

The Corporation of the City of Port Colborne

By-law no. _____

Being a By-Law to Adopt Amendment No. 12 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. 12 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 26th day of September, 2023.

William C Steele
Mayor

Saima Tufail
Acting City Clerk

**AMENDMENT NO. 12
TO THE
OFFICIAL PLAN
FOR THE
PORT COLBORNE PLANNING AREA**

**PREPARED BY:
CITY OF PORT COLBORNE DEPARTMENT OF
DEVELOPMENT AND LEGISLATIVE SERVICES**

July 25, 2023

AMENDMENT NO. 12
TO THE
OFFICIAL PLAN
FOR THE
PORT COLBORNE PLANNING AREA

AMENDMENT NO. 12
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. 12 to the Official Plan for the City of Port Colborne.

Date: _____

**AMENDMENT NO. 12 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 text and Schedule “A”, constitutes Amendment No. 12 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 amend land use designations on Schedule A – City- Wide Land Use of the Port Colborne Official Plan in order to facilitate the development Of the subject lands, shown on the attached Schedule, as stacked townhouse dwellings.

Location

The lands affected by this amendment are legally described as LTS 8-13 PL 820; S/T RO139541 in the City of Port Colborne, Regional Municipality of Niagara, municipally known as 135 Coronation Drive. A detailed map of the subject lands is attached as Schedule “A” to this Official Plan Amendment No. 12.

Basis

Currently, the subject lands are designated “Commercial Plaza”. 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 114 residential stacked townhouse dwelling units. The proposed density is 87.3 units per hectare.

The proposed development provides an opportunity for residential intensification at a location that is serviced by existing services and infrastructure. The subject lands are surrounded by residential, commercial and institutional land uses making them a highly suitable location for the proposed intensification.

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 "CP- Commercial Plaza" zone to "R4-72-H – Site-specific Fourth Density Residential Zone with Holding (H) provision". The proposal is consistent/conforms with:

- The Provincial Policy Statement (2020) by promoting growth within a settlement area;
- A Place To Grow (2020) by contributing to the minimum intensification targets and utilizing existing municipal services;
- Niagara Official Plan through the promotion of growth in urban areas; and
- 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-Up Area.

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

The Official Plan for the Port Colborne Planning Area is hereby amended as follows: Lands shown on Schedule A are redesignated from Commercial Plaza to Special

Policy Area and permitted to be developed for stacked townhouse dwellings at a density range of 70 to 100 units per hectare.

Details of the Amendment

1. That lands shown on "Schedule A to Official Plan Amendment No. 12", shall be re- designated from Commercial Plaza to Special Policy Area and shall be identified on Schedule A City Wide Land Use Map of the Official Plan for the Port Colborne Planning Area.
2. Notwithstanding Policy 3.2.1 of the Official Plan for the City of Port Colborne, the lands may be developed for stacked townhouse dwellings ranging in density from 70 to 100 units per hectare, subject to the following:
 - a. Stacked townhouse blocks located nearest to the lot lines and running parallel to them must be oriented towards the street;
 - b. At-grade parking should be screened by a combination of buildings and landscaping to minimize their visual appearance from the public realm;
 - c. Principal entrances of blocks oriented towards the street should be accessible and visible from the street and connected to public sidewalks;
 - d. Appropriate landscape treatment should be considered along the property lines to improve the visual quality along the public roads and to provide suitable buffer with the adjacent uses to the north and west.

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. 12 but are included as information to support the Amendment.

APPENDIX I – Department of Development and Legislative Services Report 2023-154

Schedule “A”

