

The Corporation of the City of Port Colborne

By-law No. _____

Being a by-law to adopt amendment no. XX to the
Official Plan for the City of Port Colborne

Whereas it is deemed expedient to further amend the Official Plan, heretofore adopted by Council for the City of Port Colborne Planning Area;

Now therefore the Council of The Corporation of the City of Port Colborne under section 17(22) of the *Planning Act*, hereby enacts as follows:

- 1. That Official Plan Amendment no. XX to the Official Plan for the City of Port Colborne Planning Area, consisting of the attached map and explanatory text is hereby adopted.
- 2. That this By-law shall come into force and take effect on the day of passing thereof.

Enacted and passed this ____day of _____, ____.

William C Steele
Mayor

Charlotte Madden
City Clerk

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

PREPARED BY:
CITY OF PORT COLBORNE
DEVELOPMENT AND GOVERNMENT RELATIONS DEPARTMENT

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

AMENDMENT NO. X
TO THE OFFICIAL PLAN
FOR THE
CITY OF PORT COLBORNE

This Amendment to the Official Plan for the City of Port Colborne, which has been adopted by the Council of the Corporation of the City of Port Colborne, is hereby approved in accordance with Sections 17 and 21 of the *Planning Act R.S.O. 1990*, c. P.13, as Amendment No. 8 to the Official Plan for the City of Port Colborne.

Date: _____

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

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STATEMENT OF COMPONENTS

PART A

The Preamble does not constitute part of this Amendment.

PART B

The Amendment, consisting of the following text and Schedule “A”, constitutes Amendment No. XX to the Official Plan for the Port Colborne Planning Area.

Also attached is **PART C** – The Appendices, which do not constitute part of this Amendment. These appendices contain the background data, planning considerations and public involvement associated with this Amendment.

PART A - THE PREAMBLE

Purpose

The purpose of this amendment is to amend land use designations on Schedule A – CityWide Land Use of the Port Colborne Official Plan to facilitate the development of the subject properties, shown on the attached Schedule, as apartment dwellings.

Location

The lands affected by this amendment are legally described as Lots 36 to 40, Registered Plan No. 826 in the City of Port Colborne, Regional Municipality of Niagara, municipally known as 242-246 West Side Road. A detailed map of the subject properties is attached as Schedule “A” to this Official Plan Amendment No. XX.

Basis

The subject properties are designated “Urban Residential”. An application has been made to initiate amendments to the City of Port Colborne’s Official Plan and Zoning By-law for the subject properties to provide for and permit a 112 dwelling unit apartment building. The proposed density is 198 units per hectare.

The development provides residential intensification at a location serviced by existing services and infrastructure. The location for the proposed intensification of the subject properties is suitable because they are surrounded by compatible residential, commercial, and institutional land uses.

It is intended to also approve an Amendment to the City’s Zoning By-law 6575/30/18, rezoning of the lands from the existing First Density Residential (R1) Zone, in part abutting Highway 58 / West Side Road and Third Density Residential (R3) Zone to an “R4-XX Site-specific Fourth Density Residential Zone”.

The proposal is consistent / conforms with:

- The Provincial Planning Statement (2024) by promoting growth within a settlement area;
- Niagara Official Plan through the promotion of growth in urban areas; and
- Port Colborne Official Plan by introducing residential uses at an appropriate location, while meeting the City’s intensification target and promoting growth within the Built-Up Area.

PART B - THE AMENDMENT

All of this part of the document entitled **PART “B”** – “The Amendment” consisting of the following text and map designated Schedule “A” constitutes Amendment No. X to the Official Plan for the City of Port Colborne. The Official Plan of the City of Port Colborne is hereby amended as follows:

Introductory Statement

This part of the document entitled Details of the Amendment, consisting of the following text and map designated Schedule “A”, constitutes Amendment No. XX to the Official

Plan for the City of Port Colborne.

The Official Plan for the Port Colborne Planning Area is hereby amended as follows:
Land shown on Schedule A is redesignated from Urban Residential to Special Policy Area to provide for apartment dwellings at a density of 198 units per hectare.

Details of the Amendment

1. The land illustrated on "Schedule A to Official Plan Amendment No. XX", is redesignated from Urban Residential to Special Policy Area and shall be identified on Schedule A City Wide Land Use Map of the Official Plan for the Port Colborne Planning Area.
2. Notwithstanding Policy 3.2.1 of the Official Plan for the City of Port Colborne, apartment dwellings at 198 units per hectare with ground floor parking may be provided on the land illustrated on Schedule "A" to this Official Plan Amendment.

IMPLEMENTATION AND INTERPRETATION

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

PART C – THE APPENDICES

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

APPENDIX I – Draft Minutes of the Public Meeting

APPENDIX II – Development and Government Relations Department Report 2024-201

