



City of Port Colborne Public Meeting Agenda

Date: Tuesday, June 18, 2024
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. Requests to delegate virtually will be accepted until 12:00 p.m. on the day of the meeting by contacting deputyclerk@portcolborne.ca. Requests to delegate in person are appreciated, but not mandatory.

 - 4.1 **Statutory Public Meeting New Official Plan - 2024-134** 1
 - a. **Delegation from Kelly Martel, Dillion Consulting** 6
5. **Procedural Motions**
6. **Information Items**
7. **By-laws**
 - 7.1 **By-law to Adopt, Ratify and Confirm the Proceedings of the Council of The Corporation of the City of Port Colborne** 24
8. **Adjournment**



Subject: Statutory Public Meeting New Official Plan

To: Council

From: Development and Legislative Services Department

Report Number: 2024-134

Meeting Date: June 18, 2024

Recommendation:

That Planning and Development Report 2024-134 be received as information.

Purpose:

The purpose of this report is to provide an update on the New Official Plan process and to receive feedback on the draft vision, draft key directions, and draft key considerations for the New Official Plan from City Council and the public.

Background:

The City's Strategic Plan for 2023-2026 identifies increase housing options as one of the strategic pillars. The goal of the pillar is to: develop policies, by-laws, and processes that provide more and diverse (form and tenure) housing options. One of the measure's of the goal is to update the Official Plan and Zoning By-law.

Dillon Consulting was retained in late 2023 to initiate the necessary public engagement required for the preparation of a New Official Plan under section 26 of the *Planning Act*. The primary outcome of the preliminary engagement work is to prepare a scope of work and terms of reference for the New Official Plan that can be used as a guiding compass for the project.

The following has occurred to date on the project:

- Launch of a [project engagement website](#) on February 14, 2024, to provide information on the Official Plan project;
- Meeting with a Technical Advisory Team on November 21, 2023, to obtain input on key areas of focus for the New Official Plan;

- The development and launch of an online survey and interactive map to obtain public input and feedback to inform the Official Plan vision, priorities, key directions, and Engagement Strategy. The survey was open from February 16, 2024, to April 17, 2024; and
- An Open House, held on March 27, 2024, to inform the public about what an Official Plan is and obtain their input on priorities for the New Official Plan.

Overall, 34 respondents completed the survey, and 151 comments were placed on the interactive map. Approximately 60 people attended the Open House. Attendees provided feedback on post cards, through an exercise where they placed dots on their top five priorities for the Official Plan and through comment forms. A detailed report summarizing the feedback to date will be brought forward to Council at a later date.

Discussion:

Based on feedback received from staff, the Technical Advisory Team, and the public, a draft vision statement and draft key directions for the New Official Plan were prepared by the consultant. The vision statement describes the desired future state of the City of Port Colborne that will be promoted through the Official Plan policies.

The following is the draft vision statement for the New Official Plan:

Port Colborne is a thriving, vibrant, and diverse lakefront community that is rooted in our cultural heritage and the natural landscapes of Lake Erie. Our community is welcoming, inclusive, and accessible to all ages and abilities. We work together to build a community that is walkable with a thriving downtown, complete streets, and varied and affordable housing options, while protecting our farmland. Inspired by our commitment to maintain proper infrastructure, we also plan for parks, green spaces, and community gathering spaces ensuring a healthy community for current and future generations. We have places to work and promote economic development, tourism, and arts and culture that support our community. Port Colborne is a growing community, and our Official Plan creates a strong foundation to support future growth.

The draft key directions for the New Official Plan will help to establish the direction and objectives for the Official Plan policies based on community priorities. The draft key directions are proposed at this stage, to gather additional feedback and input from Council and the public. The key directions will be refined over time and will ultimately translate into key policy directions for the Official Plan as the project moves forward.

The draft key directions are as follows:

1. Promote and support a broad range of housing options including affordable housing;
2. Enhance and optimize our green spaces and parks;

3. Growth management by planning for amenities, community facilities, infrastructure and utilities;
4. Promote economic growth and employment, tourism, commercial, and industrial areas;
5. Preserve and enhance community design;
6. Preserve agricultural land; and
7. Protect the environment, sourcewater, and plan for climate change.

Dillon Consulting completed a Growth Analysis Study for the City in 2023 and determined that the City's growth is anticipated to exceed what the Region allocated to the City through the new Niagara Official Plan. The Growth Analysis Study, identified and recommended the following key considerations and directions for the City to consider as part of the Official Plan process:

- Define and implement the City's vision for growth;
- Establish a robust urban hierarchy that identifies priority areas for growth and an intensification strategy through the Official Plan review process;
- Identify policy opportunities to diversify the City's housing stock;
- Develop a framework for assessing compatibility of redevelopment and intensification at the periphery of identified Intensification Areas, Nodes, and Corridors and other priority areas for growth; and
- Align the employment lands planning framework with the economic development strategy for the City

Next Steps

Dillon Consulting and staff will receive feedback at the statutory public meeting on the draft vision, draft key directions, and key considerations and directions noted above. Based on all the feedback to date from staff, the Technical Advisory Team, Council, and the public a report prepared by Dillon Consulting will be brought forward to Council for consideration with recommendations on:

- An engagement strategy to guide future phase of the New Official Plan;
- New Official Plan work plan;
- Vision and key directions/ objectives for the New Official Plan; and
- Finalized Terms of Reference for the remaining phases of the Official Plan

The report is anticipated to be brought to Council in July or August of 2024.

Internal Consultations:

Staff from Economic Development and Public Works are participating on the Technical Advisory Team that are helping to guide the Official Plan process.

Public Engagement:

The Statutory Public Meeting was advertised in the Welland Tribune on May 11, 2024 and digitally on the global news website (and targeted to Port Colborne residents) from May 14 – 16, 2024 in accordance with Section 26 of the Planning Act.

The Statutory Public Meeting was also advertised on the City website and through the City's social media channels.

Financial Implications:

The New Official Plan project budget (\$250,000) was approved by Council in 2022 for the 2023 budget year.

Strategic Plan Alignment:

The initiative contained within this report supports the following pillar(s) of the strategic plan:

- Environment and Climate Change
 - Welcoming, Livable, Healthy Community
 - Economic Prosperity
 - Increased Housing Options
 - Sustainable and Resilient Infrastructure
-

Conclusion:

Since late 2023, Dillon Consulting has been working on a New Official Plan for the City of Port Colborne. Staff will receive feedback at the statutory public meeting on the draft vision, draft key directions, and key considerations and directions noted above. Based on all the feedback to date from staff, the Technical Advisory Team, Council, and the public a report prepared by Dillon Consulting will be brought forward to Council for consideration

Respectfully submitted,

Denise Landry, MCIP, RPP
Chief Planner
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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.

New Official Plan

S. 26 Statutory Public Meeting



Purpose of this Presentation & Statutory Meeting

- Present an overview of the Official Plan and why we need an update
- Present preliminary findings from the community engagement process
- Gather additional input from Council and the Public related to the new Official Plan (as required by S. 26 of the Planning Act)

What is an Official Plan?

An Official Plan is document that contains goals and policies to guide growth, economic development, and the protection of the built and natural environment

The Official Plan will look at:

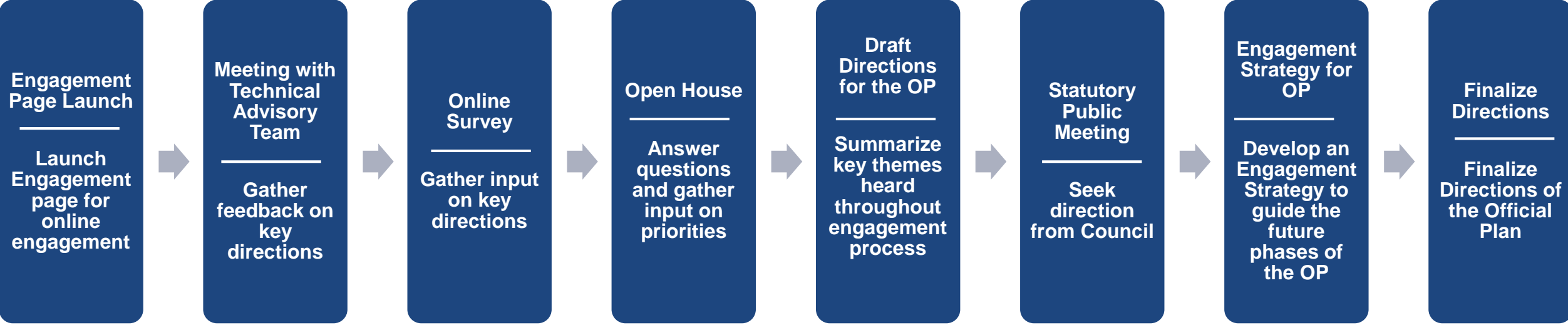
- Creating a vision for growth
- Where new housing, jobs, shops, and industry will be located
- Planning for services such as roads, sewers, schools, and parks
- How to protect and enhance natural areas and green spaces
- Planning for jobs and economic vitality
- How to plan for climate change impacts and environmental sustainability
- Establishing community improvement initiatives
- Ways to implement the Strategic Plan 2023-2026
- Conforming municipal policies with provincial and regional policies



Project Purpose

- Current Official Plan was approved in 2013 and **a new Official Plan is needed to respond to current conditions** and set a new vision for growth to 2051 and beyond
- **Initiate public engagement** in preparation for the New Official Plan project (meet Planning Act requirements set out in S.26)
- Engagement will inform the identification of a **vision** and directions for the New Official Plan and the preparation of a scope of work and terms of reference for the New official Plan project
- Planning staff can use this information to proceed forward with the technical work necessary to prepare a New Official Plan

Project Tasks and Timeline



To Fulfill
S.26 3(a)
Requirements
Staff to use as
input into Work
Plan for New
OP

Staff to use as
input into Work
Plan for New
OP

To Fulfill
S.26 3(b)
Requirements

Staff to use as
input into Work
Plan for New
OP

Staff to use as
input into Work
Plan for New
OP



PORT COLBORNE

How We Engaged



Technical Advisory Team Meeting

14 participants from
the City of Port
Colborne, Niagara
Region, and the
NPCA



Engagement page on Let's Connect Port Colborne

635 visits to the New
Official Plan project
page



Online Survey and Interactive Mapping Survey

34 survey responses
and 151 comments
placed on the map



Public Open House

Approximately 60
visitors

What We Heard – The Key Themes

Vision



- Vibrant
- Balanced growth
- Arts, culture, and recreation
- Connected to Lake Erie
- Economic development and jobs
- parks, green spaces, and opportunities for community gathering and recreation
- Healthy and community that is accessible by all ages and abilities
- Infrastructure to support future growth
- Variety of housing types and affordable housing
- Thriving downtown with shopping and entertainment
- Walkable community with complete streets

What We Heard – The Key Themes

Housing



- Opportunities for infill
- Priority for medium to high density communities with mixed-use buildings
- Promote complete communities
- Grow more housing and promote diverse housing types
- Provide a range of affordable housing options
- Promote sustainable building types

What We Heard – The Key Themes

Green Spaces and the Environment



- Preserve existing natural areas, wood lots, and wetlands
- Preserve and enhance existing tree cover
- Connect residential areas to green spaces to promote connection to nature
- Plan for more trails
- Plan more waterfront access, connections and protect the waterfront
- Plan for climate change mitigation and adaptation
- Plan for climate change related emergencies such as flooding and severe weather

What We Heard – The Key Themes

Agriculture



- Preserve existing agricultural areas
- Allow agri-tourism and diversified farm uses
- Protect rural landscapes

What We Heard – The Key Themes

Industry and Employment



- Plan for industry away from residential areas
- Plan for industry in the north areas of the city
- Separate and mitigate the impacts of quarries on residential areas

What We Heard – The Key Themes

Retail and Commercial



- Provide housing near commercial centres
- Support small businesses
- Create walkable and accessible retail and services
- Locate commercial along main streets
- Ensure there are health-care services available in the community
- Promote tourism and recreation

What We Heard – The Key Themes

Topics for Future Engagement



- Housing and population growth
- Urban design and place making
- Environment and natural heritage
- Jobs and the economy
- Sustainability and climate resilience.

What We Heard – The Key Themes

Other Comments



- Ensure infrastructure keeps up with growth
- Leverage existing valuable assets
- Ensure the community is involved in creating the Official Plan
- Promote active transportation

What We Heard – The Key Themes

How people want to be engaged in the Official Plan Process



- Online engagements
- Drop-in events where residents can speak with a team member in a public setting
- Receive updates via the Port Colborne website, social media, and City Hall News (e-News letter)
- Participants also noted desire for a transparent and open process

Draft Vision

Port Colborne is a thriving, vibrant, and diverse lakefront community that is rooted in our cultural heritage and the natural landscapes of Lake Erie. Our community is welcoming, inclusive, and accessible to all ages and abilities. We work together to build a community that is walkable with a thriving downtown, complete streets, and varied and affordable housing options, while protecting our farmland. Inspired by our commitment to maintain proper infrastructure, we also plan for parks, green spaces, and community gathering spaces ensuring a healthy community for current and future generations. We have places to work and promote economic development, tourism, and arts and culture that support our community. Port Colborne is a growing community, and our Official Plan creates a strong foundation to support future growth.

Next Steps

- Receive feedback from Council and the public
- Incorporate feedback received into vision, objectives, engagement strategy and work plan for the New OP as necessary
- Begin work on New OP

Thank You! We welcome input from Council and members of the public at this time.



PORT COLBORNE

The Corporation of the City of Port Colborne

By-law No. _____

Being a by-law to adopt, ratify and confirm
the proceedings of the Council of The
Corporation of the City of Port Colborne at
its Statutory Public Meeting of June 18, 2024

Whereas Section 5(1) of the *Municipal Act, 2001*, provides that the powers of a municipality shall be exercised by its council; and

Whereas Section 5(3) of the *Municipal Act, 2001*, provides that a municipal power, including a municipality's capacity rights, powers and privileges under section 9, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise; and

Whereas it is deemed expedient that the proceedings of the Council of The Corporation of the City of Port Colborne be confirmed and adopted by by-law;

Now therefore the Council of The Corporation of the City of Port Colborne enacts as follows:

1. Every action of the Council of The Corporation of the City of Port Colborne taken at its Statutory Public Meeting of June 18, 2024, upon which a vote was taken and passed whether a resolution, recommendations, adoption by reference, or other means, is hereby enacted as a by-law of the City to take effect upon the passing hereof.
2. That where no individual by-law has been or is passed with respect to the taking of any action authorized in or with respect to the exercise of any powers by the Council, then this by-law is deemed for all purposes to be the by-law required for such authorization or exercise of any powers.
3. That the Mayor and Clerk are authorized to execute any documents required on behalf of the City and affix the corporate seal of the City and the Mayor and Clerk, and such other persons as the action directs, are authorized and directed to take the necessary steps to implement the action.
4. That the Clerk is authorized to affect any minor modifications, corrections, or omissions, solely of an administrative, numerical, grammatical, semantical, or descriptive nature to this by-law or its schedules after the passage of this by-law.

Enacted and passed this 18th day of June, 2024.

William C. Steele
Mayor

Scott Luey
Acting City Clerk