

**Public Works Growth Management and Planning Division**

1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7

905-980-6000 Toll-free: 1-800-263-7215

---

**Via Email Only**

March 20, 2025

Region File: CS-23-0060

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: B15-23-PC  
Applicant/Owner: Julie Cule  
95 Victoria Street  
City of Port Colborne**

---

Regional Growth Management and Planning staff has reviewed the proposed consent application for lands municipally known as 95 Victoria Street in the City of Port Colborne.

The consent application has been submitted to sever Part 1 for future residential use from Part 2, which will be retained for an existing residential use. Staff note there is an associated Minor Variance application (City Files: A05-25-PC and A06-25-PC) related to minimum lot frontage.

**Planning Act Changes**

Staff advise pursuant to the *Planning Act*, as of March 31, 2025, Niagara Region will become an upper-tier municipality without planning responsibilities. The council of an upper-tier municipality, on conditions agreed upon with the council of a lower municipality, may provide advice and assistance to lower-tier municipalities in respect of planning matters generally. Niagara Region has not entered into any service level agreement to continue providing planning support and advice to the City of Port Colborne.

Regional staff provide the below comments on the basis that comments were requested by the City before March 31, 2025. As this application is going to the Committee of

Adjustment after March 31, 2025, the following comments are provided from a Provincial and Regional perspective for information purposes to assist City staff.

## **Provincial and Regional Policies**

The property 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).

The PPS directs growth to Settlement Areas and encourages the efficient use of land, resources, infrastructure, and public service facilities that are planned or available. The PPS states that planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.

The NOP builds on the direction of the PPS, setting the minimum intensification target for the Built-Up Area of Port Colborne to 30 percent as set out within Table 2-2 of the NOP. The NOP encourages opportunities for the integration of gentle density, and a mix and range of housing options that considers the character of established residential neighbourhoods.

Staff offer no objection to the proposed consent application and advise that the future residential dwelling on Part 1 will contribute to the City's intensification target as set out within the NOP.

## **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 TMHC Inc. (dated May 27, 2024). The Stage 2 fieldwork resulted in no identification of archaeological resources and therefore the licensed archaeologist does not recommend any further work. Staff note that the assessment only covered Part 1 (as shown on Map 10 of the Assessment). Any future development or site alteration on Part 2 will require an archaeological assessment in the future.

No demolition, grading or other soil disturbances shall take place on the subject property prior to the issuance of a letter from the Ministry of Citizenship and Multiculturalism (MCM) through the City of Port Colborne confirming that all archaeological resource concerns have met licensing and resource conservation requirements.

## Conclusion

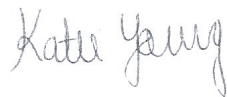
Regional Growth Management and Planning staff are satisfied that the proposal is consistent with the PPS and conforms to Regional policies, provided that the applicant/owner receive acceptance from the MCM for the Stage 1-2 Archaeological Assessment, prepared by TMHC Inc. (dated May 27, 2024).

If the Ministry requires further archaeological work to be completed prior to acknowledging this report, these report(s) must also be submitted to and acknowledged by the Ministry, to the satisfaction of the City of Port Colborne.

No demolition, grading or other soil disturbances shall take place on the subject property prior to the issuance of a letter from MCM through the City of Port Colborne, 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).

Kind regards,



Katie Young, MCIP, RPP  
Senior Development Planner