2, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125810">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125810</a>	Areas we should preserve green spaces	Preserve this unique green space with connection to the old canal.
Sherwood Forest Lane, Port Colborne, Ontario L3K 4R8, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125811">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125811</a>	Areas we should preserve green spaces	Keep and expand this unique trail system beside the old canal.
216 Elizabeth Street, Port Colborne, Ontario L3K 2C3, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125812">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125812</a>	Areas we should preserve green spaces	Preserve forest which has an existing casual trail to the Vale recreation fields.
1 King Street, Port Colborne, Ontario L3K 4E6, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125813">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125813</a>	Areas we should preserve green spaces	Reduce industry along the lakefront. Naturalize and connect this area with Nickel Beach park land.
Reuter Road, Port Colborne, Ontario L3K 1H4, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125814">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125814</a>	Areas we should preserve green spaces	Don't remove existing forested green space for industry or otherwise.
Durham Street, Port Colborne, Ontario L3K 1C9, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125815">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125815</a>	Areas we should preserve green spaces	Preserve and foster green space and access to Friendship Trail

103 Rodney Street, Port Colborne, Ontario L3K 1A4, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125830">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125830</a>	Other ideas and suggestions	This small fenced area should be a dog park in the neighbourhood. Why is the dog park so far on the outskirts of town? What if you don't drive? There should be one small dog park in each neighbourhood quadrant like it's done in Alberta.
650 Main Street West, Port Colborne, Ontario L3K 5V4, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125880">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125880</a>	Other ideas and suggestions	A developer has already tried to get approval for a project (6 storey 95 unit) 179 units per hectare - almost 3 times the City of Port Colborne density targets (70-100. units per hectare) . .Disregarding the surrounding neighborhoods residential single family homes. Planning department approved. \$90 plus million building with an experiment ingress off of Main Street West if fails resulting in a cut through traffic onto West Port Gardens Community. Legally 95 units could support 200 plus.
1 King Street, Port Colborne, Ontario L3K 4E6, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125940">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125940</a>	Areas we should preserve green spaces	Create more green space along waterfront and connect to Nickel beach
484 Barrick Road, Port Colborne, Ontario L3K 4B7, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125950">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125950</a>	Areas we should grow housing	This is a great location for some apartment buildings. High capacity roadway nearby as well as areas for shopping that are within walking distance.
H.H. Knoll Lakeview Park, 256-258 Sugarloaf St, Port Colborne, Ontario L3K 6C6, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125951">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125951</a>	Areas we should preserve green spaces	Great greenspace which should remain preserved.
491 Barrick Road, Port Colborne, Ontario L3K 4B8, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125952">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125952</a>	Other ideas and suggestions	Traffic light would be helpful at Barrick Rd + Hwy 58 due to increasing traffic. It is difficult to make left turns onto the roadway from both sides of Barrick Rd. If there is increased housing in this area it will be needed more. Sidewalks on both sides of Barrick (especially the East side) would be very useful here.
1693 Minor Road, Port Colborne, Ontario L3K 5V4, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125953">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125953</a>	Areas we should grow housing	Great area to have future housing as it is near a high capacity roadway and near plenty of shopping areas.
189 Chippawa Road, Port Colborne, Ontario L3K 1T8, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125954">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125954</a>	Areas we should grow housing	Housing would be great here as it is near two major roadways to get in and out of town. It is also near the Vale centre and several businesses along main street.
268 West Side Road, Port Colborne, Ontario L3K 5K9, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125956">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125956</a>	Areas we should grow housing	High density housing would be good here as it is near a high capacity roadway and within a walkable distance to businesses visited frequently.
312 Killaly Street West, Port Colborne, Ontario L3K 6A6, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125957">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125957</a>	Areas we should grow retail and commercial	A good area for some new businesses to develop (along Killaly) with housing in the lands to the south.
360 Elgin Street, Port Colborne, Ontario L3K 6G9, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125958">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125958</a>	Areas we should grow housing	A good spot for additional housing. Existing bike lanes on Killaly will make it easy for future residents to get to downtown by bike.
185 Barrick Road, Port Colborne, Ontario L3K 5Z5, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125959">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125959</a>	Areas we should grow industry	Future industry
439 Main Street East, Port Colborne, Ontario L3K 5V3, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125960">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125960</a>	Areas we should grow housing	Mixed housing (apartments, town houses, and condos). Nearby Vale centre and schooling.
692 Elm Street, Port Colborne, Ontario L3K 4R1, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125961">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125961</a>	Areas we should grow housing	Good spot for a condo - nearby a walkable main street, and plenty of businesses nearby.

355 King Street, Port Colborne, Ontario L3K 4H2, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125962">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125962</a>	Other ideas and suggestions	Always plenty of bikes on this corridor headed downtown. Would be great to have some (protected?) bike lanes here that link up to the bike lanes on Killaly Street.
348 Sugarloaf Street, Port Colborne, Ontario L3K 2P3, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125963">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125963</a>	Other ideas and suggestions	Plenty of bikes use this roadway to get to the park, downtown, and out towards Wainfleet. Bike lanes would be beneficial here.
664 Main Street West, Port Colborne, Ontario L3K 5V4, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125966">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125966</a>	Areas we should grow housing	Mixed housing (high and low density). nearby two major arterial roads and near several existing businesses.
2264 Barber Drive, Port Colborne, Ontario L3K 5V5, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125967">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125967</a>	Areas we should grow housing	High density housing would be good here. Similar to how Welland has developed it's waterfront along Prince Charles and Lincoln/Ontario streets. Nearby traffic lights at Concession2 & Hwy 140, and Hwy 3 & Barber Dr/Welland St can accommodate any increased traffic.
Barrick Road, Port Colborne, Ontario L3K 4B4, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125994">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125994</a>	Areas we should preserve green spaces	People need a place to ride their off road vehicles. Some people still enjoy using their gas powered toys and with all the new developments these places are becoming harder to find or get to. By taking these places away we are seeing more and more off road vehicles in neighborhoods trying to get from one place to another. Give us some places to ride legally please.
Barrick Road, Port Colborne, Ontario L3K 4B4, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125995">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-125995</a>	Other ideas and suggestions	A paved trail from Barrick joining the paved trail through Robin hood would be nice for bicycles and walkers to use coming from Barrick road
664 Main Street West, Port Colborne, Ontario L3K 5V4, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-126130">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-126130</a>	Areas we should grow retail and commercial	This area should remain highway commercial. All existing businesses are highway commercial. Limited amount of land left with this zoning distinction. After all you are not permitted to build a drive through restaurants in a residential zoned area. This area is non-residential non-pedestrian and should be preserved for motel / hotel housing for tourism.
1607 Snider Road, Port Colborne, Ontario L3K 5V3, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-126137">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-126137</a>	Areas we should preserve green spaces	Continue to plan and commit to make quarry space naturalized/pond area when finished. Consider how this future plan can be built into the plan for the city. Possible Rec and Leisure space in the future.
189 Chippawa Road, Port Colborne, Ontario L3K 1T8, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-126144">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-126144</a>	Areas we should preserve green spaces	Leave green space, and develop housing around green space. Consider agricultural spaces along the highway to the east instead. Valuable, sustainable, and enjoyable neighborhoods and housing have safe spaces to live, and green spaces to explore.
Babion Road, Port Colborne, Ontario L3K 5V5, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-126145">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-126145</a>	Areas we should preserve green spaces	With the expansion of the quarry pit 3, is there a way to begin to restore pit 1/2 if the rock refinements moving to pit 3. Consider the following example of a quarry developed into a recreation location in Waterloo. Highly successful, and PCQ as already committed to filling the old quarries with water. <a href="https://www.grandriver.ca/en/outdoor-recreation/Snyders-Flats.aspx#gsc.tab=0">https://www.grandriver.ca/en/outdoor-recreation/Snyders-Flats.aspx#gsc.tab=0</a>
1559 Snider Road, Port Colborne, Ontario L3K 5V3, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-126146">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-126146</a>	Areas we should grow industry	With the space to have a natural pond once quarry is finished, this space would be perfect for housing and residences along the road as well as industry/ retail.
1559 Snider Road, Port Colborne, Ontario L3K 5V3, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-126147">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-126147</a>	Areas we should grow housing	With the space to have a natural pond once quarry is finished, this space would be perfect for housing and residences along the road as well as industry/ retail.
650 Main Street West, Port Colborne, Ontario L3K 5V4, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-126165">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-126165</a>	Other ideas and suggestions	Do not reroute highway #3. Killaly street would be a terribly horrible idea. The center bridge making a right turn for transport trucks takes up both lanes and traffic jams happen all too often as it is. Adding to this terrible idea is two school crossings and intersection Westside Road. Directing traffic away from highway commercial established business is in poor judgement.
30 First Avenue, Port Colborne, Ontario L3K 5M4, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-126166">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-126166</a>	Areas we should preserve green spaces	Leave our parks alone. Port Colborne lacks in outdoor fully functional recreation areas and family event areas.

229 Sugarloaf Street, Port Colborne, Ontario L3K 2N9, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-126956">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-126956</a>	Other ideas and suggestions	Identify in the Official Plan the old burial grounds between Fielden Ave and Isabel Street as a known archeological sensitive area. The City will likely continue to be exposed to potential future liability until it acknowledges and discloses that this area was once a graveyard and that human remains in the area may still lie insitu.
112 Sugarloaf Street, Port Colborne, Ontario L3K 6C2, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-126957">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-126957</a>	Other ideas and suggestions	Identify in the Official Plan the old Gravelly Bay burial grounds between David Street and Elm Street as a known archeological sensitive area. The City will likely continue to be exposed to potential future liability until it acknowledges and discloses that this area was once a graveyard and that human remains in the area may still lie insitu.
302 Welland Street, Port Colborne, Ontario L3K 1V7, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-127059">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-127059</a>	Areas we should grow housing	High Density Residential
Highway 3, Port Colborne, Ontario L3K 5V3, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-127060">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-127060</a>	Other ideas and suggestions	Mixed use development
Affordable Port Colborne Self Storage, 14 King St, Port Colborne, Ontario L3K 4E5, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-127061">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-127061</a>	Areas we should grow housing	Mixed use, commercial and residential. Grow the waterfront.
3 Marina Drive, Port Colborne, Ontario L3K 6C6, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-127063">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-127063</a>	Areas we should grow retail and commercial	Further development to unlock potential.
2 Renfield Street, Port Colborne, Ontario L3K 0A8, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-127235">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-127235</a>	Other ideas and suggestions	You should use a map that is not 8 or 10 years old. The data base has the wrong Mayor....is not Steele the current one.
503 West Side Road, Port Colborne, Ontario L3K 5K9, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-127336">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-127336</a>	Areas we should grow housing	Area should grow house
15 Windsor Terrace, Port Colborne, Ontario L3K 4C1, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-127337">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-127337</a>	Other ideas and suggestions	Limited speed should be decreased .
14 King Street, Port Colborne, Ontario L3K 4E5, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-127338">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-127338</a>	Areas we should grow industry	This area is already an industrial area with both road and rail access it should be developed as a container port or other industry dealing with shipping.
47 Princess Street, Port Colborne, Ontario L3K 3J3, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-127408">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-127408</a>	Areas we should grow housing	This should be low rise no higher than 3 stories and in keeping with our historic neighbourhood
48 Fraser Street, Port Colborne, Ontario L3K 1E3, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-127409">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-127409</a>	Areas we should grow housing	This should be low rise no more than 3 stories and in keeping with our historic neighbourhood.
31 Fraser Street, Port Colborne, Ontario L3K 1E3, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-127434">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-127434</a>	Areas we should grow housing	Opportunity for Infill Residential Development.
302 Welland Street, Port Colborne, Ontario L3K 1V7, Canada <a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-127992">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-127992</a>	Areas we should grow housing	Should be used for high density housing, such as condos or apartments.

<p>640 Concession 2, Port Colborne, Ontario L3K 5V5, Canada</p> <p><a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-128197">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-128197</a></p>	<p>Areas we should preserve agriculture</p>	<p>Productive agricultural land needs to keep producing. There are other areas which are not productive that could be used for development.</p>
<p>543 Main Street East, Port Colborne, Ontario L3K 5V3, Canada</p> <p><a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-128198">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-128198</a></p>	<p>Areas we should preserve agriculture</p>	<p>Productive agricultural land needs to keep producing. There are other areas which are not productive that could be used for development.</p>
<p>806 Killaly Street East, Port Colborne, Ontario L3K 5V3, Canada</p> <p><a href="http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-128199">http://www.letsconnect.portcolborne.ca/official-plan-engagement/maps/map-your-feedback?reporting=true#marker-128199</a></p>	<p>Areas we should preserve agriculture</p>	<p>Productive agricultural land needs to keep producing. There are other areas which are not productive that could be used for development.</p>

# Survey

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## **SURVEY RESPONSE REPORT**

09 November 2023 - 15 May 2024

**PROJECT NAME:**

Official Plan Engagement





SURVEY QUESTIONS

**Q1 | Tell us your vision for your community. What do you want Port Colborne to look like in 2051?**

Screen Name Redacted

2/14/2024 08:28 AM

A thriving community for young families, lots of job opportunities, and affordable homes

Screen Name Redacted

2/14/2024 09:48 AM

A safe community to raise a family and to do business in.

Screen Name Redacted

2/14/2024 10:14 AM

A more dynamic community that takes better advantage of the amazing waterfront and lake in general, as well as the opportunity for a range of growth options. Ostensibly a larger city with more of a range of things to do for all ages, including important green spaces and more trees.

Screen Name Redacted

2/14/2024 10:27 AM

I would like to see some type of factory/large business come in and are able to employ hundreds PC residents or from the area. I've seen it done in other towns I've lived in, and it makes for a stronger community. I would also like to see more options for the homeless. We need them off our streets. They also need a warm place for the winter

Screen Name Redacted

2/14/2024 11:15 AM

A place where people have proper infrastructure prior to new developments

Screen Name Redacted

2/14/2024 11:41 AM

Growing, more jobs, more retail options

Screen Name Redacted

2/14/2024 01:09 PM

I want PoCo to be bigger but still have a thriving, busy downtown area. I want to see the east side be as desirable a location as the west side. I want the city to keep its emphasis on the canal as the focal point, and access to the canal to be at least as good as it is now. I really want to see that cruise dock, with a big multi-use building that can be a welcome centre as well as a home for the farmer's market and other events for locals. As the tall buildings begin to go up, I want the city to keep the unique nature of the city in mind, and again, not block access to the canal or the lakeside. I would LOVE to see swimming access in the marina area as well as Nickel Beach. I want to see lots more mixed residential housing, like stacked condos as infill, taller buildings that are commercial on main floor and a combo of rental and condo on upper floors. I've lived here for 20

years, and I'll be 87 (hopefully) in 2051 - I want access to health care to be faster and easier than it is now. I WANT OUR HOSPITAL BACK!!

Screen Name Redacted

2/14/2024 04:57 PM

Port needs to remain a safe, inviting community with that small town feel. More and more cities are growing too large to feel cozy and welcoming. Port should lean into a cozy, welcome feel that invites tourists and residents to want to spend time to unwind and relax.

Screen Name Redacted

2/14/2024 04:57 PM

a vibrant town, not overdeveloped. we need to retain the small-town feel with independent businesses and a safe and welcoming community

Screen Name Redacted

2/14/2024 06:02 PM

More public parks and green spaces. Bike lanes to encourage safe green mobility around the city. Increased public transportation options to meet the demands of a growing population. Better distance public transportation options into and out of the city to other parts of Niagara.

Screen Name Redacted

2/14/2024 06:15 PM

As Port Colborne grows to become more connected with the greater Niagara Region and other nearby municipalities, the city should focus on: - fostering, preserving, and expanding environmental protections - expanding housing options especially for low to mid income - support already underserved populations - support better region-wide public transportation options - support bike lanes and walkable streets in the core and connecting to existing trail systems - foster and support arts and culture - resist further private ownership of lakefront

Screen Name Redacted

2/15/2024 07:14 AM

A walkable community with complete streets focussing on the two (2) downtowns and major cultural and recreation facilities such as Roaselawn, Vale Health and Wellness Centre, H. H. Knoll Park, and the Library / Heritage Centre. A system of active transportation routes and trails linked to Regional, Provincial, and National trail systems. A child and senior friendly community. Continued restrictions on commercial development outside the two (2) downtowns to avoid their death like the decline of downtown Welland (i.e. both Official Plan and Zoning By-law Amendments required to enable specified business and floor areas outside the BIA's). Land south of Highway 3 designated Rural.

Screen Name Redacted

2/15/2024 09:54 AM

Port Colborne will still be a small town with a friendly vibe. Drug problems and homeless under control. Lots of nice green space, both

maintained like H H Knoll Park and more wild places like Mud Lake. No high rise buildings, max height of four floors to keep the same feel to the town and not turn into Welland.

Screen Name Redacted

2/15/2024 05:45 PM

I would love to see a vibrant and fully functioning city. One whose framework is as sturdy and thorough as its outward appearance. A city that is quaint with small town features and big community engagement. My hope is that Port Colborne keeps and respects its Small town feel and focuses on improving on its existing framework before catapulting itself into growth it can't yet sustain.

Screen Name Redacted

2/16/2024 10:10 AM

A community that prioritizes its residents. Too much energy, time and resources have been spent prioritizing visitors. Yes, visitors bring money to spend but their money doesn't help much in terms of infrastructure maintenance, building low cost housing or enhancing the quiet, friendly small town feel of our city.

Screen Name Redacted

2/17/2024 08:12 AM

Thriving small city. With shopping and entertainment. A great place to live and visit.

Screen Name Redacted

2/21/2024 02:20 PM

Family friendly, great dining / shopping getaway. Fixed infrastructure keeping locals local while bringing new life into our little City. Marina / ramp / Canal tourist spot.

Screen Name Redacted

2/23/2024 12:32 PM

My biggest concern: if we develop every square inch within our boundaries, then where are the wild things supposed to go? Wildlife needs untouched areas. I want it to still look like Port Colborne, not like other big cities with skyscrapers or where a mall doesn't look like a mall... If we have to go high density, maybe it should be all high rises together rather than here and there? Maybe we should consider allowing a second home on 1 property if it is a smaller wartime size type of home.

Screen Name Redacted

2/26/2024 07:48 AM

Well developed city that keeps the small city feel. Availability to all amenities for all ages, particularly the senior and disabled population

Screen Name Redacted

2/26/2024 08:11 AM

Keep small town community feel with managed thoughtful growth

Screen Name Redacted

2/26/2024 11:43 AM

small town, not toronto like subdivisions.

Screen Name Redacted

2/27/2024 04:33 AM

I enjoyed growing up in a small town where people knew each other and looked out for each other. I wonder if there is the possibility to attract new and different businesses to help grow the economy and provide jobs. Port Colborne has so much to offer with its beautiful waterfront areas. I think we should have an overall idea of what the city could look like to (i.e., nautical theme, modern look) ensure there is consistency in building structures, residential areas and waterfronts to make our city more beautiful than it already is. We have so many areas to work with (canal, parks, green space and more). Opportunities for tiny homes for snowbirds to allow for easy living and more money in their pockets to spend on entertainment. Small communities within our community.

Screen Name Redacted

2/28/2024 08:07 AM

Any move allowing development should be to maintain the unique character of Port Colbornes neighborhoods. There should be ballance between increasing density and maintaining the identity of a neighborhood. A sustainable city is an urban center engineered to improve its environmental impact through urban planning and management. An eco development is defined by building that supports green spaces, have parketts solar-powered buildings, rooftop gardens and more pedestrians and cyclists than cars. This is not a futuristic dream. Smart cities are actively moving toward greener urban ecosystems and better environmental stewardship; if Port Colborne is moving in this direction of development it might have a greater acceptance rather than the perception that a developer cashing in on cheaper land, free vertical real estate, and over aggressive buildings whereby greed exceeds the need. Why is it we have to apologize for being a bedroom / retirement community. Florida has done very well promoting this life style not all people are looking for large city living . Jordon / Grimsby have built age relevant communities built for active retired people and fits very well within their surroundings. This only emphasizes the need that Port Colborne to employ an Urban Planner. Port Colborne always misses the boat on innovative opportunities in setting the standards of our cities true identity... Lakeside Retirement Bedroom Community.. After all we are known as the . The Gateway of Navigation. Not The Gateway of Elevation.

Screen Name Redacted

2/29/2024 08:12 AM

I would like to see a commitment to creating space for recreation for Port Residence, as well a those that visit throughout the year. While industrial development is important, this does not always positively contribute to making Port a desirable space to live and visit. I would love to see a commitment to increasing the "curb appeal" of the main city area, and Highway 3 as the main traffic areas towards beaches. Commit to green space, desirable retail space, and other resources

that will drive young people to commit and live, and tourists to continue to come back year after year. Focusing on creating jobs here with industrial development does not always make the city more appealing to live as many current residence travel out of the town to work, and this is not an issue. It does affect livability to have to much industrial area, quarry ect... We are in a beautiful location on the water. This speaks to those looking for a natural location, and I would love to see Port Colborne look for ways to enhance that. Quarry development and industry development may benefit the city. Still, the overall economic benefit to the town does not seem to add up to the aesthetic, and reputation issues that come along with it.

Screen Name Redacted

3/15/2024 08:04 AM

I have heard talk of making West Street a pedestrian walkway with patios for the restaurants, etc. I would love to see this to encourage visitors and to increase enjoyment for residents. I don't want to see any big changes. I love Port Colborne the way it is! Keep the small town charm and feel.

Screen Name Redacted

3/19/2024 12:16 PM

Quiet tree lined home town city

Screen Name Redacted

3/27/2024 10:14 AM

I would like to see Port Colborne grow in population and available amenities but to keep the hometown feel. Growth for the sake of growth is not where we should be heading. I welcome the cruise ship initiative and see it as positive. As we grow we need to keep up with infrastructure and maintain traffic control.

Screen Name Redacted

3/27/2024 04:15 PM

Here should be lots of shops.

Screen Name Redacted

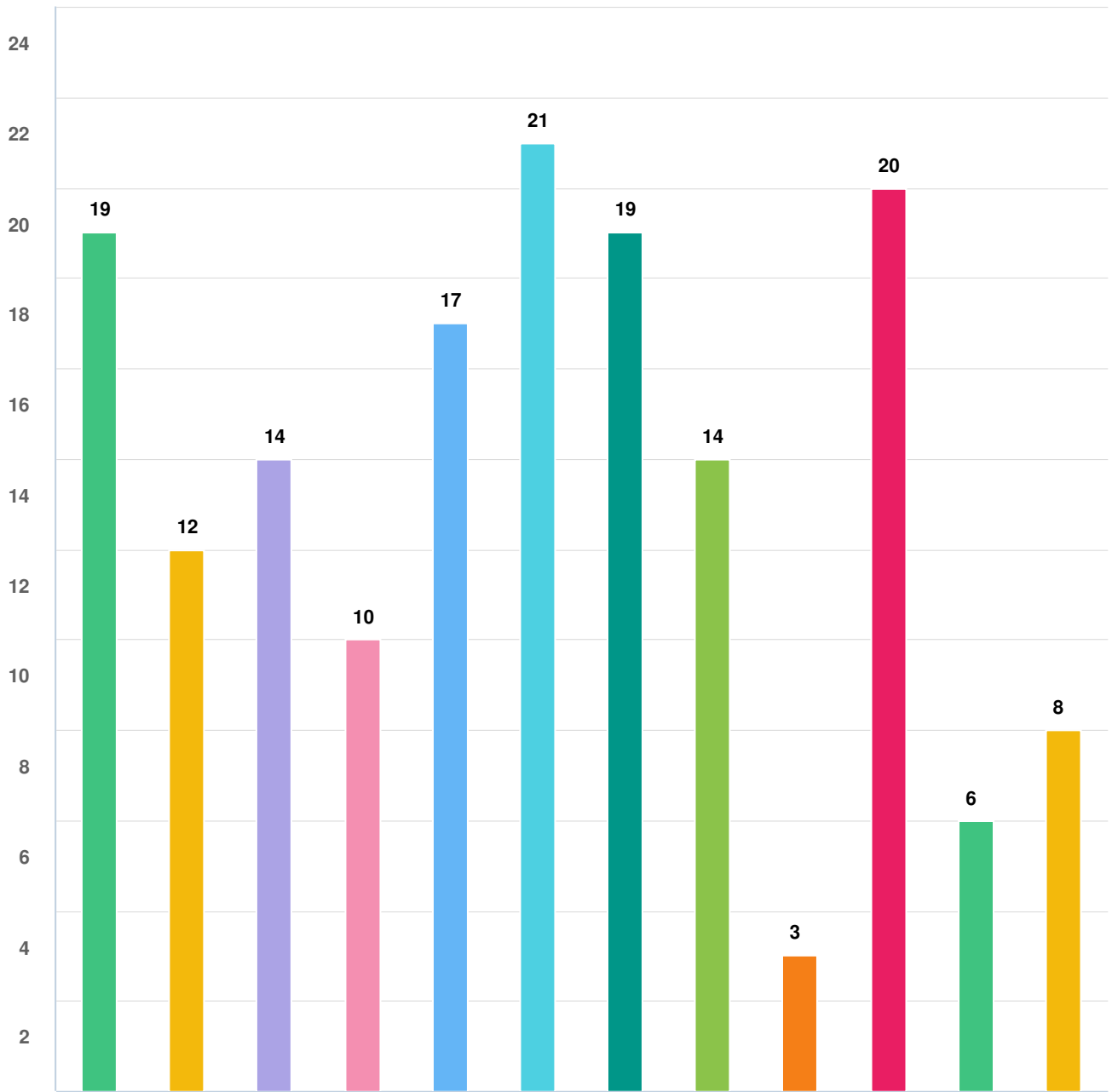
3/27/2024 04:19 PM

I'd like to see environmental conservation areas, green space parks for the enjoyment of all citizens, children adults and seniors.

**Optional question** (29 response(s), 5 skipped)

**Question type:** Essay Question

**Q2** What are the top 5 topics you believe the City of Port Colborne should focus on as part of the creation of the new Official...



**Question options**

- Growth management by planning for infrastructure and utilities    ● Preserving agricultural land
- Promoting and supporting a broader range of housing options including affordable housing    ● Cultural heritage conservation
- Preserving and enhancing community design    ● Enhancing and expanding our green spaces and parks
- Promoting economic growth and tourism    ● Protecting the environment and planning for climate change
- Planning for gravel and quarry uses    ● Protecting source water    ● Land use compatibility
- Creating jobs by promoting commercial and industrial areas

Optional question (34 response(s), 0 skipped)  
 Question type: Checkbox Question

**Q3 | Port Colborne is growing, and we need to build more housing to accommodate growth, while creating complete communities by s...**

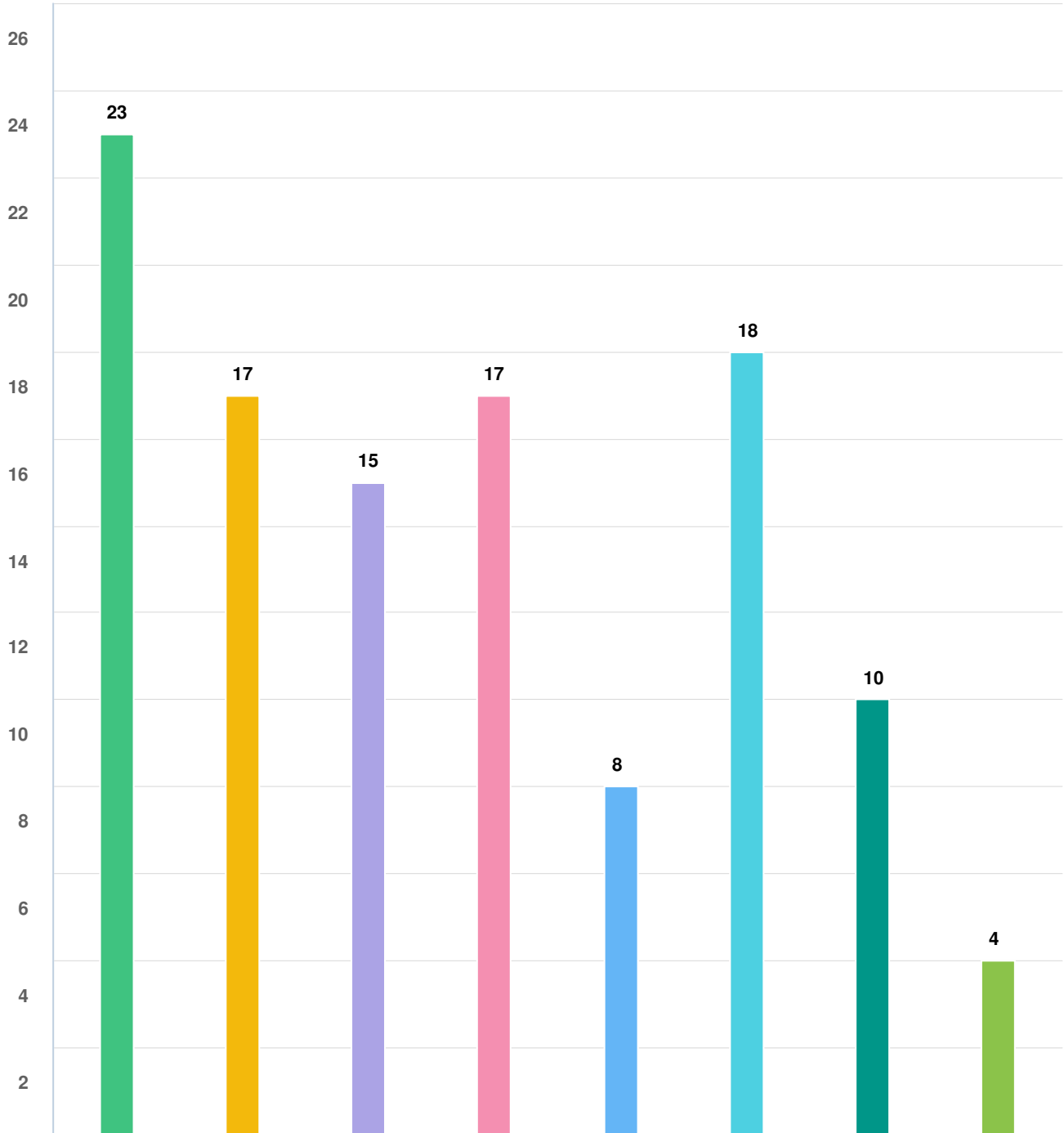
<b>OPTIONS</b>	<b>AVG. RANK</b>
Growing medium density developments such as row houses, townhomes, and multi-unit housing throughout the city	1.53
Growing more compact developments such as mid and high rise apartments and condos within close proximity to existing amenities	1.94
Expanding urban areas to create more detached homes at the edges of existing communities / into existing agricultural lands	2.45

*Optional question (34 response(s), 0 skipped)*

*Question type: Ranking Question*



**Q4** The Official Plan will set the vision for growth to 2051, along with the framework to achieve that vision. What topics do you want to hear more about and provide input into the process as the City develops the Official Plan in the coming months?



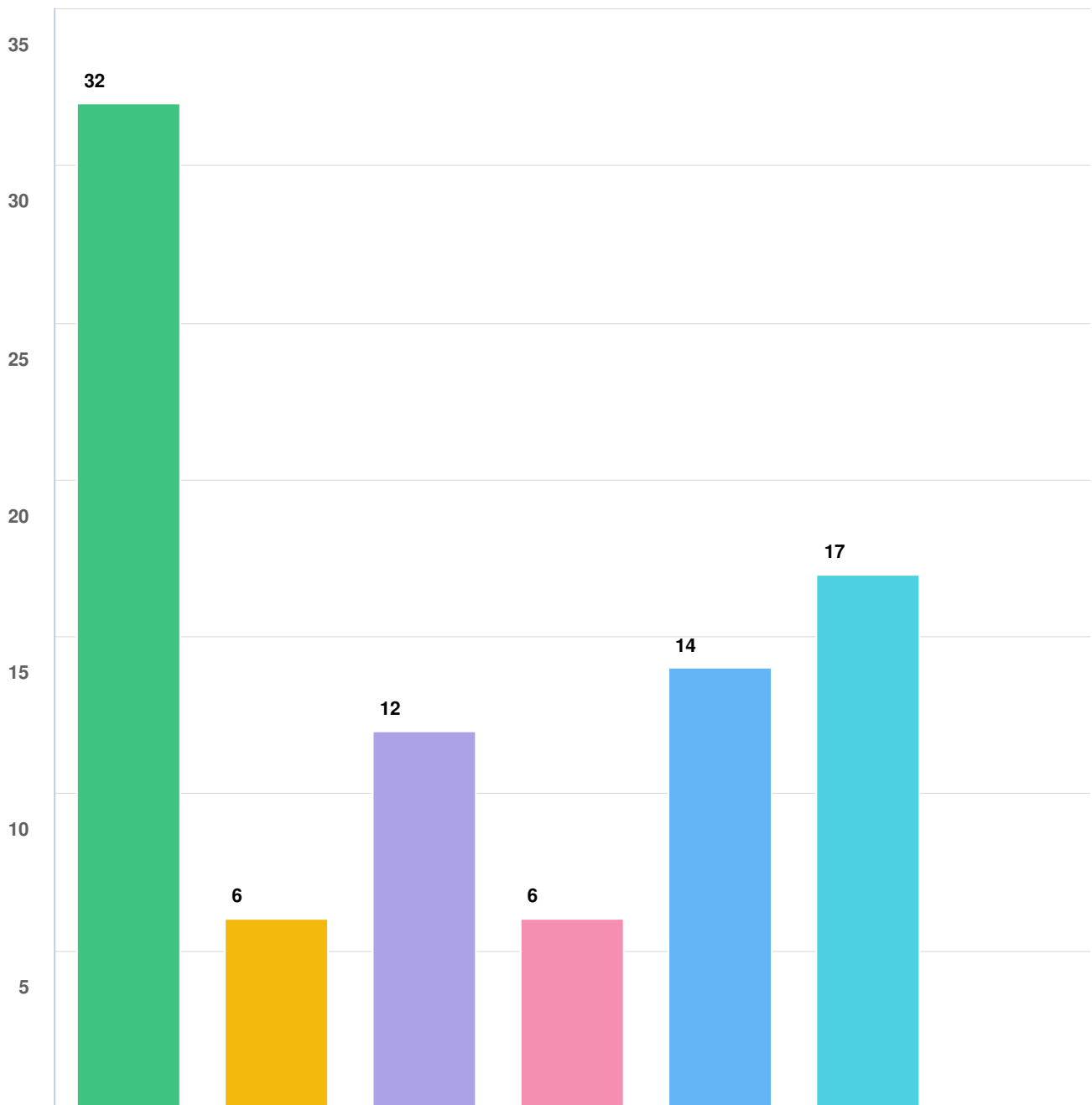
**Question options**

- Housing and Population Growth
- Jobs and the Economy
- Sustainability and Climate Resilience
- Environment and Natural Heritage
- Transportation
- Urban Design and Placemaking
- Legislation, Policy, Process, and Implementation
- Other (please specify)

Optional question (34 response(s), 0 skipped)

Question type: Checkbox Question

**Q5** How would you like to participate in conversations about the New Official Plan? (Select all that apply)



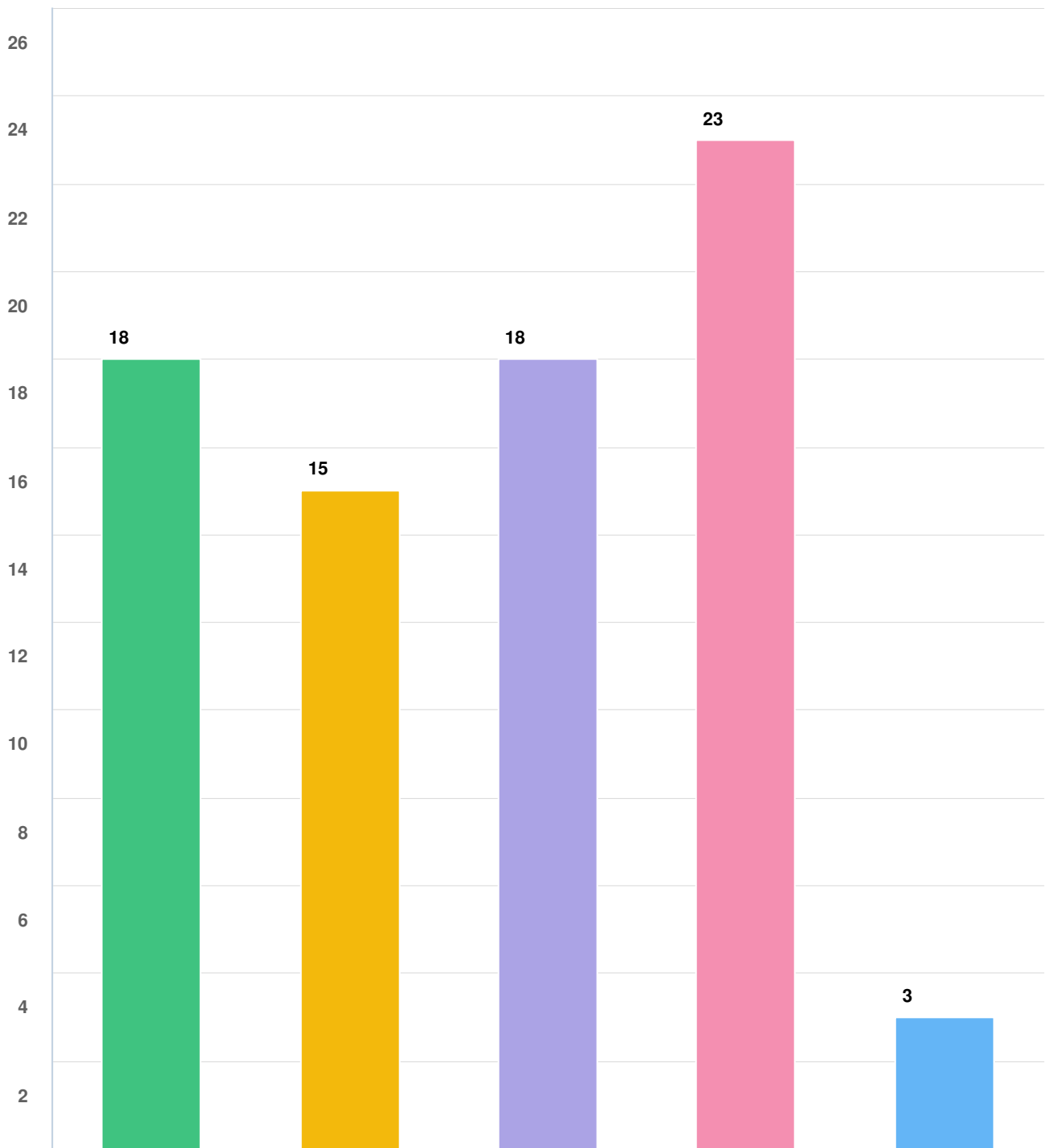
**Question options**

- Online (surveys, forums, and other online tools to collect feedback)
- Virtual meetings and events (call-in or video meetings) in the day time
- Virtual meetings and events (call-in or video meetings) in the evening
- In-person meetings and events in the day time
- In-person meetings and events in the evening
- Drop-in events where residents can speak to a team member in a public place or event
- Other (please specify)

Optional question (34 response(s), 0 skipped)

Question type: Checkbox Question

**Q6** How would you like to receive updates about the New Official Plan? (Select all that apply)



**Question options**

- City Hall News (e-newsletter)
- Mail delivered to my home
- Social media
- City of Port Colborne website
- Other (please specify)

Optional question (34 response(s), 0 skipped)  
Question type: Checkbox Question

**Q7 | Do you have any other comments on the Official Plan?**

Screen Name Redacted

2/14/2024 10:14 AM

As a relatively new resident to Port, in a new build area, I think there is a lot of opportunities. Coming from Mississauga, which has a lot of dedicated park and forest land, this should be a priority. The waterfront is unique and massively under utilized, whether in Nickel Beach or into HH Knoll and beyond. More procedurally, in conversations with builders it seems that Port is egregiously, and unnecessarily, slow with regards to approvals, permits, and the like. This is critical as we need to ensure quality builders are keen to build rather than just any builder that wants to come. This needs to be addressed from a structural perspective but also in terms of staffing and a good look as to why that is the case.

Screen Name Redacted

2/14/2024 11:41 AM

Having a new Official Plan is great, but when you have a council that does not support growth I feel like this is just a waste of tax payer money.

Screen Name Redacted

2/14/2024 01:09 PM

The City's unique location is its best asset, but climate change will be a major factor in determining whether that asset grows more valuable, or less so. Protecting, while developing, the areas where land meets water should be a critical part of the plan.

Screen Name Redacted

2/14/2024 04:57 PM

We need to find effective ways to have the right businesses take up space in popular foot traffic areas like west st and Clarence. These places need to be welcoming to both residents and tourists and need to have longevity. It is hard to see so many small businesses not last and so many empty buildings on key streets that could be thriving.

Screen Name Redacted

2/15/2024 07:14 AM

Review and consideration of a Development Permits for designated growth areas. Protection of character and density of existing low density residential development areas. Let be honest, with the exception of West Street the Port Colborne downtowns have NO architectural merit worth preserving so don' t try. A technical review of the large blocks of land outside the Built Boundary to determine their economic ability to be developed for fully serviced residential and commercial uses given the likely expense of infrastructure. Pase those areas based on the ability to provide infrastucture and resinced early phases if the land owner does not develop in a timely manner. Recind all undeveloped draft plans of subdivision. AVOID CREATING COMMERCIAL AND COMMUNITY SERVICES DESERTS LIKE THE EMPIRE HOMES DEVELOPMENTS NORTH AND EAST OF WELLAND.

Screen Name Redacted

2/15/2024 09:54 AM

I want to see Port Colborne stay as a unique friendly small town, and not turn into Welland etc. Port Colborne has a unique feel and vibe and high rise buildings, coupled with increased population, is sure to change that. I feel that has to be managed carefully. The feel has already changed in the last couple of years with increased crime, increased homelessness and increased drug problems. Let's deal with these issues properly and not ignore them.

Screen Name Redacted

2/15/2024 05:45 PM

I think my ask is the same as many residents. Let's fix what we have before we go crazy for the future. I think we have (one too many times) dove headfirst without thinking of the implications. Our city is lacking in many areas already including our water system, lack of community connection, increased crime, theft and homelessness, and an overall poor engagement from the public towards our city. Let's focus our efforts on repairing those things and building a strong and lasting foundation for long term success. That way the new growth will be something sustainable and worthwhile.

Screen Name Redacted

2/16/2024 10:10 AM

I'm hopeful that our roads, sewers and water lines are a critical component of whatever plan is made. Without fixing these issues there is little confidence of selling a new plan to us, the taxpayers of Port Colborne. Too many broken promises and missed opportunities as well as projects that are too grandiose. Let's fix our home before showing it off to visitors.

Screen Name Redacted

2/23/2024 12:32 PM

See first comment box.

Screen Name Redacted

2/26/2024 07:48 AM

Housing is a huge priority, particularly affordable housing for low income families and seniors.

Screen Name Redacted

2/26/2024 11:43 AM

stop wrecking existing neighbourhoods

Screen Name Redacted

2/27/2024 03:42 AM

I believe that Port Colborne needs to concentrate more on underground infrastructure more than anything moving forward. Especially with storm water management and drainage

Screen Name Redacted

2/27/2024 04:33 AM

I think it is a great idea and glad you are reaching out to the community.

Screen Name Redacted

2/28/2024 08:07 AM

2051 speculation is such an unrealistic time frame. With the reality of several governments parties changes which bring their own policies, statistics , immigration standards, weather / climate, transportation , Chat-GPT / AI, building supplies, material availability; making an accurate predictions to the end of the year is next to impossible. Algorithmic approaches to population growth and placement is so inaccurate making the 2051 time frame more unrealistic, adding not having an Urban Planner.

Screen Name Redacted

3/15/2024 08:04 AM

I am not sure if infrastructure is covered by this plan but I am very concerned about the leaking water pipes in the city and failing systems. The cost of water in Port Colborne is outrageous. My actual usage is only \$36 but I am paying \$180. I assume this is mostly because someone has to pay for all of the lost water. Fixing this should be a top priority for the city.

Screen Name Redacted

3/19/2024 12:16 PM

Clean up and repair what we have now Don't make our hometown feel like a larger city

Screen Name Redacted

3/27/2024 04:15 PM

Nothing

Screen Name Redacted

3/27/2024 04:19 PM

I think you should have citizens included in a committee to help develop the official plan. I also think that at public meetings, staff should wear their name tags on their shoulder so as not to make people feel embarrassed trying to read the tag at waist level. The maps should have included the full boundary lines of the City.

**Optional question** (18 response(s), 16 skipped)

**Question type:** Essay Question

# Appendix C

## Open House Materials





PORT COLBORNE

# WELCOME

The City of Port Colborne is starting the process of creating a new Official Plan!

This open house is an opportunity to share information on the process on creating a new Official Plan and gather feedback to create the vision for the Official Plan.

<https://www.letsconnect.portcolborne.ca/official-plan-engagement>



For any information, please contact: Denise Landry, Chief Planner (905-228-8119, [Denise.Landry@portcolborne.ca](mailto:Denise.Landry@portcolborne.ca))



# What is an Official Plan?

An Official Plan is a guiding policy document that provides the framework for growth, economic development, and the protection of built and natural heritage through to the year 2051. This framework aligns with other master plans undertaken by the City for transportation and servicing to make sure the future growth can be accommodated. The Official Plan must comply with provincial policies and plans, and the Niagara Region Official Plan.

It directs where different types of land uses will go, and how they connect to roads, trails, parks, and open spaces. It also establishes the types of buildings and structures that are permitted in an area, along with densities and heights.

**An Official Plan is generally made up of three key parts:**



**Policies** that describe what land uses are allowed in designated areas, and criteria for developing in those different areas



**A series of Maps** that help readers to understand where the policies of the Plan apply. This typically includes the Urban Structure map, natural heritage map, transportation and active transportation map, source water protection areas map, development phasing map and a land use designation map



**Appendices** that provide more detailed information or clarifications to assist readers in understanding the Plan

# Why do we need an Official Plan?

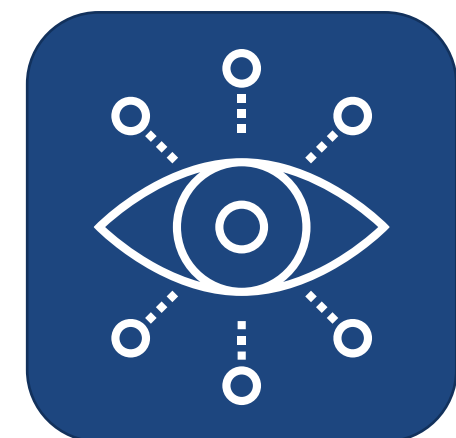
An Official Plan helps Port Colborne to:



Coordinate growth for the next 25 years



Plan for land use now and in the future



Helps local decision makers plan for a shared vision



Provides the framework for regulations and standards



Aligns the City's policies with Provincial and Region legislation

# Why do we need a NEW Official Plan?

- A new Official Plan is needed to respond to current conditions in Port Colborne and establish a new vision for growth to 2051 and beyond
- Municipalities are required to update their Official Plan at regular intervals, as set out in the Planning Act
- There have been key changes to Provincial and Regional Policies that need to be addressed
- The New Official Plan is an opportunity to create a plan that meets the needs of our residents and businesses in our dynamic community



# Land Use Planning in Ontario

Land Use Planning in Ontario is shaped by provincial policies. The Official Plan will set the direction for more detailed area specific plans and site level regulations.

- Provincial Policy Direction – Planning Act and Provincial Policy Statement
- Region policy Direction – Niagara Region Official Plan
- City-wide Policies – Port Colborne Official Plan
- More Detailed Area-Specific Plans – Secondary Plans
- Site Level Regulations – Zoning By-law and Design Guidelines



# What can and can't the Official Plan Do?

## An Official Plan CAN

- Identify where all forms of development (such as residential, industrial, commercial, or a mixture of appropriate uses) can occur
- Identify environmental lands to be protected
- Establish how existing and future neighbourhoods will grow
- Establish when and in what order the City will grow, based on the location of infrastructure (such as roads, sewers, and water mains), and public facilities (such as parks, schools, and recreation centers)
- Help staff and council make decisions and recommendations on development applications

## An Official Plan CAN'T

- Establish rent controls
- Require developers to provide certain types of housing tenures, such as rental, ownership, or others including cooperative housing
- Set property taxes
- Determine the programming of parks, community spaces, and recreation and cultural centres
- Contradict Provincial and Regional policies, mandates and legislation (e.g. if higher level government policies and regulations prohibit development in agricultural areas, the City's Official Plan cannot permit this.)

# Vision

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The Official Plan will set the vision for how Port Colborne should grow between now and the year 2051 and beyond to support our communities, environment, and economy.

***Use a post card to tell us about your vision for Port Colborne.***

***Imagine you are writing to a friend. What would you tell them about Port Colborne today and Port Colborne in the future?***

***Thinking about the future of Port Colborne, what are the current strengths and unique community elements you want to preserve and enhance? What elements would you want future residents to enjoy?***

# Key Policy Themes

The Official Plan will focus on a number of key policy areas. Place a dot on your top 5 priorities for the Official Plan:



## Next Steps

- The project team will review feedback received today and through the online survey to:
  - Get a better understanding of the things that are important to you for the new Official Plan
  - Develop a vision and goals to guide the new Official Plan project
  - Prepare an engagement strategy to guide the new Official Plan Project
- We will present the recommended vision, goals, engagement strategy and work plan for further public and Council input at a future meeting of Council

**Contact: Denise Landry, Chief Planner**

**Telephone: 905-228-8119**

**E-mail: [Denise.Landry@portcolborne.ca](mailto:Denise.Landry@portcolborne.ca)**

# Stay Involved!

Complete the survey:

<https://www.letsconnect.portcolborne.ca/official-plan-engagement/surveys/survey>

or scan the QR Code

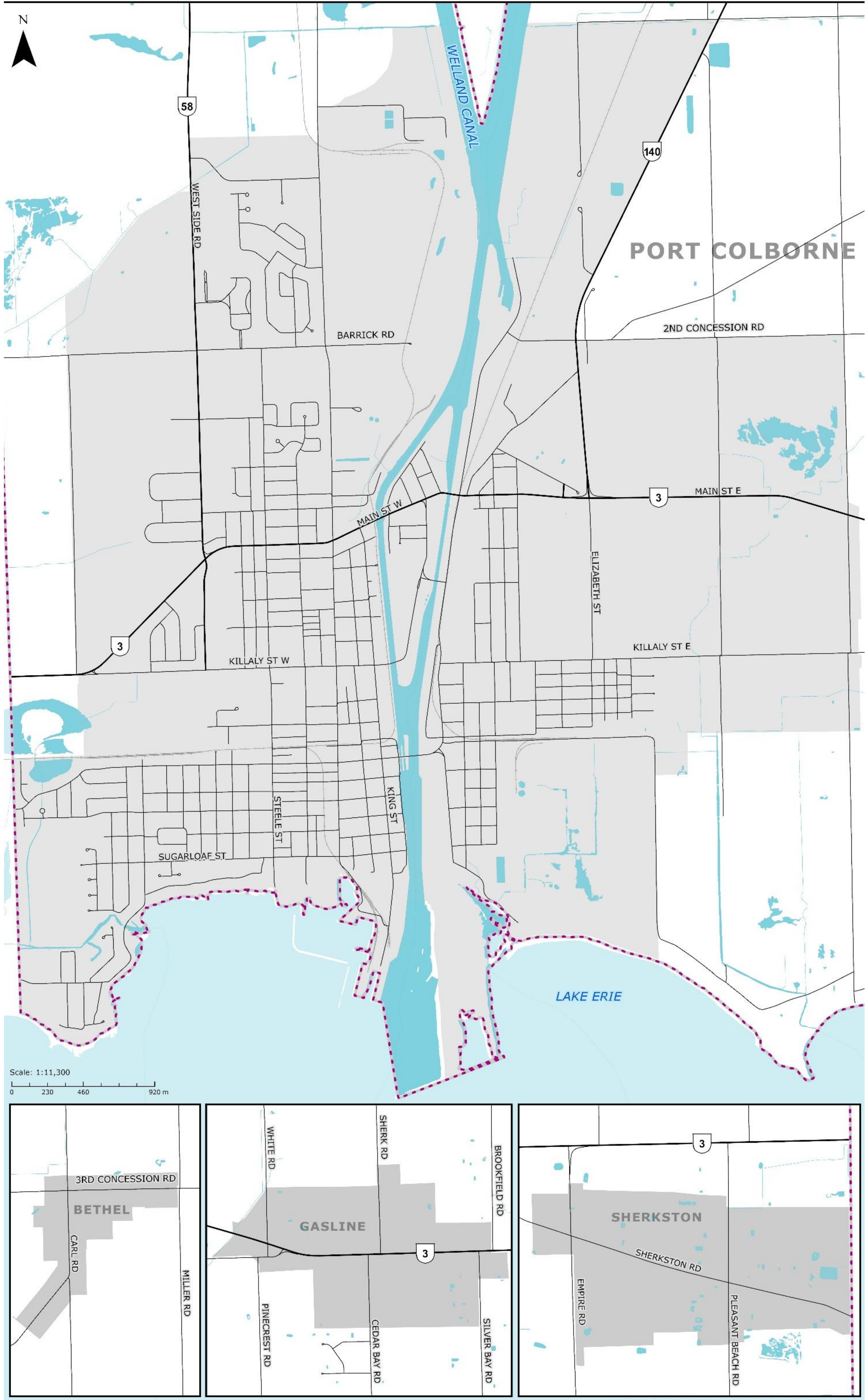




# Housing



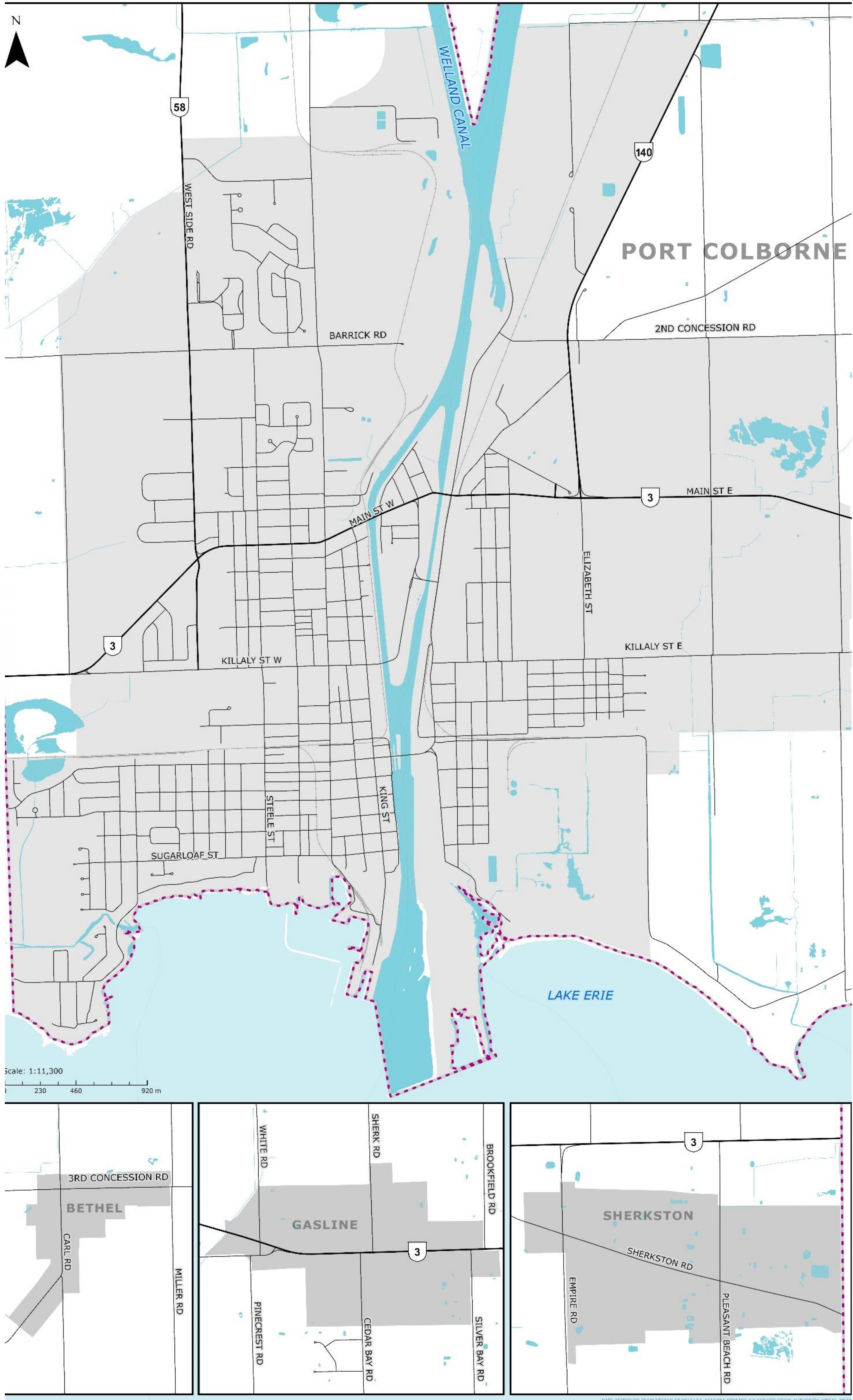
Place your comments about housing on the map.  
Tell us where you think housing should go and the type of housing (such as single detached, townhouses, apartments).



# Green spaces and Agriculture

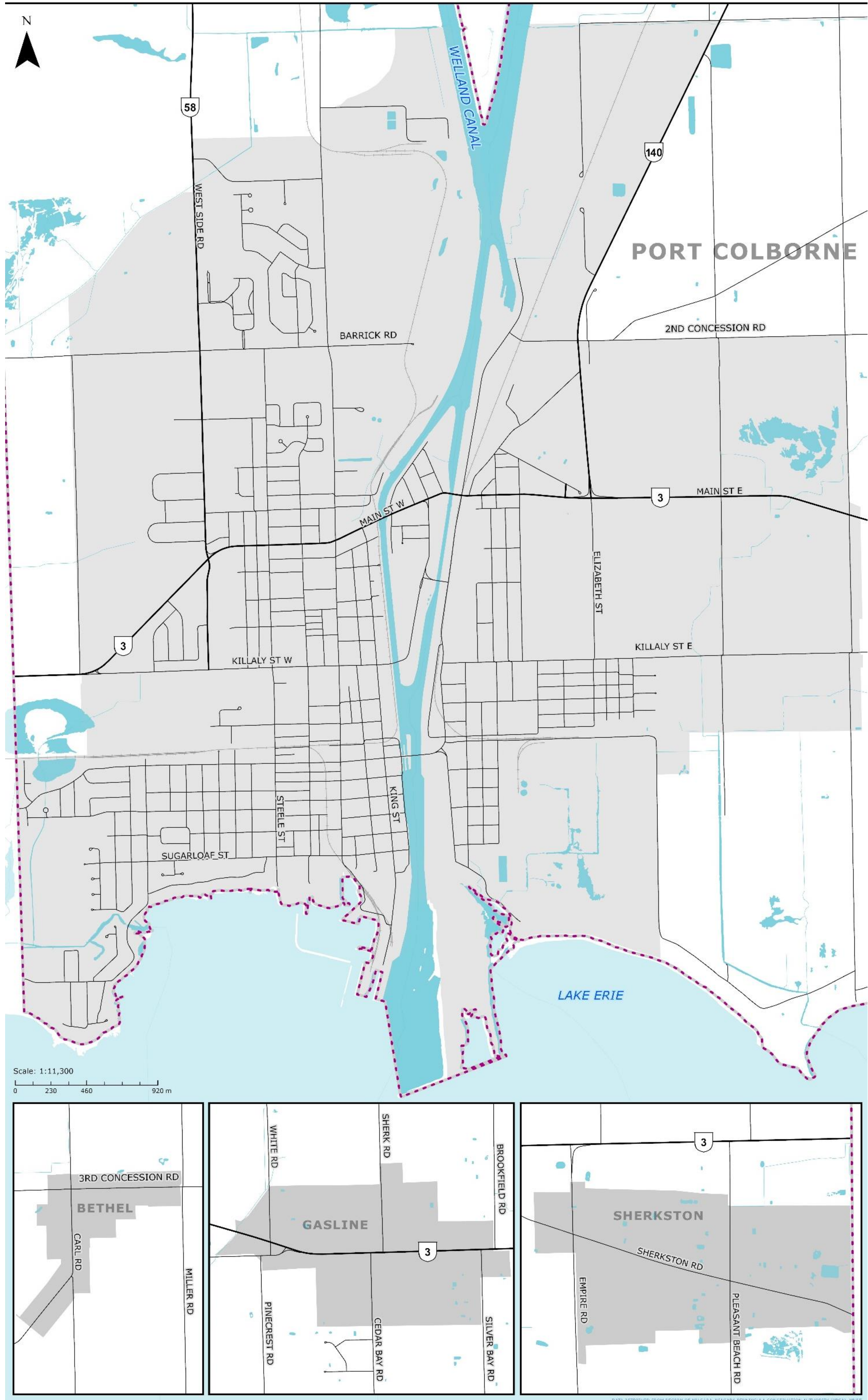


Place your comments about Green Spaces and Agriculture on the map. Tell us areas you think Parks should be located and where livestock, growing crops and agricultural uses should be permitted or protected for the future.



# Industry

Place your comments about industry on the map.  
 Tell us areas where uses like warehouses, manufacturing, light industry and heavy industry should be located.





# Appendix D

## Written Comments Received at Open House

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## Official Plan Open house – March 27, 2024

### Retail and Commercial Map

- Comments:
  - Placed on bicycle friendly roadways that lead to other neighbourhoods
  - What about tourism!!
  - Grocery store on the east side would be nice
  - Hospital including ER
  - Where is Ward 4 on this map?
  - Teaching Satellites for e.g., Brock University or Niagara College in Ward 4
  - East side grocery store, pharmacy, development by Vale centre
  - Grocery store, pharmacy, restaurants
  - “What is this” (accompanied with arrow pointing to gravel pit quarry owned by Port Colborne Quarries Inc.)
  - Tourism Board for business to join
  - Port Colborne Tourist destination = a fully rehabilitated Pit 1 @ P.C. Quarries to become a passive lake
  - East Side Walk-In Clinic, Grocery store, Sidewalk from Killaly East to Lorraine

### Green Spaces and Agriculture Map

- Comments:
  - Protect Wetlands Cement Plant Road and Lakeshore
  - Protect the Dunes they are disappearing
  - Town needs to actually commit to protecting wetland that is disappearing way too fast with severe consequences down the road that and stop development that we committed to watch
  - South end of Steele Street Boardwalk
  - Pit 1 Quarry Remediation Plan
  - Agriculture Clean-up
  - Beach boardwalk
  - Stop selling park land
  - Increase in neighbourhood parks. Protection of existing green space
  - Better public access to beaches
  - Pit 1 and Pit 2 should be lakes
  - Make cycling within new developments safe, convenient and well groomed
  - Save our water do not pollute
  - Use existing quarries in recreational areas
  - Leave farming land as is. More park lands in proposed development of grocery stores, etc.!
  - Stop stealing our farms for housing
  - Splash pad, swings, pavilion @ vale centre park
  - Save our water
  - Reclamation Plan for quarry
  - Keep Farm lands as they are

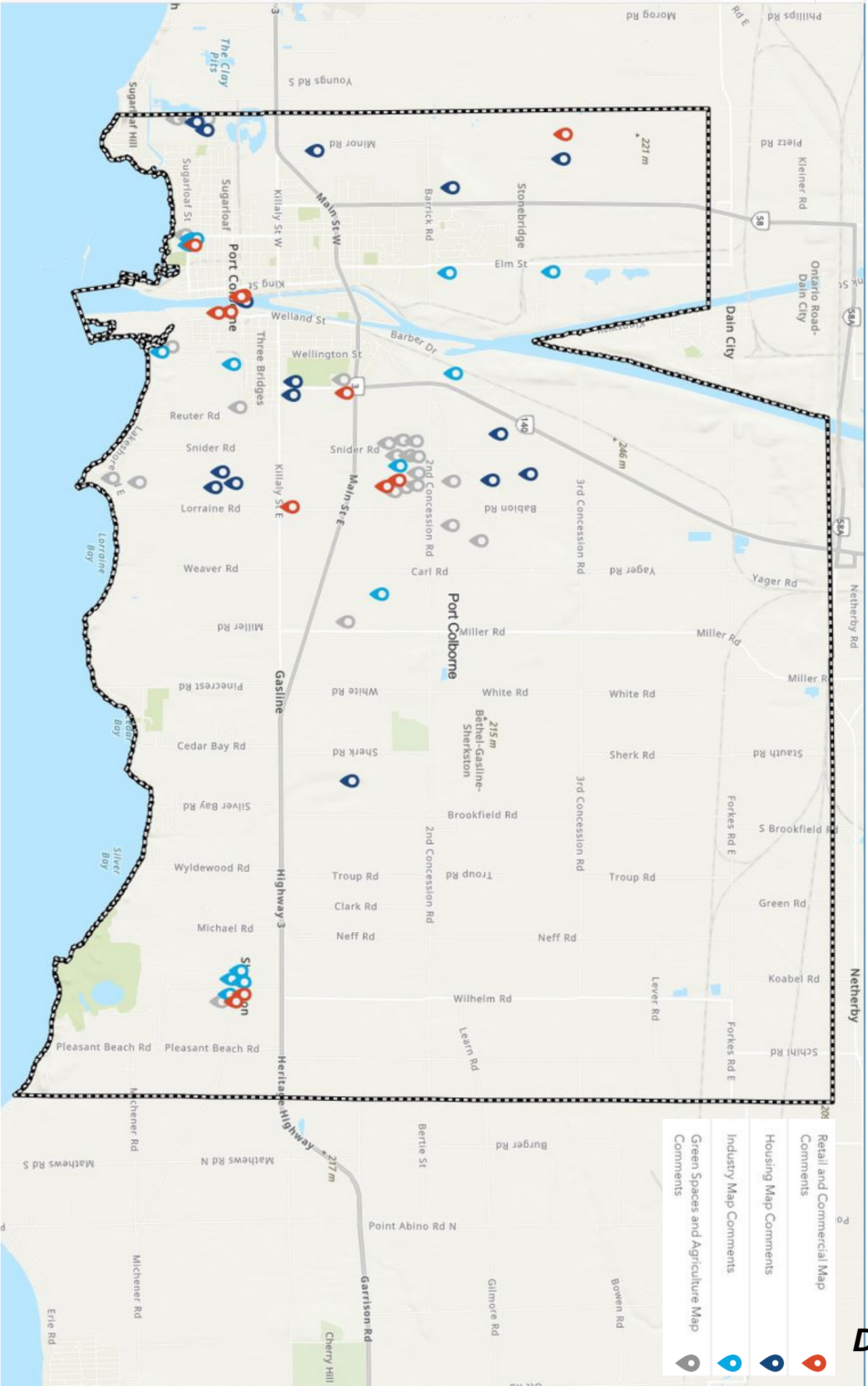
- Protect the neighbours of quarry pit 1, 2, and 3
- Turn the Quarry to a pond, you already are taking my hoses water from the aquaphor from your lack of caution
- Rehabilitate quarry pit 1 make it a passive lake for recreation
- Convert pit 1 to passive lake with parkland as plan in 1982 site plan agreement!

## Housing

- Comments:
  - Please stop forcing new home buyers to pay for housing assistance for others
  - Grow housing townhouse apartments
  - Single detached
  - Housing should not go on green space or woodlots also not on wetlands
  - Housing in vacant and unmaintained properties
  - Public Transit linking eastside to westside services
  - Shelter and drop in center
  - Use the housing first model
  - Would like to see services and single family homes
  - Square off the hamlet boundary between Sherk and Brookefield
  - Attainable and accessible
  - Need more affordable housing ASAP
  - Single detached
  - Densification! NOT urban sprawl!
  - Make developments pedestrian friendly with commercial, cycling and walking paths, satellite library, day care, playgrounds, community squares, gathering spaces, schools, accessible on foot and by bike

## Industry

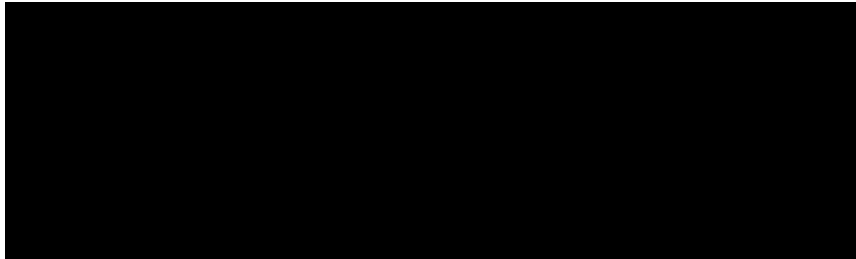
- Comments:
  - Why is Ward 4 NOT on the map
  - Needs better hospital
  - All purpose medical centre doctors, chiros, physio, diagnostic, etc. Walk in clinic, mental health service, etc.
  - Stonebridge area – lots of room for more industrial develop for warehouses
  - Protect enhance public access to the lake/beach
  - Not in residential neighbourhoods, where the infrastructure can meet the needs
  - Need hospital or adequate health care
  - Keep light and heavy industry north of Barrick Road and along Highway 140
  - How will 1500+ new housing units be able to toleration the quarry's blasting
  - Keep prime farmland for FARMS not quarries
  - Industry along Highway 140 and along north Elm street
  - Sherkston – Needs a fire station
  - Sherkston need a fire station
  - Need an extra board for ward 4



-  Retail and Commercial Map Comments
-  Housing Map Comments
-  Industry Map Comments
-  Green Spaces and Agriculture Map Comments

## Green Spaces and Agriculture

Please let us know if there are any other comments you would like to share with us about green spaces and agriculture to help develop the City's vision for growth to 2051.



### COMMENTS

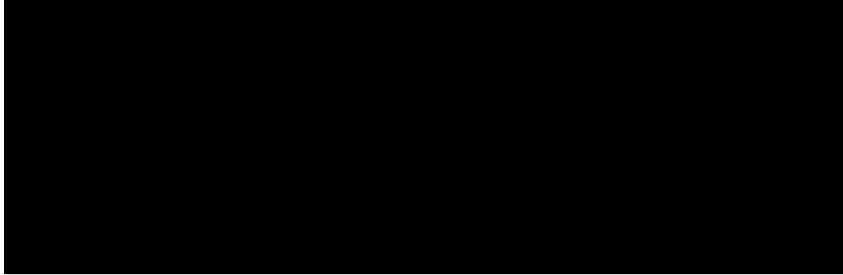
Protection of existing parkland & green space.
Encouraging active walking & cycling routes in the community.
Protection of wetlands & wood lots.



## We would like to hear from you!

Please let us know if there are any other comments you would like to share with us to help develop the City's vision for growth to 2051.

**Your feedback is an important part of the planning process.**



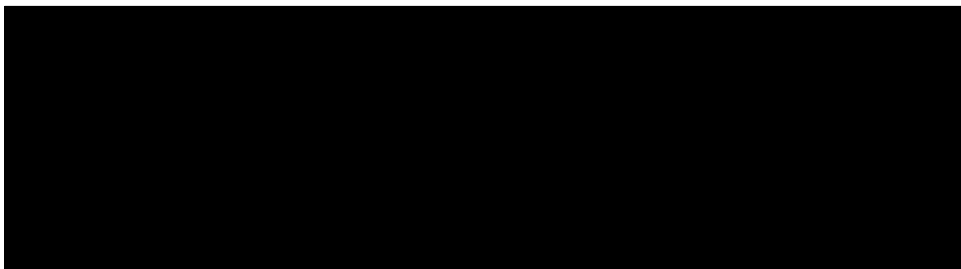
### COMMENTS

- approved subdivisions should be filled first
- protect agric. lands
- Keep policies to protect agriculture, green spaces
- "affordable housing" policies to encourage builds
- density targets are fine but don't ruin neighbourhoods.
- I have seen many lots being changed to add new homes on what used to be side yards. - no front yards, tiny back yards not really an improvement to the neighbourhood
-

## We would like to hear from you!

Please let us know if there are any other comments you would like to share with us to help develop the City's vision for growth to 2051.

**Your feedback is an important part of the planning process.**



### COMMENTS

• Preserve Farm land
• Set up Tourism board with Stakeholders
• Environmental preservation
• Promotion of housing near commercial centres
• If legal, allow more agri-tourism related activities to "A" rated lands
• Tourism area - Different from BIAs
or tourism areas where promotion of tourism friendly businesses are supported

## **We would like to hear from you!**

Please let us know if there are any other comments you would like to share with us to help develop the City's vision for growth to 2051.

**Your feedback is an important part of the planning process.**

### **OPTIONAL**

Name: \_\_\_\_\_

Email: \_\_\_\_\_

Would you like to receive project updates? \_\_\_\_\_

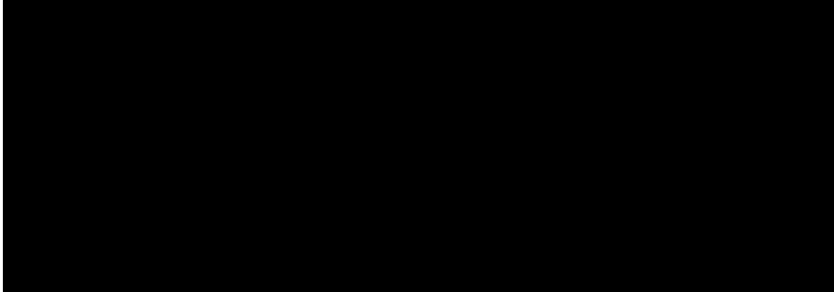
### **COMMENTS**

Common sense & transparency would be nice
Use of the scientific method.
Critical thinking.

## We would like to hear from you!

Please let us know if there are any other comments you would like to share with us to help develop the City's vision for growth to 2051.

Your feedback is an important part of the planning process.

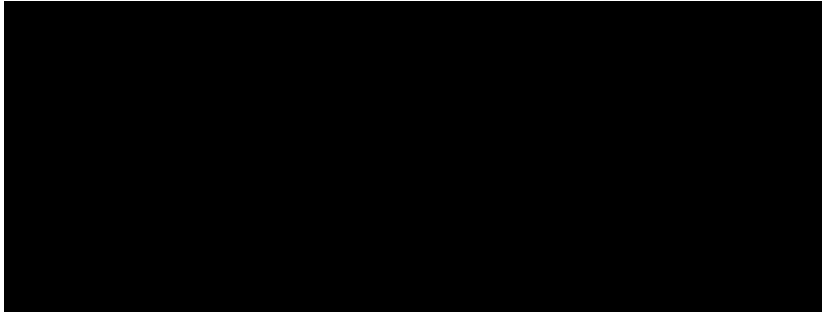


### COMMENTS

<del>1</del> #1 - Please use maps that show
Ward 4 in its totality. The way Ward 4 was
depicted at this event was unacceptable - like a patch work
quilt.
#2 - It's high time for the City to uphold
the 1982 Site Plan Agreement and bring Pit I
at P.C. Quarries to rehab as a Passive lake! Not doing so
= missed opportunities for economic and eco-tourism
and protects our Aquifer Water Source. This
needs to happen.
Thank you for this event!
Lorrie

## Housing

Please let us know if there are any other comments you would like to share with us about housing to help develop the City's vision for growth to 2051.



### COMMENTS

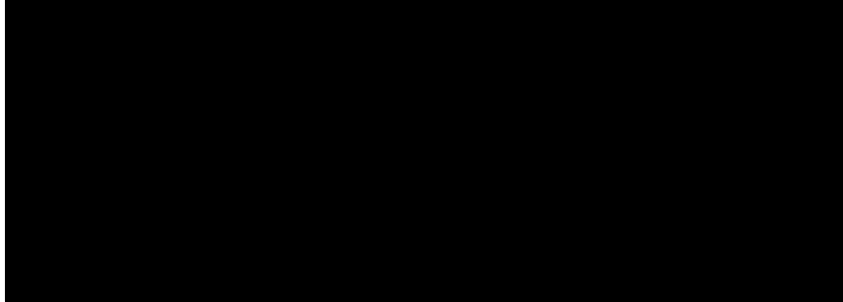
Adopt a Housing First Case Management model with partnerships among city, region & community services. Once housing is secured employment, addictions & mental health will improve. Treating our most vulnerable citizens <sup>better</sup> would help return the small town feel we used to have. We have lost our small town identity. Work with <sup>city</sup> in partnership to develop better more supportive community services; on main floor of a mixed residential apartment that is affordable for a certain percentage of the building. Don't build "ghettos". Develop affordable



## We would like to hear from you!

Please let us know if there are any other comments you would like to share with us to help develop the City's vision for growth to 2051.

**Your feedback is an important part of the planning process.**



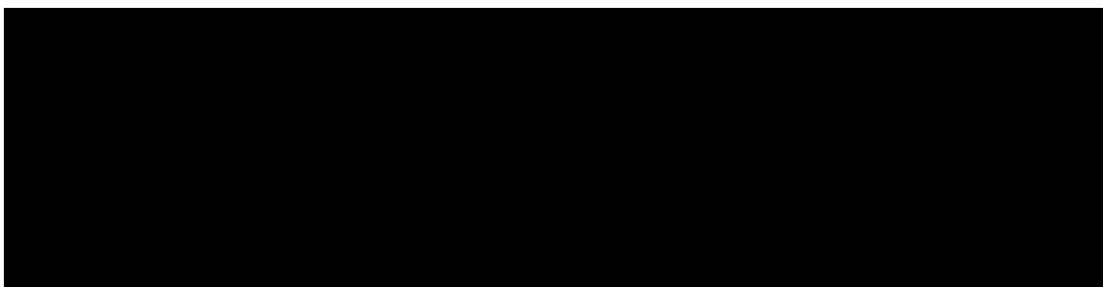
### COMMENTS

Thank you for hosting this meeting. I am excited to see the city looking ahead to the
<del>plan for</del> and planning for future growth.
Infrastructure, housing, parkland, and Environmental Stewardship are top of my mind. Looking forward to being a small part of the future of this great community.

## We would like to hear from you!

Please let us know if there are any other comments you would like to share with us to help develop the City's vision for growth to 2051.

**Your feedback is an important part of the planning process.**



### COMMENTS

I am a parent of a 12 year old son with Down syndrome. and I am a voice for anyone with an intellectual limitation. This demographic is an untapped resource to better our community. However, as in many city, Port Colborne is not designed for them.

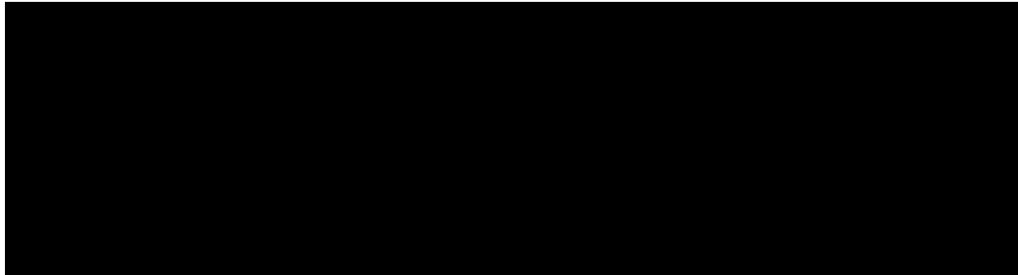
• Accessible healthcare, transportation, affordable housing, recreational & social engagement opportunities where they are the experts leading their peers and extended community. A physical space designed for sensory sensitivity, easy mobility employment and entrepreneurship opportunities.

\* Funding streams force families to manage the health, development, and life quality of our children →

## We would like to hear from you!

Please let us know if there are any other comments you would like to share with us to help develop the City's vision for growth to 2051.

Your feedback is an important part of the planning process.



### COMMENTS

Disappointed WARD 4 NOT ON
ANY STORY BOARDS.
- HAMLETS
- AUGUSTINE PROPERTY
- #140 CORRIDOR
- GATEWAY EC. ZONE.
- AB. SECTOR.



# Appendix E

## Draft Engagement Strategy

The background of the page is an abstract geometric pattern composed of overlapping triangles in various shades of blue, ranging from light sky blue to a deep navy blue. The triangles are arranged in a way that creates a sense of depth and movement, with some appearing to recede into the distance while others come forward. The overall effect is a modern, clean, and professional aesthetic.



# Engagement Strategy

## Introduction

---

Engagement should be a collaborative approach between the City and their consultant who should work together to finalize the engagement strategy to meaningfully engage the public and Indigenous Communities throughout the Official Plan process. This Engagement Strategy has been created in Draft, to supplement and support the RFP process, with the intent that it be updated and finalized by the successful proponent awarded the new Official Plan project during project initiation. The following outlines our recommended approach to the engagement strategy, based on our preliminary engagement work and as further outlined in the Summary Report.

## Project Background

---

The City of Port Colborne is working on creating a New Official Plan. The New Official Plan will provide a framework for growth and development, and protection of the natural environment to 2051.

## Guide to the Strategy

---

This Engagement Strategy has been developed using the International Association for Public Participation (IAP2) methods of planning for public participation, which uses the below spectrum to define the public's level of involvement in the engagement process. The engagement objectives, or public participation goal as shown in the illustration below, and engagement tactics for each phase are outlined in Engagement Objectives and Implementation Plan sections. The level of public involvement is determined by the project scope and outcome. Due to the nature of an Official Plan as a planning tool regulated under Provincial policies, engagement for this project will primarily fall into the inform, consult and involve categories; and, the collaborate category where appropriate.

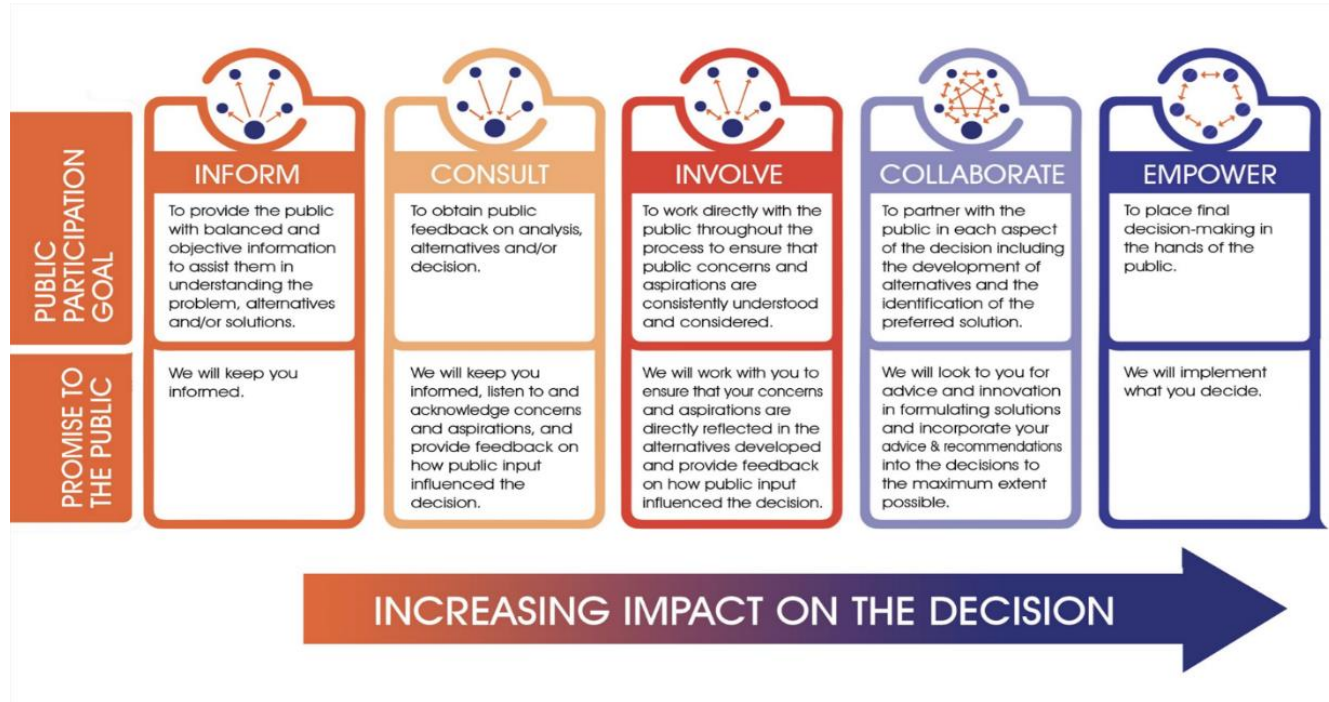


Figure 1: IAP2 Engagement Spectrum. Source: IAP2

This strategy includes the recommended engagement methods and activities which will be completed for this project, as well as the proposed allocation of roles and responsibilities between the City of Port Colborne Project team staff and the consulting team.

### Engagement Objectives

Community engagement is critical to creating a New Official Plan that reflects the interests of the Port Colborne community. The table below provides an overview of the main decision points and the corresponding engagement tasks and objectives.

**Table 1: Overview of the Main Decision Points and the Corresponding Engagement Tasks and Objectives**

Step	Engagement Tasks	Public Engagement Objectives
<b>Phase 1: Project Initiation</b>	<ul style="list-style-type: none"> <li>Finalize Engagement Strategy</li> <li>Indigenous Outreach (tactics to be confirmed by City)</li> <li>Technical Advisory Team (TAT) Meeting</li> <li>Launch Engagement Website on Let's Connect Port Colborne</li> <li>Policy Backgrounder / Brochure</li> </ul>	<ul style="list-style-type: none"> <li>Inform the community about the New Official Plan and generate interest in the project</li> <li>Involve the community to confirm the vision for the Official Plan</li> </ul>

	<ul style="list-style-type: none"> <li>• Community Liaison Committee Meeting</li> <li>• Stakeholder Workshop</li> <li>• Public Open House and Pop-ups</li> <li>• Engagement Summary</li> <li>• Project Update and Engagement Summary Presentation to Council</li> </ul>	
<b>Phase 2: Policy Direction</b>	<ul style="list-style-type: none"> <li>• Engagement Page content update</li> <li>• TAT Meeting</li> <li>• Stakeholder Workshop</li> <li>• Community Liaison Committee Meeting</li> <li>• Online engagement and Pop-ups</li> <li>• Indigenous Engagement</li> <li>• Engagement Summary</li> <li>• Project Update and Engagement Summary Presentation to Council</li> </ul>	<ul style="list-style-type: none"> <li>• Consult with the community to obtain feedback policy directions and get feedback on OP Goals, Objectives</li> <li>• Inform the community of project updates</li> <li>• Promote the online survey</li> </ul>
<b>Phase 3: Draft Official Plan</b>	<ul style="list-style-type: none"> <li>• Engagement Page content update</li> <li>• TAT Meeting</li> <li>• Community Liaison Committee Meeting</li> <li>• Stakeholder Workshop</li> <li>• Public Open House</li> <li>• Indigenous engagement</li> <li>• Council Workshop / Briefing Sessions</li> </ul>	<ul style="list-style-type: none"> <li>• Consult with the community to obtain feedback on the Draft Official Plan</li> <li>• Inform the community of project updates</li> </ul>
<b>Phase 4: Final Official Plan</b>	<ul style="list-style-type: none"> <li>• Engagement Page content update</li> <li>• Indigenous outreach letter to inform of project completion</li> </ul>	<ul style="list-style-type: none"> <li>• Inform the community of project updates and the Final Official Plan</li> </ul>

## Engagement Risks

There are several risk factors that could impact the success of the engagement process. Being prepared and having mitigation strategies in place for these potential risks allows for the City to be prepared to address them in the most efficient manner if, and when, they arise.

Through a dialogue-focused, responsive, and empathetic approach, risks and other challenges can become opportunities for improving relationships with the public and interested and affected parties, engendering trust and mutual respect, and ultimately fostering greater participation in the process and support for the objectives of the project.

Through our experience on Official Plans, we have identified the following common issues that pose risks:

- Communication gaps;
- Misunderstanding or confusion;
- Perception of, or actual, alienation or discrimination;
- Conflicting priorities/opposing values; and
- General Suspicion.

Other risks and mitigation measures will be refined in the first phase of the project in collaboration with City staff.

## Key Messages

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The City and consulting team will develop key messages that will be communicated throughout the project and will remain consistent and present throughout the course of the project.

## Roles and Responsibilities

---

The table below outlines the general roles and responsibilities for engagement and communications. The table will be updated in collaboration with City staff.

**Table 2: General Roles and Responsibilities for Engagement and Communications**

Task	Roles, Responsibilities, and Protocols
Notices	<ul style="list-style-type: none"> <li>• Consultant will draft event notices</li> <li>• City will produce and distribute notices</li> </ul>
Social Media and Web Content	<ul style="list-style-type: none"> <li>• City will publish social media posts and web content</li> <li>• Consultant will work with the City to respond to comments and inquires received through Let’s Connect</li> </ul>
Meeting stakeholders	<ul style="list-style-type: none"> <li>• The City will invite stakeholder to engagement events and work with the Consultant to ensure lists are up to date and support communications with interested and affected parties throughout the project process</li> </ul>

<b>Task</b>	<b>Roles, Responsibilities, and Protocols</b>
Event design and facilitation	<ul style="list-style-type: none"> <li>• Consultant will develop event details, methods for feedback collection, and other presentation materials, and facilitate engagement events</li> </ul>
Event coordination	<ul style="list-style-type: none"> <li>• The City will be responsible for booking and supplying event venues for in-person engagement including light refreshments, AV equipment, and print materials</li> <li>• Consultant or City will book online events (e.g. through Zoom or Webex, unless the City's protocols require this be done through their corporate account)</li> </ul>
Comments and responses (email and telephone inquiries)	<ul style="list-style-type: none"> <li>• The City will lead the communications and responses to emails and telephone inquiries and</li> <li>• Consultant will be available to provide input on responses as needed</li> </ul>
Feedback management	<ul style="list-style-type: none"> <li>• Consultant will summarize and analyze feedback received at engagement events and incorporate this into the Engagement Summaries, as appropriate</li> <li>• The City will forward summarized communications, comments, and responses to Dillon for integration into engagement summaries and technical work</li> </ul>

## **Preliminary Draft Implementation Plan**

The table below presents the implementation plan for engagement. The Tactics and Timeline column should be updated with the project schedule when initiated.

**Table 3: Implementation Plan**

<b>Tactics and Timeline</b>	<b>Purpose</b>	<b>Audience</b>	<b>Supporting Materials, Communications and Other Directions</b>
<b>Phase 1: Project Initiation</b>			
Finalize Engagement Strategy	Finalize approach to engagement, key messages, and engagement tactics	All	Draft and final engagement strategy
Launch Engagement Website on Let's Connect Port Colborne	Inform the Community of the Project and generate interest	General Public	Draft and final material

Indigenous Outreach	Inform Indigenous communities about the project and offer an opportunity for dialogue and relationship building. This could take the form of a call, letter, formal meeting, or other tactic as determined by the City. The purpose is to understand how and if Indigenous Communities would like to be engaged in the project. Engagement and outreach in the subsequent phases should follow the agreed upon approach and be led by the City.	Indigenous Communities	Draft letter, meeting facilitation
Technical Advisory Team (TAT) meeting (virtual)	Gather feedback and input on key topics related to the Official Plan and needs, issues and opportunities	TAT members	Meeting agenda and presentation
Policy Backgrounder / Brochure	Education and awareness of key policy areas related to the Official Plan	General public	Policy Backgrounder / Brochure for posting on the Let's Connect page
Community Liaison Committee Meeting (in-person)	Gather feedback and input on key topics related to the Official Plan and needs, issues and opportunities	Community Liaison Committee members	Agenda and event outline, presentation material, methods to collect feedback
Stakeholder Workshop (in person)	Gather feedback and input on key topics related to the Official Plan and needs, issues and opportunities as it relates to communicating this information to the broader public	Targeted stakeholder invitations	Agenda and event outline, presentation material, methods to collect feedback
Public Open House(s) and Pop-ups (in-person, with materials made available online for asynchronous participation)	Gather feedback and input on key topics related to the Official Plan and needs, issues and opportunities	General public	Agenda and event outline, presentation material, methods to collect feedback
Engagement Summary	Summarize what we heard by key theme and recommend next steps and considerations	General public, Council, staff	Draft and Final Report

	for the OP based on feedback received		
Project Update and Engagement Summary Presentation to Council (in-person)	Present feedback collected so far and an update on the project	Council	Presentation
<b>Phase 2: Policy Direction</b>			
Engagement Page content update	Inform the community of project updates	General Public	Draft and final material
TAT meeting (virtual)	Consult with the TAT to obtain feedback on the Policy Direction	TAT members	Agenda and meeting outline, presentation material
Stakeholder Workshop (in-person)	Consult with the key stakeholders to obtain feedback on the Policy Direction	Targeted stakeholder invitations	Agenda and event outline, presentation material, methods to collect feedback
Community Liaison Committee meeting (in-person)	Consult with the key stakeholders to obtain input on findings and directions to date as it relates to communicating this information to the broader public	Community Liaison Committee members	Agenda and event outline, presentation material, methods to collect feedback
Online Engagement and Pop-Ups (in-person, with materials made available online for asynchronous participation)	Refine policy directions and gather feedback on OP Goals, Objectives	General Public	Draft and final online engagement materials (such as survey questions) and pop-up materials
Indigenous Engagement	Gather feedback on the Policy Directions	Indigenous Communities	Draft and final outreach letters, meeting facilitation
Engagement Summary	Summarize what we heard by key theme and recommend next steps and considerations for the OP based on feedback received	General public, Council, staff	Draft and Final Report
Project Update and Engagement Summary Presentation to Council (in-person)	Present feedback collected so far and an update on the project	Council	Presentation
<b>Phase 3: Draft Official Plan</b>			



Engagement Page content update	Update engagement page with Draft Official Plan	General Public	Draft and final material
TAT meeting (virtual)	Consult with the TAT to obtain feedback on the Draft Official Plan	TAT members	Agenda and meeting outline, presentation material
Stakeholder Workshop (in-person)	Consult with the key stakeholders to obtain feedback on the Official Plan	Targeted stakeholder invitations	Agenda and event outline, presentation material, methods to collect feedback
Community Liaison Committee Meeting (in-person)	Consult with the key stakeholders to obtain feedback on the Draft Official Plan as it relates to communicating this information to the broader public	Community Liaison Committee members	Agenda and event outline, presentation material, methods to collect feedback
Public Open House (Statutory, in-person, with materials made available online for asynchronous participation)	Consult with the community to obtain feedback on the Draft Official Plan	General Public	Agenda and event outline, presentation material, display boards, methods to collect feedback
Indigenous Engagement	Gather feedback on the Draft Official Plan	Indigenous Communities	Draft and final outreach letters, meeting facilitation
Council Workshops / Briefing Sessions	Educate and inform Council of key components of the OP as well as feedback received to-date	Council	Presentation
Statutory Meeting of Council on the Draft Official Plan	Meeting on the Draft Official Plan	General Public / Council	Presentation
<b>Phase 4: Final Official Plan</b>			
Engagement Page content update	Update engagement page with final Official Plan	General public	Draft and final material
Indigenous Outreach Letter	Notify Indigenous Communities that the final Official Plan is available online to review	Indigenous Communities	Outreach Letter
Adoption meeting	Adoption of the Official Plan	Council / General public	Presentation

## Indigenous Engagement

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Indigenous Engagement is an important part of the Official Plan process, as the project pertains to land use matters, which impact Indigenous rights and interests. Based on our experience we recommend that the City lead the engagement with Indigenous Communities to foster broader relationship building, however, should additional relationship building support be required above the items noted, our team is well-equipped to support the City and we can prepare a separate scope for this.

This section provides general guidance to the City who will be leading the First Nations and Indigenous Community partner outreach and engagement for this project, and will be updated in the first phase of the project.

The approach to Indigenous engagement should be shaped through discussions with Indigenous Rights Holders, and urban Indigenous organizations, and the consultation protocol from each community should be reviewed to understand how the communities wish to be engaged with. This section of the plan will be updated with how Indigenous Rights Holders and urban Indigenous organizations want to be engaged throughout the process.

The following Indigenous Communities have been identified to be part of the outreach for the project:

- Six Nations of the Grand River, Council Elect;
- Haudenosaunee Confederacy Chiefs Council (Haudenosaunee Development Institute)
- Mississauga of the Credit First Nation;
- Fort Erie Native Friendship Centre;
- Niagara Regional Native Centre;
- Metis Nation Office; and,
- Other Local Indigenous Groups.

## Stakeholders

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Identifying project stakeholders is a preliminary step that will support engagement activities. The draft list of stakeholders below includes relevant groups, organizations, and this section should be updated with corresponding issues or interest areas for each stakeholder group.

It is anticipated that the list will be updated as the project evolves, and that the City will provide the relevant contact information for each of the groups / organizations listed. The list below is a preliminary list of interested and affected parties based on the proposal and will be refined, in collaboration with the City.

### Government

- Niagara Region (or other approval authority, as appropriate)
- City Council

- Municipal Staff

**Public Service Providers Agencies / Agencies**

- Utilities
- School Boards
- Niagara Parks Commission
- Niagara Peninsula
- Conservation Authority

**Boards**

- BIAs

**Community Groups / Advocacy / Interest Groups**

- Neighbourhood Groups
- Community Groups
- Housing not for profits
- Environmental Groups
- Chamber of Commerce

**Development / Industry**

- Developers
- Consultants
- Contractors
- Niagara Home Builders Associations
- Niagara Industrial Association
- Large Industry / Employers

# Appendix F

## **Recommended Work Plan for the New Official Plan**



## Port Colborne New Official Plan Terms of Reference/ Work Plan for the RFP

Table 1 presents a draft task list to inform the development of a Terms of Reference to support the preparation of the New Port Colborne Official Plan. Note: It is assumed that this work would commence at the Background Research stage, as the Official Plan Engagement work with Dillon has already set in motion the initial commencement of the new Official Plan. This work plan and task list can be refined and customized further by the City to use to guide the project.

**Table 1: Proposed task list to support procurement.**

Phase	Proposed Tasks
<b>Phase 1 - Project Initiation</b>	1. Project Management Meetings (check-in meeting with City PM)
	2. Kick-off Meeting with TAT Members
	3. Table of Contents for Backgrounders/Policy Brochures (4 total) <ul style="list-style-type: none"> <li>• <i>Based on feedback obtained through the consultation period, the City may want to plan for four policy brochures around the top four topics residents want to be engaged on, and the City may want to modify this in preparing the RFP.</i></li> </ul>
	4. Indigenous Outreach (City-led)
	5. Backgrounder/Policy Brochure #1: Housing and Population
	6. Backgrounder/Policy Brochure #2: Urban Design and Placemaking
	7. Backgrounder/Policy Brochure #3: Jobs and the Economy
	8. Backgrounder/ Policy Brochure #4: Environment, Natural Heritage, Sustainability and Climate Resilience
	9. TAT Member Meeting on Backgrounders/Policy Direction Reports
	10. Community Liaison Committee Meeting (in person) <ul style="list-style-type: none"> <li>• <i>Based on feedback received at the open house and through the survey, residents seemed interested in an option for a small community liaison group to be part of the process. This group would not provide significant technical input into the process but would be a sounding board at key points of the project prior to wider public engagement, to provide input into the engagement process and act as “champions” for the project, having a bit more knowledge and time to ask questions of City staff and the consultant team, giving a richer understanding of the information prior to formal public release.</i></li> </ul>
	11. Webpage update
	12. Stakeholder Workshops
	13. Public Open House(s)
	14. Indigenous Engagement (City-led)

	15. Webpage update
	16. Phase 1 Engagement Summary and Preliminary Policy Directions
	17. Debrief on Engagement Summary and Preliminary Policy Directions with Core Team, finalize engagement summary and policy directions document based on comments, confirm approach for presentation to Council
	18. Project Update and Engagement Summary Presentation to Council
<b>Phase</b>	<b>Proposed Tasks</b>
<b>Phase 2 - Policy Direction</b>	1. Project Management Meeting (check-in meeting with City PM)
	2. Policy Direction Memo and OP Table of Contents
	3. Meeting with TAT Members
	4. Stakeholder Workshop (1)
	5. Community Liaison Committee Meeting (in person)
	6. Online engagement to refine policy directions and get feedback on OP Goals, Objectives
	7. Indigenous Engagement (City-led)
	8. Policy Direction and Engagement Summary
	9. Debrief on Engagement Summary and Preliminary Policy Directions with Core Team, finalize engagement summary and policy directions document based on comments, confirm approach for presentation to Council
	10. Project Update and Engagement Summary Presentation to Council
<b>Phase</b>	<b>Proposed Tasks</b>
<b>Phase 3 - Draft Official Plan</b>	1. Project Management Meeting (check-in meeting with City PM)
	2. Prepare Draft Official Plan (OP Draft 1), including Schedules, Maps and Figures
	3. Official Plan Draft #1 Meeting with TAT Members
	4. Official Plan Draft # 1 Edits
	5. Community Liaison Committee Meeting (in person)
	6. Webpage update (OP Uploaded for feedback)
	7. Stakeholder Workshop (1)
	8. Public Open House (1) – Statutory
	9. Indigenous Engagement (City-led)
	10. Council Briefing Sessions
	11. Preparation for Statutory Meeting of Council on the Draft OP
	12. Statutory Meeting of Council on the Draft OP

Phase	Tasks
<b>Phase 4 – Final Official Plan</b>	1. Project Management Meeting (check-in meeting with City PM)
	2. Comment Response Matrix
	3. Official Plan Draft # 2 (including schedules, maps, figures)
	4. Official Plan Draft #2 Meeting with TAT Members
	5. Webpage update (OP Uploaded for further comment)
	6. Official Plan Draft # 3 (Version for Adoption)
	7. Indigenous Notification letter (City-led)
	8. Prepare for Adoption Meeting
	9. Adoption Meeting
	10. Finalize Official Plan (OP Draft 4), including Schedules, Maps and Figures based on Council Adoption directions—to be sent to the Region for approval (or other approval authority as the case may be)