



## City of Port Colborne Public Meeting Agenda

**Date:** November 15, 2021  
**Time:** 6:30 pm  
**Location:** Council Chambers, 3rd Floor, City Hall  
66 Charlotte Street, Port Colborne

**Pages**

1. **Call to Order**
2. **Adoption of Agenda**
3. **Disclosures of Interest**
4. **Statutory Public Meetings**

Statutory public meetings are held to present planning applications in a public forum as required by the Planning Act. Due to COVID-19 this meeting will be conducted virtually. Requests to delegate, both written and appearing virtually, will be accepted until noon the day of the meeting by contacting [deputyclerk@portcolborne.ca](mailto:deputyclerk@portcolborne.ca). Material accepted after this time will be circulated with the minutes and included as public record.

- 4.1. Public Meeting Report for Proposed Zoning By-law Amendment on Stanley Street (Lot 71, Plan 59M-428), File D14-14-21, 2021-294

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5. **Procedural Motions**
6. **Information Items**
7. **Adjournment**



**PORT COLBORNE**

**Subject: Public Meeting Report for Proposed Zoning By-law Amendment on Stanley Street (Lot 71, Plan 59M-428), File D14-14-21**

**To: Council - Public Meeting**

**From: Planning and Development Department**

Report Number: 2021-294

Meeting Date: November 15, 2021

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**Recommendation:**

That Planning and Development Department Report 2021-294 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 property legally known as Lot 71 on Plan 59M-428, formerly in the Township of Humberstone, now in the City of Port Colborne, Regional Municipality of Niagara, municipally known as a vacant lot on the north side of Stanley Street. The subject property is currently owned by Bridge & Quarry Limited.

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**Background:**

The application for Zoning By-law Amendment proposes to change the zoning of the property from First Density Residential (R1) to Second Density Residential (R2) to reflect the zoning previously approved under By-law 5667/98/11. The Zoning By-law Amendment is being sought to permit the construction of a semi-detached dwelling on the property.

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## **Internal Consultations:**

Notice of Public Meeting was circulated on October 26, 2021 to internal departments and agencies and the following comments have been received as of the date this report was prepared:

### **Port Colborne Fire Department**

“Port Colborne Fire has no objection to the application.”

### **Drainage Superintendent**

“No concerns regarding this matter.”

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## **Public Engagement:**

Notice of Public Meeting was circulated via regular mail on October 26, 2021 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:**

### **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 the proposed semi-detached dwelling are supported in the Urban Residential zone. 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 property is currently zoned First Density Residential (R1). The R1 zone permits one single-detached dwelling on one lot, uses, buildings and structures accessory to the foregoing permitted use.

The Zoning By-law Amendment proposes to change the zoning of the property from First Density Residential (R1) to Second Density Residential (R2). The R2 zone permits detached, semi-detached and duplex dwellings and uses, structures and buildings accessory thereto.

Staff note that through the passing of Zoning By-law Amendment 6575/30/18, the previous zoning of this property was not carried through. Staff believe this was an oversight on the updated zoning schedules. The Draft Zoning By-law Amendment has been included in Appendix A to this report.

### Adjacent Zoning and Land Use

<b>Northwest</b> Vacant residential land Zoned: R3	<b>North</b> Vacant residential land Zoned: R3	<b>Northeast</b> Residential property Zoned: R1
<b>West</b> Vacant residential land Zoned: R3	<b>Subject property</b>	<b>East</b> Single-detached residential Zoned: R1
<b>Southwest</b> Single-detached residential Zoned: R1	<b>South</b> Single-detached residential Zoned: R1	<b>Southeast</b> Single-detached residential Zoned: R1

A site sketch of the proposed semi-detached dwelling has been provided in Appendix B.

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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
  - People: Supporting and Investing in Human Capital
  - 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. The recommendation report is proposed to return to Council at its regular meeting on November 22, 2021.

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**Appendices:**

- a. Draft Zoning By-law Amendment
- b. Sketch of subject property and proposal

Respectfully submitted,

David Schulz

Planner

(905) 835-2900 ext. 202

David.Schulz@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.

The Corporation of the City of Port Colborne

By-law no. \_\_\_\_\_

Being a by-law to amend Zoning By-law 6575/30/18 respecting lands legally described as Lot 71 on Plan 59M-428, formerly in the Township of Humberstone, now in the City of Port Colborne, Regional Municipality of Niagara, municipally known as a vacant lot on the north side of Stanley Street.

Whereas By-law 6575/30/18 is a by-law of The Corporation of the City of Port Colborne restricting the use of land and the location and use of buildings and structures; and

Whereas, the Council of The Corporation of the City of Port Colborne desires to amend the said by-law.

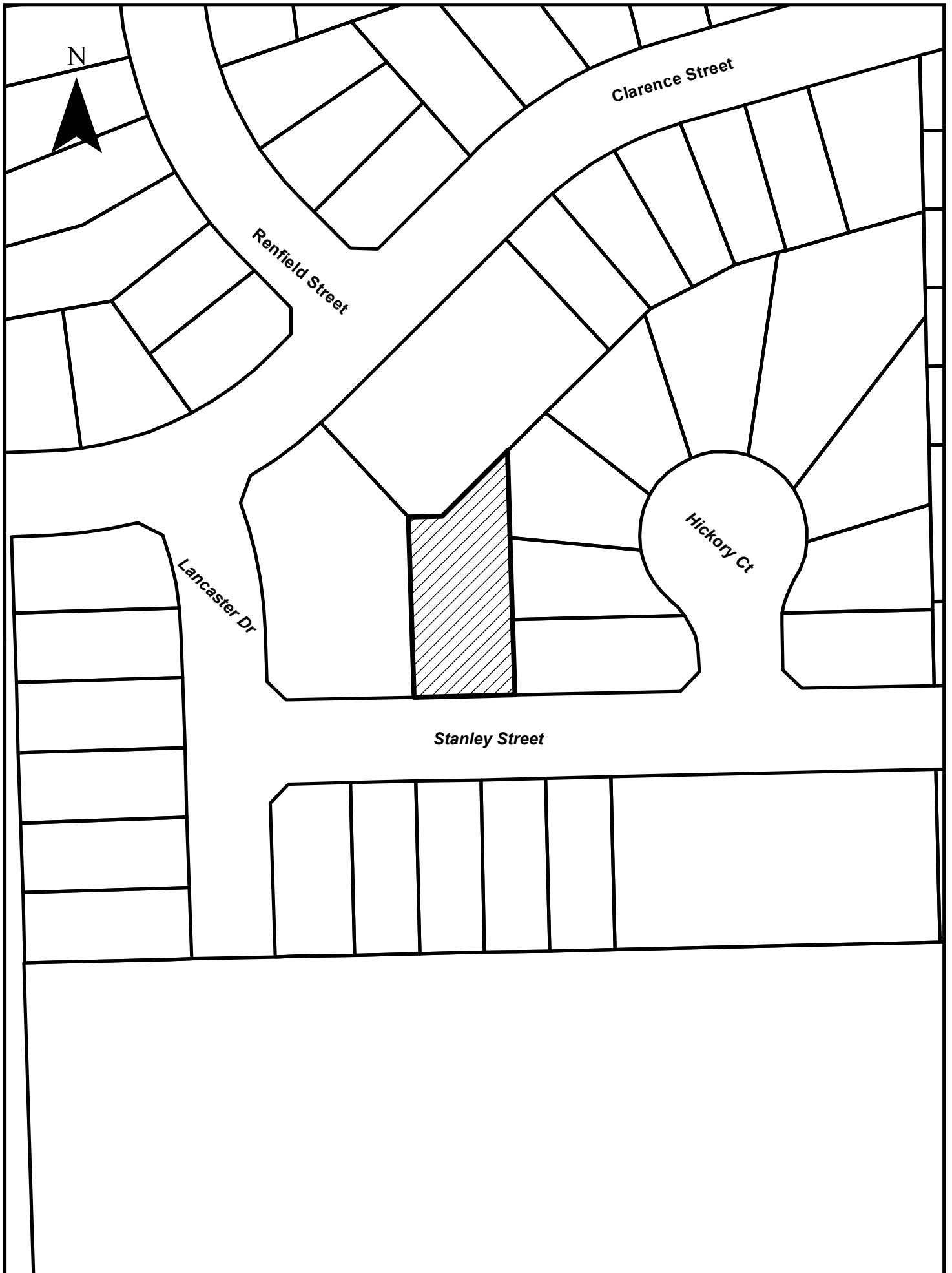
Now therefore, and pursuant to the provisions of Section 34 of the *Planning Act, R.S.O. 1990*, The Corporation of the City of Port Colborne enacts as follows:

1. This amendment shall apply to those lands described on Schedule "A" attached to and forming part of this by-law.
2. That the Zoning Map referenced as Schedule "A7" forming part of By-law 6575/30/18 is hereby amended by changing those lands described on Schedule A to Second Density Residential (R2).
3. That this by-law shall come into force and take effect on the day that it is passed by Council, subject to the provisions of the *Planning Act*.
4. The City Clerk is hereby authorized and directed to proceed with the giving notice of the passing of this by-law, in accordance with the *Planning Act*.

Enacted and passed this      day of                      , 2021.

\_\_\_\_\_  
William C Steele  
Mayor

\_\_\_\_\_  
Amber LaPointe  
Clerk

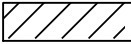


This is Schedule "A" to By-law No \_\_\_\_\_

Passed \_\_\_\_\_, 2021

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

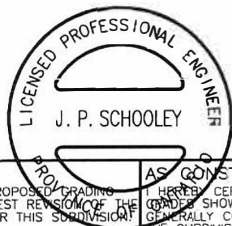
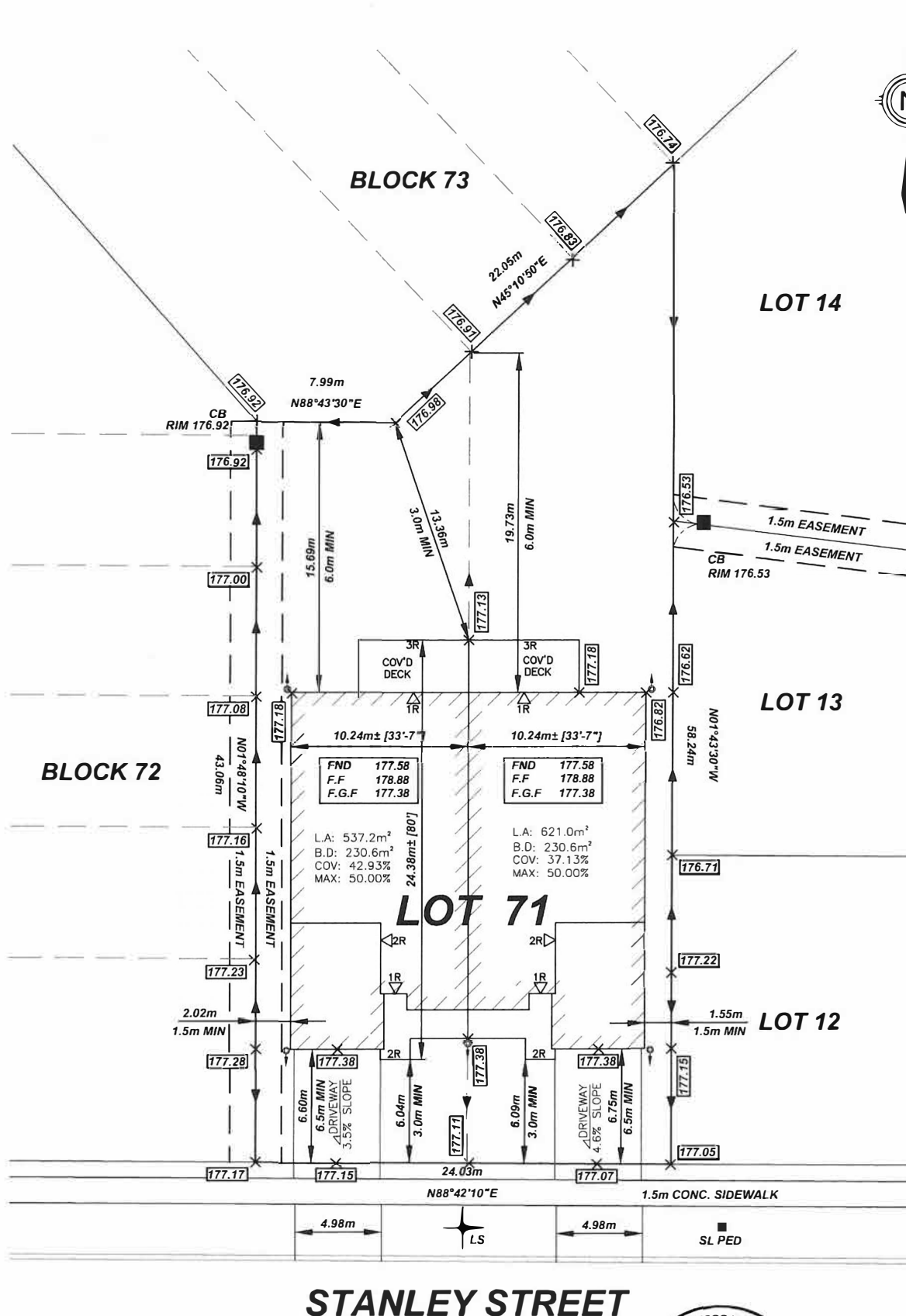
 - Lands to be rezoned from First Density Residential (R1) to Second Density Residential (R2)

File No. D14-14-21

Drawn by: DS - City of Port Colborne  
Planning Division

Not to scale

October 2021



ZONING CATEGORY: R1-347

TOTAL LOT AREA	1158.2m <sup>2</sup>
BUILDING AREA	461.2m <sup>2</sup>
LOT COVERAGE	39.82%
MAX COVERAGE	50.00%

**NOTE:**  
 BUILDER TO VERIFY TOP OF FOUNDATION WITH COUNTY PRIOR TO FRAMING

BUILDER AND SURVEYOR TO VERIFY LOCATION OF ALL SERVICES AND UTILITIES PRIOR TO CONSTRUCTION.

SURVEYOR IS RESPONSIBLE FOR VERIFYING BUILDING SIZE & LOCATION PRIOR TO LAYOUT OF BUILDING FOUNDATION

**CITY OF PORT COLBORNE**  
**SITE & LOT GRADING PLAN**  
 LOT 71  
 REGISTERED PLAN 59M-428  
**WESTWOOD ESTATES PH2**  
 SCALE: 1 : 250m

**BENCHMARK:**

BRIDGE & QUARRY BUILDER: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 EMAIL: \_\_\_\_\_

**PROPOSED GRADING**  
 I HEREBY CERTIFY THAT THE PROPOSED GRADING SHOWN CONFORMS TO THE LATEST REVISION OF THE SUBDIVISION DRAINAGE PLAN FOR THIS SUBDIVISION.

NAME: JASON SCHOOLEY, P.ENG.  
 FIRM: UPPER CANADA CONSULTANTS  
 SIGNATURE: *J. Schooley*  
 DATE: JUNE 14, 2021  
 ACCEPTED BY COUNTY: \_\_\_\_\_

**LEGEND**  
 (205.15) DENOTES PROPOSED APRON ELEVATION  
 (205.14) " " PROPOSED GROUND ELEVATION  
 (205.15) " " EXISTING GROUND ELEVATION  
 (205.15) " " FINISHED ELEVATION  
 " " DRAINAGE DIRECTION  
 F.F. " " FINISHED FLOOR ELEVATION  
 F.G.F. " " FINISHED GARAGE FLOOR ELEV.  
 FND. " " TOP OF FOUNDATION ELEVATION  
 B.FLR. " " BASEMENT FLOOR

**AS CONSTRUCTED GRADING**  
 I HEREBY CERTIFY THAT I HAVE TAKEN THE FINISHED GRADING SHOWN, AND THAT THE GRADING OF THIS LOT GENERALLY CONFORMS TO THE LATEST REVISION OF THE SUBDIVISION DRAINAGE PLAN FOR THIS SUBDIVISION.

NAME: \_\_\_\_\_  
 FIRM: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 ACCEPTED BY TOWN: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**UPPER CANADA CONSULTANTS**  
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