

The Corporation of the City of Port Colborne

By-law no. _____

Being a by-law to adopt amendment no. 10 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;

Therefore the Council of The Corporation of the City of Port Colborne under Section 17(22) of the Planning Act, hereby enacts as follows:

1. That Official Plan Amendment No. 10 to the Official Plan for the City of Port Colborne Planning Area, consisting of the attached map 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 ____ day of _____, 2022.

William C. Steele
Mayor

Nicole Rubli
Acting City Clerk

**AMENDMENT NO. 10
TO THE
OFFICIAL PLAN
FOR THE
PORT COLBORNE PLANNING AREA**

**PREPARED BY:
CITY OF PORT COLBORNE
DEPARTMENT OF PLANNING & DEVELOPMENT**

January 5, 2022

AMENDMENT NO. 10
TO THE
OFFICIAL PLAN
FOR THE
PORT COLBORNE PLANNING AREA

AMENDMENT NO. 10
TO THE OFFICIAL PLAN
FOR THE
CITY OF PORT COLBORNE

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. 10 to the Official Plan for the City of Port Colborne.

Date: _____

**AMENDMENT NO. 10 TO THE OFFICIAL PLAN
FOR THE
PORT COLBORNE PLANNING AREA**

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STATEMENT OF COMPONENTS

PART A

The Preamble does not constitute part of this Amendment.

PART B

The Amendment, consisting of the following map and text changes, constitutes Amendment No. 10 to the Official Plan for the Port Colborne Planning Area.

Also attached is **PART C** – The Appendices, which do not constitute part of this Amendment. These appendices contain the background data, planning considerations and public involvement associated with this Amendment.

PART A - THE PREAMBLE

Purpose

The purpose of this amendment is to facilitate the development of the subject lands, shown on the attached Schedule, as residential stacked townhouses at a maximum density of 103 units per hectare.

Location

The lands affected by this amendment are legally described as Lots 9, 10 and Part of Lot 11, Registered Plan No. 767 and Block 'A' and Part of Block 'B', Registered Plan No. 775 in the City of Port Colborne, Regional Municipality of Niagara, municipally known as 54 George Street. A detailed map of the subject lands is attached as Schedule "A" to this Official Plan Amendment No. 10.

Basis

Currently, the subject lands are designated "Urban Residential". An application has been made to initiate amendments to the City of Port Colborne's Official Plan and Zoning By-law as they relate to these lands in order to facilitate the development of 30 residential stacked townhouse units within two blocks and 38 surface parking spaces. The proposed density is 103 units per hectare.

The proposed development provides an opportunity for commercial areas to be strengthened through the introduction of residential uses, meet the municipality's intensification target of 15% and maximize the efficiency of existing infrastructure as outlined in 2.4.3 of the Official Plan. The design of the proposed development is in a manner that is compatible and will limit impact on the existing neighbourhood to the south and west.

It is intended to concurrently approve an Amendment to the City's Zoning By-law 6575/30/18, rezoning of the lands from the existing "I - Institutional" zone to "R4-66" being a site-specific special provision of the Fourth Density Residential (R4) zone.

PART B - THE AMENDMENT

Introductory Statement

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. 10 to the Official Plan for the City of Port Colborne. The Official Plan of the City of Port Colborne is hereby amended as follows:

Lands shown on Schedule A are permitted to develop residential stacked townhouses at a maximum density of 103 units per hectare.

Details of the Amendment

Notwithstanding Section 3.2.1 c) of the Official Plan for the City of Port Colborne, a maximum density of 103 units per hectare of land shall be permitted on the subject lands shown on Schedule “A” to this amendment.

The following changes are made to Schedule A – City Wide Land Use of the Official Plan for the Port Colborne Planning Area:

1. That the area shown as “Urban Residential”, and entitled “Schedule A to Official Plan Amendment No. 10”, shall be subject to Special Policy Area provisions and shall be identified on Schedule A City Wide Land Use Map of the Official Plan for the Port Colborne Planning Area.

Implementation and Interpretation

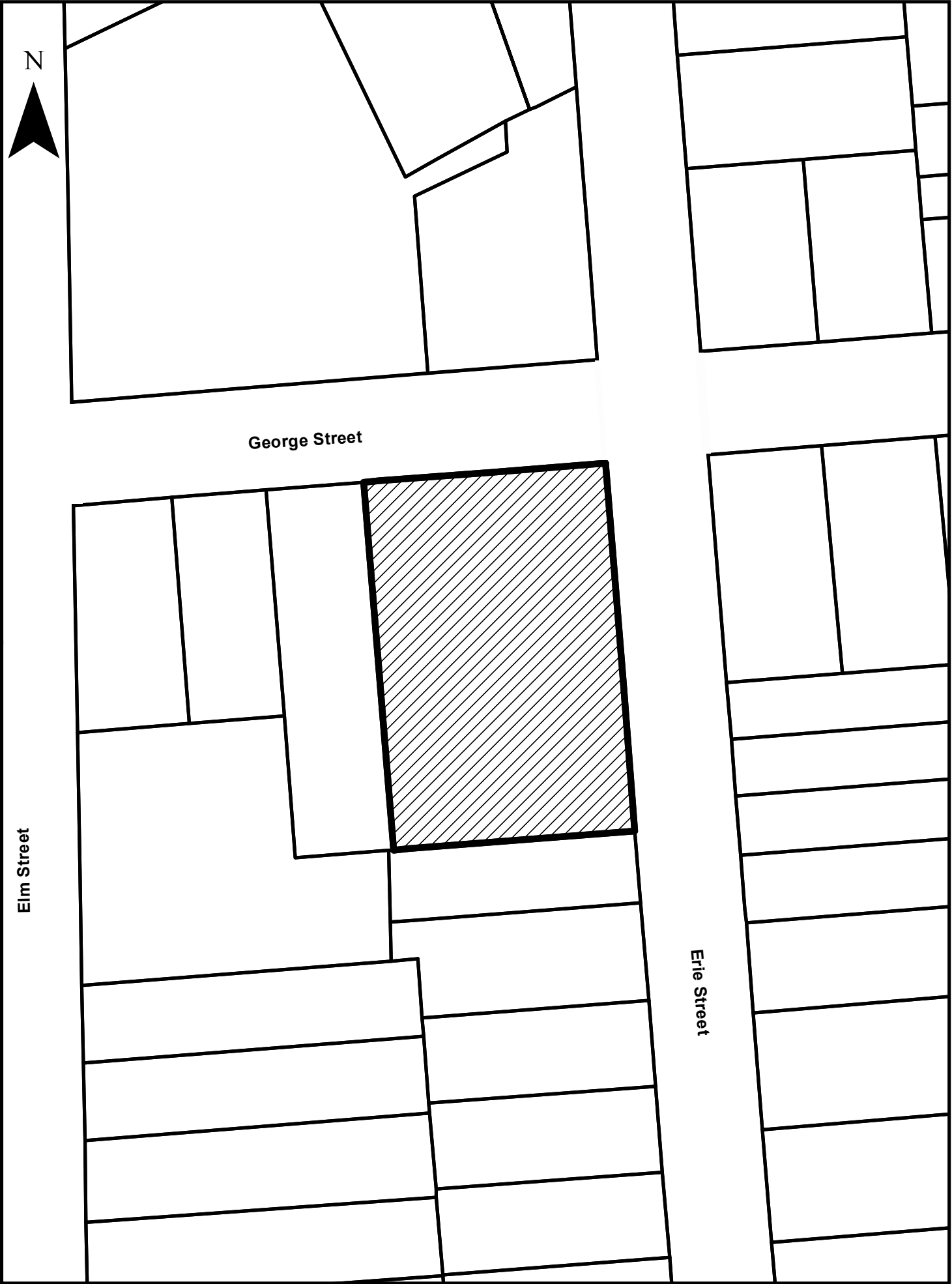
The implementation and interpretation of this amendment shall be in accordance with the respective policies of the Port Colborne Official Plan and an amendment to the City Zoning By-law to rezone the subject lands.

PART C – THE APPENDICES

The following appendices do not constitute part of Amendment No. 10 but are included as information to support the Amendment.

APPENDIX I – Minutes of the Public Meeting on January 18th, 2022

APPENDIX II – Department of Development and Legislative Services Report 2022-71



This is Schedule "A" to By-law No _____

Passed _____, 2022

Mayor

Clerk



- Lands subject to site-specific Official Plan Amendment No. 10

File No. D09-03-21 & D14-15-21

Drawn by: DS - City of Port Colborne Planning Division

Not to scale

January 2022