



**Subject: Public Meeting Report for Proposed Millar's Crossing Subdivision**

**To: Council - Public Meeting**

**From: Development and Government Relations Department**

Report Number: 2025-24

Meeting Date: February 4, 2025

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**Recommendation:**

That Development and Government Relations Department – Planning Division Report 2025-24, be received for information.

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**Purpose:**

The purpose of this report is to provide Council with information regarding applications submitted by Evan Sugden of The Biglieri Group Ltd., on behalf of the owners 1000427593 Ontario Inc., Twelve Wide Realty Corp., and Stephen Fischer, for the land legally known as Part of Lot 29, Concession 2, in the Geographic Township of Humberstone, City of Port Colborne, and Regional Municipality of Niagara.

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**Background:**

Applications for an Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA), and Draft Plan of Subdivision (DPS) were submitted by The Biglieri Group in December 2024. The applications were deemed complete on January 15, 2025. The following reports/plans have been submitted to help facilitate the applications:

- Draft Plan of Subdivision
- Geotechnical Investigation
- Land Use Compatibility Assessment
- Noise Impact Study
- Urban and Architectural Design Guidelines
- Air Quality and Odour Assessment
- Stage 1, 2, and 3 Archaeological Assessments

- Conceptual Build-out Plan
- Landscaping Concept
- Functional Servicing Design Brief
- Traffic Impact and Parking Study
- Phasing Plan
- Planning Rationale Report
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment

All of these aforementioned plans/materials can be found on the City's website under the "Current Applications" page.

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## **Discussion:**

These applications will be reviewed with consideration of applicable policies in the Provincial Planning Statement (2024), the Niagara Official Plan (2022), the City of Port Colborne Official Plan and the City of Port Colborne Comprehensive Zoning By-law 6575/30/18.

The Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The subject lands are within a "settlement area" according to the PPS. Settlement areas are to be the focus of growth and development and land use patterns shall be based on densities and a mix of land uses that should efficiently use land and resources.

The Niagara Official Plan (NOP) designates the subject lands as within the "Urban Area Boundary" and "Delineated Built-Up Area". Chapter 2 of the NOP sets out specific policies for the above and will be used to assess the application when a recommendation report is brought forward at a future date.

### **City of Port Colborne Official Plan**

According to Schedule A: City Wide Land Use, the City of Port Colborne's Official Plan (OP) designates the subject property as **Urban Residential**. Land uses in the Urban Residential designation include residential uses, neighbourhood commercial uses, cemeteries, parks, schools, community facilities, and institutional uses normally located in residential areas.

Additionally, the lands are located within the Built Boundary, based on Schedule A1. Policies within the Official Plan will be used to assess the application when a recommendation report is brought forward to a future council meeting.

The application for OPA proposes to amend the Official Plan with changes to policies in order to implement the proposed Draft Plan of Subdivision. The draft OPA proposes text

and schedule changes to permit an increase in density. The full proposed draft OPA can be found attached as Appendix A to this report.

**City of Port Colborne Zoning By-law 6575/30/18**

The subject lands currently have three different zones established. The parcels are comprised of the Residential Development (RD) zone, Fourth Density Residential (R4) zone, and First Density Residential (R1) zone. The proposed Zoning By-law Amendment (ZBA) proposes to rezone the subject lands to site-specific Second Density Residential (R2-XX), site-specific Third Density Residential (R3-XX), site-specific Mixed Use (MU-XX), and site-specific Fourth Density Residential (R4-XX). Additionally, lands proposed for park/infrastructure purposes are proposed to be rezoned to Public and Park (P).

The Draft ZBA proposes reductions in setbacks and an increase to building height for the subject lands. The full draft ZBA can be found attached as Appendix B to this report.

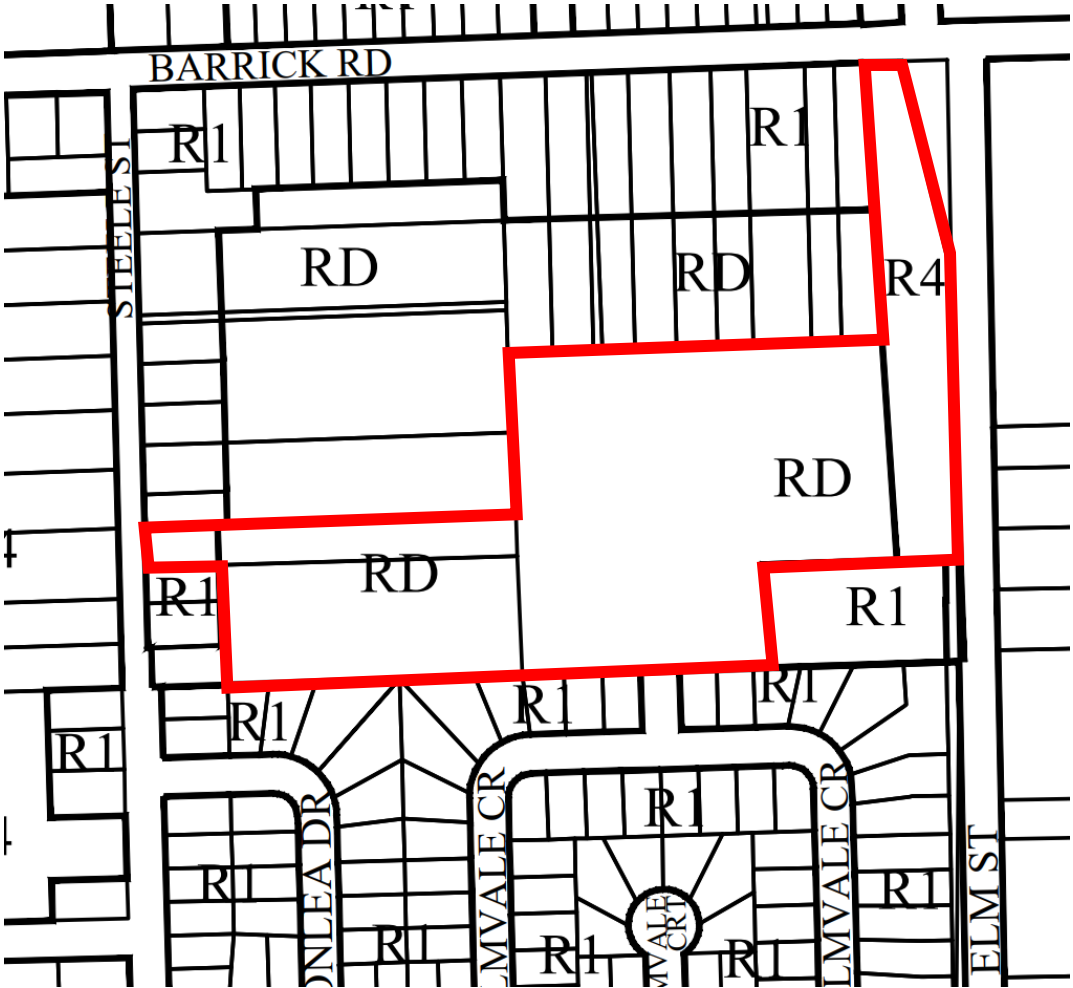


Figure 1: Current Zoning of Subject Lands (shown in red)

## **Draft Plan of Subdivision**

The Draft Plan of Subdivision application proposes 20 single-detached lots, six semi-detached units, 37 street townhouse units, two stacked townhouse blocks (43-115 units), and 200 mixed-use apartment units. The total unit count proposed is 306-378 dwelling units. The proposed Draft Plan can be found attached as Appendix C to this report.

## **Internal Consultations:**

Notice of the Public Meeting was circulated to required agencies and internal departments. As of the date of preparing this report, comments have been received from the By-law Division, Canadian Niagara Power, the City's Drainage Superintendent, the Fire Department, and the Ministry of Transportation, all of which have noted that they have no concerns with the proposed development.

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## **Financial Implications:**

There are no immediate financial implications with this report.

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## **Public Engagement:**

Notice of the Public Meeting was circulated in accordance with Sections 22 and 34 of the *Planning Act*. As of the date of preparing this report, no comments from the public have been received.

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## **Strategic Plan Alignment:**

The initiative contained within this report supports the following pillar(s) of the strategic plan:

- Welcoming, Livable, Healthy Community
  - Increased Housing Options
  - Sustainable and Resilient Infrastructure
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## **Conclusion:**

Planning staff are not providing a recommendation on the proposed Official Plan Amendment, Zoning By-law Amendment, or Draft Plan of Subdivision at this time to allow all agency, public and Councillor comments to be received and considered prior to

a decision being made. The recommendation report will return to Council at a future meeting.

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**Appendices:**

- a. Draft Official Plan Amendment
- b. Draft Zoning By-law Amendment
- c. Draft Plan of Subdivision and Conceptual Build-out Plan

Prepared and submitted by,

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**Report Approval:**

All reports reviewed and approved by the Department Director and also the City Treasurer when relevant. Final review and approval by the Chief Administrative Officer.