



**Subject: Public Meeting Report for Proposed Zoning By-law
Amendment on Stanley Street (Lot 71, Plan 59M-428), File
D14-14-21**

To: Council - Public Meeting

From: Planning and Development Department

Report Number: 2021-294

Meeting Date: November 15, 2021

Recommendation:

That Planning and Development Department Report 2021-294 be received for information.

Purpose:

The purpose of this report is to provide Council with information regarding a Zoning By-law Amendment application initiated by the City of Port Colborne for the property legally known as Lot 71 on Plan 59M-428, formerly in the Township of Humberstone, now in the City of Port Colborne, Regional Municipality of Niagara, municipally known as a vacant lot on the north side of Stanley Street. The subject property is currently owned by Bridge & Quarry Limited.

Background:

The application for Zoning By-law Amendment proposes to change the zoning of the property from First Density Residential (R1) to Second Density Residential (R2) to reflect the zoning previously approved under By-law 5667/98/11. The Zoning By-law Amendment is being sought to permit the construction of a semi-detached dwelling on the property.

Internal Consultations:

Notice of Public Meeting was circulated on October 26, 2021 to internal departments and agencies and the following comments have been received as of the date this report was prepared:

Port Colborne Fire Department

“Port Colborne Fire has no objection to the application.”

Drainage Superintendent

“No concerns regarding this matter.”

Public Engagement:

Notice of Public Meeting was circulated via regular mail on October 26, 2021 and also provided on the City’s website under “Current Applications”. No written correspondence has been received as of the date this report was prepared.

Discussion:

City of Port Colborne Official Plan

According to Schedule A: City Wide Land Use, the City of Port Colborne’s Official Plan designates the subject property as **Urban Residential**. Land uses in the Urban Residential designation include residential, neighbourhood commercial, community facilities and institutional uses.

Residential uses such as the proposed semi-detached dwelling are supported in the Urban Residential zone. The Official Plan designation is not proposed to be changed as a result of this application.

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

The subject property is currently zoned First Density Residential (R1). The R1 zone permits one single-detached dwelling on one lot, uses, buildings and structures accessory to the foregoing permitted use.

The Zoning By-law Amendment proposes to change the zoning of the property from First Density Residential (R1) to Second Density Residential (R2). The R2 zone permits detached, semi-detached and duplex dwellings and uses, structures and buildings accessory thereto.

Staff note that through the passing of Zoning By-law Amendment 6575/30/18, the previous zoning of this property was not carried through. Staff believe this was an oversight on the updated zoning schedules. The Draft Zoning By-law Amendment has been included in Appendix A to this report.

Adjacent Zoning and Land Use

Northwest Vacant residential land Zoned: R3	North Vacant residential land Zoned: R3	Northeast Residential property Zoned: R1
West Vacant residential land Zoned: R3	Subject property	East Single-detached residential Zoned: R1
Southwest Single-detached residential Zoned: R1	South Single-detached residential Zoned: R1	Southeast Single-detached residential Zoned: R1

A site sketch of the proposed semi-detached dwelling has been provided in Appendix B.

Financial Implications:

There are no financial implications.

Strategic Plan Alignment:

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

- Service and Simplicity - Quality and Innovative Delivery of Customer Services
- People: Supporting and Investing in Human Capital
- Governance: Communications, Engagement, and Decision-Making

Conclusion:

Planning Staff are not providing a recommendation on the proposed Zoning By-law Amendment 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 is proposed to return to Council at its regular meeting on November 22, 2021.

Appendices:

- a. Draft Zoning By-law Amendment
- b. Sketch of subject property and proposal

Respectfully submitted,

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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.