

**City of Port Colborne
Public Meeting Addendum**

Date: Tuesday, April 2, 2024
Time: 6:30 pm
Location: Council Chambers, 3rd Floor, City Hall
66 Charlotte Street, Port Colborne

Pages

4. Statutory Public Meetings

4.1 Public Meeting Report for Zoning By-law and Official Plan Amendment at
631 Lorraine Road – File No. D14-02-24 and D09-01-24, 2024-81

*a. Delegation from Steven Rivers, applicant

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*b. Delegation from Lloyd Winger, resident



Official Plan and Zoning By-law Amendments

Consents for Severance

613 Lorraine Road / Whisky Run

2024-04-02

Steven Rivers, MCIP, RPP

South Coast Consulting

Land Use Planning and Development Project Management

Summary

3 new lots:

- Frontages 75 to 90 metres
- Lot Areas over 1 hectare

Existing Parcel

36 hectares / 1050 metres

Official Plan

NROP – Rural

PCOP - Agricultural

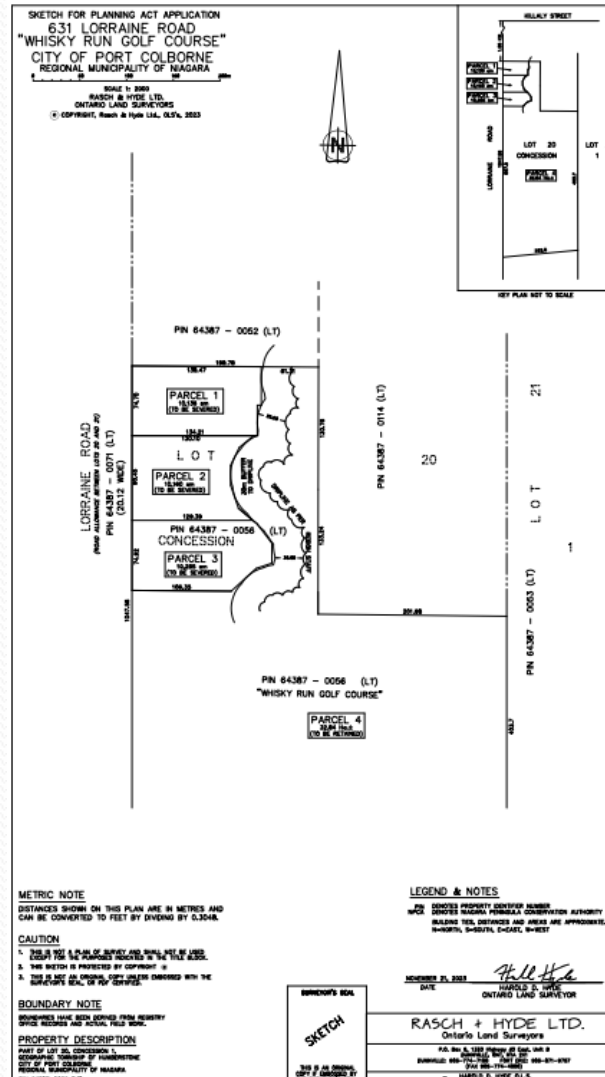
Zoning

A-11 – Agricultural

Golf Course Provision

Existing Parcel





Technical Considerations

- Archaeological Assessment
- Stage 2 – Condition of Consent
- Minimum Distance Separation
- Conforms
- Environmental Constraints Analysis
- 30 metre Vegetation Protection Zone from dripline
- Restoration Plan – Condition of Consent

Neighbours Issues

- Increased Traffic
- Limited Scale – no impact
- Noise
- Minimal
- Wildlife Impact
- Vegetation Protection Zone from dripline
- Restoration Plan

Advantages of Proposal

- Consistent with Provincial, Regional and City Policy encouraging infilling and intensification
- Efficient use infrastructure
- Increases City tax base resiliency
- Development constitutes good planning

Planning Considerations

- Planning reviews are undertaken by South Coast Consulting and City Planning Staff of the:
 - Planning Act
 - Provincial Policy Statement
 - Growth Plan for the Greater Golden Horseshoe
 - Niagara Region Official Plan
 - City of Niagara Falls Official Plan
 - City of Niagara Falls Zoning By-Law



QUESTIONS?

THANK YOU!