

The Corporation of the City of Port Colborne

By-law No. _____

Being a by-law to Adopt Amendment No. 19 to the Official Plan for the City of Port Colborne

Whereas it is deemed expedient to further amend the Official Plan, heretofore adopted by Council for the City of Port Colborne Planning Area; and

Whereas Section 5(3) of the *Municipal Act, 2001*, provides that a municipal power, including a municipality's capacity rights, powers and privileges under section 9, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise; and

Now therefore the Council of The Corporation of the City of Port Colborne enacts as follows:

1. That Official Plan Amendment No. 19 to the Official Plan for the City of Port Colborne Planning Area, consisting of the attached schedules and explanatory text is hereby adopted.
2. That this by-law shall come into force and take effect on the day of passing thereof.

Enacted and passed this 24th day of June 2025.

William C. Steele
Mayor

Charlotte Madden
City Clerk

AMENDMENT NO. 19
TO THE
OFFICIAL PLAN
FOR THE
PORT COLBORNE PLANNING AREA

242 to 246 West Side Road

Date: June 24, 2025

AMENDMENT NO. 19
TO THE
OFFICIAL PLAN
FOR THE
CITY OF PORT COLBORNE

242 to 246 West Side Road

This Amendment to the Official Plan for the City of Port Colborne, which has been adopted by the Council of the Corporation of the City of Port Colborne, is hereby approved in accordance with Sections 17 and 21 of the *Planning Act* R.S.O. 1990, c. P.13, as Amendment No. 19 to the Official Plan for the City of Port Colborne.

Date: June 24, 2025

AMENDMENT NO.19
TO THE
OFFICIAL PLAN
FOR THE
CITY OF PORT COLBORNE

242 to 246 West Side Road

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PART A - THE PREAMBLE

Purpose

The purpose of Official Plan Amendment No. 19 is to amend Schedule A: City Wide Land Use Plan and create a site-specific policy to facilitate the development of the subject lands, shown on the attached Schedule A, for an 8-storey apartment building.

Location

The lands affected by this amendment are legally described as Lots 36 to 40, Registered Plan No. 826 in the City of Port Colborne, Regional Municipality of Niagara, municipally known as 242-246 West Side Road. A map of the subject properties is attached as Schedule "A" to this Official Plan Amendment No. 19.

Basis

Currently, the subject lands are designated Urban Residential on Schedule A (City-Wide Land Use) and are located within the delineated Urban Area and Built Boundary of the City as per Schedule A1 of the OP.

An application has been made to amend the City of Port Colborne's Official Plan and Zoning By-law for the subject properties to provide for and permit a 112 dwelling unit apartment building. The proposed density is 198 units per hectare. The development provides residential intensification at a location serviced by existing services and infrastructure. It is intended to also approve an Amendment to the City's Zoning By-law 6575/30/18, rezoning of the lands from the existing First Density Residential (R1) Zone, in part abutting Highway 58 / West Side Road and Third Density Residential (R3) Zone to an "R4-XX Site-specific Fourth Density Residential Zone".

The proposal is:

- Consistent with the Provincial Planning Statement (2024) by promoting growth within a settlement area;
- Conforms to the Niagara Official Plan through the promotion of growth in urban areas; and,
- Conforms to the Port Colborne Official Plan by introducing residential uses at an appropriate location, while meeting the City's intensification target and promoting growth within the Built Boundary.

PART B - THE AMENDMENT

All of this part of the document entitled PART “B” – “The Amendment” consisting of the following text and map designated Schedule “A”, constitutes Amendment No. 19 to the Official Plan for the City of Port Colborne.

Introductory Statement

This part of the document entitled Details of the Amendment, consisting of the following text and map designated Schedule “A”, constitutes Amendment No. 19 to the Official Plan for the City of Port Colborne.

The Official Plan for the Port Colborne Planning Area is hereby amended as follows:

Mapping Changes

1. Schedule A: City Wide Land Use is hereby amended by identifying the subject lands as “LANDS SUBJECT TO SPECIAL POLICY 3.2.5 on Schedule A”.

Text Changes

2. New SPECIAL POLICY 3.2.5 to be added:

Notwithstanding Policy 3.2.1 c) of the Official Plan a high-density development may be permitted:

- I. With a maximum density of up to 198 units per net hectare;
- II. With frontage on West Side Road and Franklin Avenue; and,
- III. With ground floor parking and associated residential uses.

Implementation & Interpretation

The implementation and interpretation of this amendment shall be in accordance with the respective policies of the Port Colborne Official Plan and an amendment to the City Zoning By-law to rezone the subject lands.

PART C – THE APPENDICES

The following schedules constitute part of Amendment No. 19 and are included to support the Amendment.

Appendix 1 – Draft Minutes of the Public Meeting

Appendix 2 – Development and Government Relations Department Reports 2024-201 and 2025-133