



**Subject: Elmvale Crescent Stop Up and Close – Public Meeting**

**To: Council - Public Meeting**

**From: Development and Government Relations Department**

Report Number: 2025-118

Meeting Date: July 8, 2025

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**Recommendation:**

That Development and Government Relations Report 2025-118 be received;

That the Economic Development Officer be directed to bring forward a Stop Up and Close By-law for the Unnamed ST PL 888 Port Colborne Lying N of Elmvale Cr; Port Colborne and Reserve Lt 90 PL 888 Port Colborne; as shown in Appendix A and Appendix B, to a future meeting of Council for consideration.

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**Purpose:**

City staff are requesting Council approval to bring forward a Stop up and Close By-law for a public highway legally described as Unnamed ST PL 888 Port Colborne Lying N of Elmvale Cr; Port Colborne and Reserve Lt 90 PL 888 Port Colborne; shown in Appendix A and Appendix B.

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**Background:**

City staff are continually reviewing City-owned property to identify potential surplus lands that could be made available to support development opportunities and expand the City's tax base. Development attracts new residents, creates additional assessment on the City's tax roll, and adds users to the water and wastewater system to help improve efficiency and financial sustainability.

Staff have applied this rationale when analyzing properties for potential disposition. City staff believe that the two subject parcels shown in Appendix A and B, meet these objectives.

The subject properties are currently considered a City road allowance. Therefore, before the City property can be divested, a Stop Up and Close process must be initiated, a By-law must be approved by Council, and the properties need to be declared surplus. The Public Meeting and Public Notice are the first steps in the Stop up and Close process.

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## **Discussion:**

The subject parcels are not generating any tax revenue for the City and is not required for operational or maintenance reasons. The properties are in the First Density Residential (R1) zone and would facilitate and increase the residential development on the street.

Staff believe that a better use of these properties would be achieved through private ownership. Closing the unopened road allowance, declaring the two parcels and selling to the private sector would fulfill the goals of the surplus land review to support development opportunities and expand the City's tax base and water users.

Proceeding with the Stop Up and Close By-law is one step in the future disbursement of this property which would be governed by the Surplus Land Sale Policy.

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## **Internal Consultations:**

Economic Development staff reviewed the request and circulated it to other departments for comments. Economic Development, Public Works, and Planning staff collaborated on the boundaries of the Stop Up and Close area requested in Appendix A. City departments have no plans for the property, and do not foresee any future use for the portion of the road network that is proposed to be closed in this report.

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## **Financial Implications:**

Costs associated with the Stop Up and Close process of this property, namely the public notice and survey, will be recovered through the future land sale.

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## **Public Engagement:**

The Public Meeting notice was posted on the City's website starting on May 23, 2025. The notice was also advertised for four consecutive weeks including June 5th, 12th, 19th, and 26th, 2025. in the Welland Tribune as per the Public Notice Policy.

Any comments received are included as Appendix C.

## **Strategic Plan Alignment:**

The initiative contained within this report supports the following pillars of the strategic plan:

- Welcoming, Livable, Healthy Community
  - Economic Prosperity
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## **Conclusion:**

Economic Development staff, during the course of the ongoing review of surplus lands, have identified an unopened road allowance and 1-foot reserve on Elmvale Crescent, as shown in Appendix A and Appendix B, as a candidate for residential development.

Staff have no concerns with this and are supportive of increasing residential development expanding the tax base and adding new water users.

Staff are seeking Council approval to take the Stop Up and Close By-law report to the next session of Council.

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## **Appendices:**

- a. Unnamed ST PL 888 Port Colborne Lying N of Elmvale CR; Port Colborne - Stop Up and Close – Portion of Road Network public highway
- b. Reserve Lt 90 PL 888 Port Colborne;
- c. Submitted Comments

Respectfully submitted,

Bram Cotton  
Economic Development Officer  
(905) 228-8063  
[Bram.Cotton@portcolborne.ca](mailto:Bram.Cotton@portcolborne.ca)

Erik Acs  
Chief Planner  
(905) 228-8117  
[Erik.Acs@portcolborne.ca](mailto:Erik.Acs@portcolborne.ca)

Gary Long  
Director of Development and Government Relations  
(905) 228-8062  
[Gary.Long@portcolborne.ca](mailto:Gary.Long@portcolborne.ca)

**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.