



PORT COLBORNE

City of Port Colborne

Municipal Offices
66 Charlotte Street
Port Colborne, Ontario
L3K 3C8
www.portcolborne.ca

Development and Government Relations Department

Planning Division Report

April 4, 2025

Secretary-Treasurer
Port Colborne Committee of Adjustment
66 Charlotte Street
Port Colborne, ON L3K 3C8

**Re: Application for Consent B05-25-PC
Lot 769 and Part of Lot 770, Plan 836
62 and 66 Page Street
Agent: Carol Moroziuk
Owner(s): Ahlstedt Homes Ltd.**

Proposal

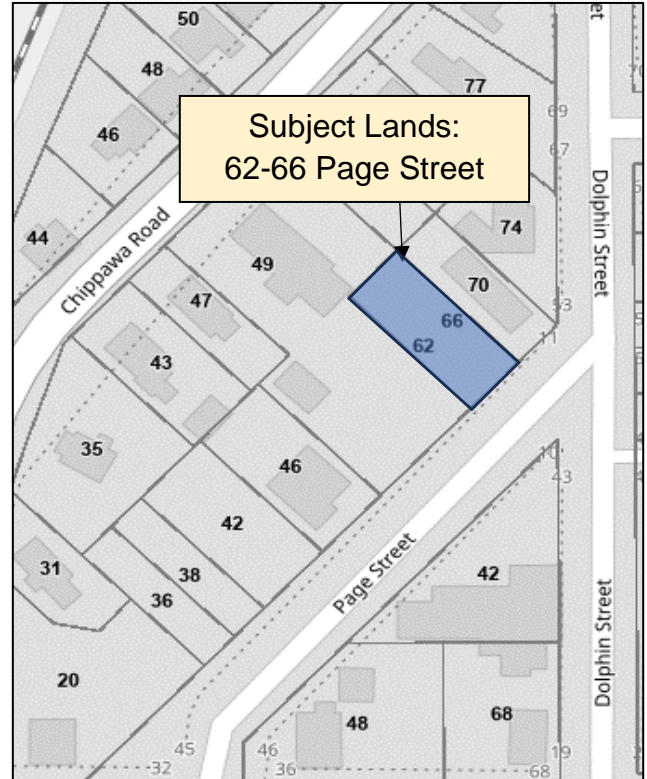
The purpose and effect of this application for consent to sever is to allow the units in the existing semi-detached dwelling to be individually owned. The application proposes to sever 62 Page Street (Part 1 on Appendix A) and to retain 66 Page Street (Part 2).

Surrounding Land Uses and Zoning

The subject lands are in the Second Density Residential Zone (R2). The parcels surrounding the subject lands are zoned R2 to the north and east, Institutional (I) to the west, and Highway Commercial (HC) to the south. The surrounding uses consist primarily of residential dwellings to the north and east, the Port Colborne Lions Club Community Centre to the west and commercial uses to the south.

Environmentally Sensitive Areas

The subject property does not feature any environmentally sensitive areas.



Public Comments

Notice was circulated on March 25, 2025, to properties within 60 metres of the subject lands, in accordance with the *Planning Act*. As of April 4, 2025, no comments from the public have been received.

Agency Comments

Notice of the application was circulated on February 18, 2025, to internal City departments and external agencies. As of April 4, 2025, the following comments have been received.

Drainage Superintendent	No objections.
Fire Department	No objections.
Engineering Technologist	No objections.
By-law Enforcement Services	No objections

Discussion

This application was reviewed with consideration of applicable policies in the Provincial Planning Statement (2024), the Niagara Official Plan (2022), the City of Port Colborne Official Plan (2013), and Zoning By-law 6575/30/18.

Provincial Planning Statement (PPS)

The Niagara Official Plan and Port Colborne Official Plan identify the subject lands as settlement area. Section 2.3.1.1 of the PPS states that settlement areas shall be the focus of growth and development. Section 2.3.1.2 encourages land use patterns within settlement areas to be based on densities and a mix of uses which efficiently use land and resources, optimizing existing and planned infrastructure. Section 2.3.1.3 requires that planning authorities support redevelopment to help achieve complete communities.

Planning staff are of the opinion that the severance application is consistent with the PPS. The proposal to sever the existing semi-detached dwelling for existing residential uses supports the provincial requirement to direct growth and development to settlement areas. The proposed lots are municipally serviced, contributing to an efficient use of existing infrastructure. Permitting the severance will allow each half of the semi-detached dwelling to be owned individually, which will provide a new opportunity for homeownership at a more attainable price when compared to the price of owning both dwelling units, thereby contributing toward the provision of an appropriate range and mix of housing.

Niagara Official Plan (NOP)

According to Schedule A to the NOP, the subject lands are located within the Settlement Area of Port Colborne. Schedule B identifies the lands as being located within the Delineated Built-up Area. The policies in Section 2.2 of the NOP directs forecasted growth to settlement areas. Section 2.2.1.1 requires development to support a diverse range and mix of housing types, unit sizes, and densities to accommodate housing needs. Housing options must consider the character of established residential neighbourhoods, and the development of a mix of residential built forms must be in appropriate locations to ensure compatibility with established residential areas.

Planning staff are of the opinion that the proposed consent conforms to the NOP. The proposal to sever the existing semi-detached dwelling will provide increased opportunities to support a more diverse range and mix of housing options in the future,

City of Port Colborne Official Plan (OP)

The subject lands are designated Urban Residential in the OP. The Urban Residential designation (Section 3.2 of the OP) permits residential uses, neighbourhood commercial uses, cemeteries, parks, schools, community facilities and institutional uses normally located in residential areas.

Section 3.2.2 of the OP outlines the requirements for intensification and infill in the Urban Residential designation. Section 3.2.2 (c) (i) permits infill within a registered plan of subdivision, subject to the provisions of the Zoning By-law, to create 2 lots for a semi-detached dwelling.

Proposals for severances in the Urban Residential designation are considered in accordance with the provisions of Section 3.2.4 of the OP, which permits severances subject to the submission of a survey sketch prepared by a registered Ontario Land Surveyor, the proposed lots having frontage on a public road and the imposition of appropriate conditions.

Planning staff are of the opinion that the proposed consent meets the requirements of the OP subject to necessary conditions.

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

The subject lands are in the Second Density Residential Zone (R2) in Zoning By-law 6575/30/18.

The application proposes to create lots with the following dimensions:

- Part 1, the parcel to be conveyed, is proposed to have a lot frontage of 8.4 metres and a lot area of 338 square metres.

- Part 2, the parcel to be retained, is proposed to have a lot frontage of 8.4 metres and a lot area of 338 square metres.

Both the severed and retained lots meet the minimum requirements of the R2 Zone.

Recommendation:

That consent application B05-25-PC be **granted** subject to the following conditions:

1. That the applicant provides the Secretary-Treasurer with the deeds for the conveyance of the subject parcel or a registrable legal description of the subject parcel, and a copy of the deposited reference plan, for use in the issuance of the Certificate of Consent.
2. That a final certification fee of \$400 payable to the City of Port Colborne is submitted to the Secretary-Treasurer.
3. That all conditions of consent be completed by April 9, 2027.

For the following reasons:

1. The application is consistent with the Provincial Planning Statement and conforms to the Niagara Official Plan, City of Port Colborne Official Plan, will comply with the provisions of Zoning By-law 6575/30/18, as amended.

Respectfully submitted,

Diana Vasu
Planner

Appendix A

