



**Subject: Public Meeting Report for Proposed Zoning By-law  
Amendment on the Borden Avenue Road Allowance, File  
D14-04-22**

**To: Council - Public Meeting**

**From: Development and Legislative Services Department**

Report Number: 2022-110

Meeting Date: May 17, 2022

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**Recommendation:**

That Development and Legislative Services Report 2022-110 be received for information.

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**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 lands known as Part of the Borden Avenue road allowance lying between Knoll Street to the west and Steele Street to the east, formerly in the Township of Humberstone, now in the City of Port Colborne, Regional Municipality of Niagara, municipally known as a part of the Borden Avenue road allowance.

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**Background:**

The application for Zoning By-law Amendment proposes to zone the lands First Density Residential (R1). The parcel currently has no zoning as it is a former road allowance that was recently closed by By-law 6990/28/22. The zoning is proposed to permit one single detached dwelling on a standalone lot, while addressing a reduction in lot frontage. The Zoning By-law Amendment is being sought as part of the City's Real Estate Strategy to utilize surplus lands.

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**Internal Consultations:**

Notice of Public Meeting was circulated on April 28th, 2022, to internal departments and agencies and the following comments have been received as of the time this report was prepared.

**Port Colborne Fire Department:**

No objection to the proposed application.

**Drainage Superintendent:**

No objection to the proposed application.

**Niagara Peninsula Conservation Authority:**

No objection to the proposed application.

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**Public Engagement:**

Notice of Public Meeting was circulated via regular mail to property owners within 120m in accordance with the *Planning Act* and Ontario Regulation 545/06 on April 27, 2022 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.

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**Discussion:**

This application will be reviewed with consideration of applicable policies in the *Provincial Policy Statement (2020)*, *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)*, *the Regional Official Plan*, *the City of Port Colborne Official Plan* and the *City of Port Colborne Comprehensive Zoning By-law 6575/30/18*.

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The subject lands are within a "settlement area" according to the PPS. Settlement areas are to be the focus of growth and development and land use patterns shall be based on densities and a mix of land uses that should efficiently use land and resources.

The Growth Plan also directs development to settlement areas. The subject parcel is located within a settlement area where the Growth Plan states that growth should be focused in "Built up" areas.

The Regional Official Plan (ROP) designates the subject lands as within the "Urban Area Boundary" and "Built-up Area". Intensification is generally encouraged throughout

the Built-up Area and includes residential uses that make efficient use of existing services.

### **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 a single-detached dwelling is permitted in the Urban Residential designation. 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 lands do not currently have a specific zone assigned, as this site is a former open road allowance.

The Zoning By-law Amendment proposes to add a special provision of the R1 zone that will permit a single-detached dwelling on a lot. The intention is to create one lot fronting on Steele Street and one lot fronting on Knoll Street. The special provision is being sought to allow for a reduction in lot frontage, depending on the outcomes of the real estate initiative.

### **Adjacent Zoning and Land Use**

The area surrounding the subject lands are predominantly low-density residential uses. An aerial image of the subject lands has been provided in Appendix A.

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### **Financial Implications:**

There are no financial implications.

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### **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
  - Value: Financial Management to Achieve Financial Sustainability
  - Governance: Communications, Engagement, and Decision-Making
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## **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. Additionally, this will allow details to be worked out with future lot frontages and intricacies with the abutting landowners. The recommendation report will return to Council at a future meeting.

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## **Appendices:**

- a. Aerial Image of Subject Lands

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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.