

**Public Works Growth Management and Planning Division**

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**Via Email Only**

November 26, 2024

Region File: CS-24-0022

Taya Taraba  
Secretary Treasurer of the Committee of Adjustment  
City of Port Colborne  
66 Charlotte Street  
Port Colborne, ON, L3K 3C8

Dear Ms. Taraba:

**Re: Regional and Provincial Comments  
Proposed Minor Variance  
City File: A19-24-PC  
Owner/Applicant: Richard Paré  
465 Davis Street  
City of Port Colborne**

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Regional Growth Management and Planning staff has reviewed the proposed Minor Variance application for lands municipally known as 465 Davis Street in the City of Port Colborne.

The subject land is zoned Second Density Residential (R2) zone in the City of Port Colborne Zoning By-law 6575/30/18, as amended. The applicant is seeking relief from the provisions of the by-law to permit an addition to an existing garage with an accessory lot coverage of 26%, whereas 10% is permitted and a setback of 0.55 m from the interior side or rear lot line, where a minimum of 1 m is required.

The following comments are provided from a Provincial and Regional perspective to assist the Committee with their consideration of the application.

**Provincial and Regional Policies**

The subject land is located within the 'Settlement Area' under the *Provincial Planning Statement, 2024* (PPS), and designated 'Delineated Built-Up Area' in the *Niagara Official Plan, 2022* (NOP). A full range of residential uses are permitted within these areas under Provincial and Regional policies. Regional staff offer no objection to the proposal for an addition to an existing garage, subject to the below comments.

## Archaeological Potential

The PPS and NOP state that development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved or the land has been investigated and cleared or mitigated following clearance from the Province. The subject land is mapped within Schedule K as an area of archaeological potential.

Staff has reviewed the submitted Stage 1-2 Archaeological Assessment, prepared by Detritus Consulting Ltd. (dated October 16, 2024). The Study resulted in no identification or documentation of archaeological resources. Accordingly, the licensed archaeologist recommends no further archaeological assessments of the study area, which encompasses the entirety of the subject property.

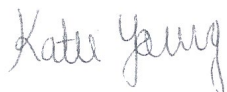
Staff require an acknowledgement letter from the Ministry of Citizenship and Multiculturalism (MCM) for the submitted archaeological assessment confirming that all archaeological resource concerns have met licensing and resource conservation requirements prior to any development on the site. Staff advise that this can be managed as a condition to the Minor Variance application.

## Conclusion

Regional Growth Management and Planning staff offer no objection to the proposed Minor Variance application from a Provincial and Regional perspective, subject to the applicant/owner receiving acceptance from the Ministry of Citizenship and Multiculturalism (MCM) for the archaeological assessment report titled Stage 1-2 Archaeological Assessment, prepared by Detritus Consulting Ltd. (dated October 16, 2024). No demolition, grading or other soil disturbances shall take place on the subject property prior to the issuance of a letter from MCM through Niagara Region, confirming that all archaeological resource concerns have met licensing and resource conservation requirements.

Should you have any questions regarding the above comments, please contact the undersigned at [Katie.Young@niagararegion.ca](mailto:Katie.Young@niagararegion.ca). Please send a copy of the staff report and the Committee's decision on the application when available.

Kind regards,



Katie Young, MCIP, RPP  
Senior Development Planner