

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 Consent Application
City File: B16-24-PC
Owner/Applicant: Lucia Maria Pinelli
Agent: Martyn Perrin
607 Barrick Road
City of Port Colborne**

Staff of the Regional Growth Management and Planning staff has reviewed the proposed consent application for lands municipally known as 607 Barrick Road in the City of Port Colborne. Staff note the applicant also proposes minor variance applications related to the minimum lot frontage.

The applicant proposes to sever Part 2 (548.6 m²) of the submitted sketch and retain Part 1 (629.3 m²) for an existing residential use.

A pre-consultation meeting was held to discuss the proposal on June 22, 2023, with City and Regional staff in attendance. 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 within the 'Designated Growth Area' under the *Provincial Planning Statement, 2024* (PPS) and 'Designated Greenfield Area' within the *Niagara Official Plan, 2022* (NOP).

The PPS notes that planning authorities are encouraged to establish density targets for Designated Growth Areas, based on local conditions. The NOP outlines that Designated Greenfield Areas are to be planned as complete communities by ensuring that development is sequential, orderly and contiguous with existing built-up areas, utilizing district plans and secondary plans where appropriate, ensuring infrastructure capacity is available, and supporting active transportation and encouraging the integration and sustained viability of public transit service. Designated Greenfield Areas shall achieve a minimum density of 50 residents and jobs combined per hectare as measured across the entire region.

Staff note that this property is not subject to a Secondary Plan. Subject to the below comments, staff offer no objection to the proposed consent application.

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 August 2, 2024). The licensed archaeologist found no identification and documentation of archaeological resources and therefore no further archaeological assessment of the study area is recommended.

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 Consent application.

Regional Bicycle Network

The subject property has frontage along a road which is designated as part of the Regional Niagara Bicycling Network. If the bicycle routes are currently not established and identified with signage, it is the intent of the Region to make provisions for doing so when an appropriate opportunity arises. This may involve additional pavement width, elimination of on-street parking, etc. in the future.

Waste Collection

Niagara Region provides curbside waste collection for developments that meet the requirements of Niagara Region's Waste Collection Policy. The severed property is eligible to receive Regional curbside waste collection provided that the owner brings the

waste to the curbside on the designated pick up day and that the following limits are not exceeded (based on current waste collection contract):

- Green – no limit (weekly)
- Waste – 2 bag/can limit per unit (bi-weekly)
- Curbside Collection Only

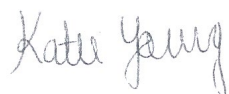
Circular Materials Ontario is responsible for the delivery of residential Blue / Grey Box recycling collection services. The most up to date information regarding recycling can be found using the following link: <https://www.circularmaterials.ca/resident-communities/niagara-region/>

Conclusion

Regional Growth Management and Planning staff offer no objection to the proposed Consent 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 August 2, 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. 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

cc: Philippe Biba, Development Approvals Technician