



## City of Port Colborne Public Meeting Agenda

**Date:** Tuesday, August 6, 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](mailto:deputyclerk@portcolborne.ca). To delegate in person, requests are appreciated, but not mandatory.

4.1 Public Meeting for Official Plan and Zoning By-law Amendment for Stonebridge Village Subdivision – Files: D09-06-24 & D14-06-24, 2024-150

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**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

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**8. Adjournment**



**PORT COLBORNE**

**Subject: Public Meeting for Official Plan and Zoning By-law  
Amendment for Stonebridge Village Subdivision – Files:  
D09-06-24 & D14-06-24**

**To: Council - Public Meeting**

**From: Development and Government Relations Department**

Report Number: 2024-150

Meeting Date: August 6, 2024

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### **Recommendation:**

That Development and Government Relations – Planning Division Report 2024-150 be received for information.

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### **Purpose:**

The purpose of this report is to provide Council with information regarding applications submitted by Upper Canada Consultants on behalf of the owner Elevate Fourth Developments Ltd. and Liberato Sardella for the lands legally known as Part of Lot 31 Concession 3 Part 1 on Plan 59R-17017 and Part 7 on Plan 59R-944, in the Geographic Township of Humberstone, City of Port Colborne, and Regional Municipality of Niagara.

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### **Background:**

Applications for an Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA) and Draft Plan of Subdivision were submitted by Upper Canada Consultants on May 29, 2024. The applications were deemed complete on June 20, 2024. The following reports/plans have been submitted to help facilitate the development of the lands:

- Draft Plan of Subdivision
- Streetscape Plan
- Environmental Impact Study (EIS)
- Functional Servicing Report (FSR)
- Stormwater Management Plan/Report (SWM)

- Hydrogeological and Water Balance Report
- Noise Impact Study
- Stage One and Two Archaeological Assessment
- Transportation Impact Study (TIS); and
- Planning Justification Report (PJR)

All of these aforementioned plans/materials can be found on the City's website under the "Current Applications" page.

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### **Internal Consultations:**

The applications were circulated internally to applicable departments and external agencies on July 17, 2024, and the following comments have been received as of the date of preparing this report:

#### **Fire Department**

- No objection to the application.
- No above ground building is permitted until fire hydrants have been installed, tested and functioning.
- No parking is permitted in the proposed laneways, on Street A, B, C, D, and the south section (entrance) of Street E.

#### **Drainage Superintendent**

- The roadside ditch is not sufficient outlet for stormwater.
- Recommended to petition for a Branch Drain to outlet the parcel to the Biederman Drain.
- Further along in the process, a revised assessment schedule for the Biederman Drain will be required, this will be funded solely by the developer.

#### **By-law Enforcement**

- By-law Services have no major concerns with the development at this time.
  - It is noted that parking has been reduced by 26 spaces, By-law Services have no objections to this, subject to Planning approval.
  - Additional comments may follow at the detailed design stage.
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## Public Engagement:

Notice of the Public Meeting was circulated in accordance with Sections 22 and 34 of the *Planning Act*. As of the date of preparing this report, no comments from the public have been received.

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## Discussion:

These applications 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 Niagara Official Plan (2022), 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 as well as a designated greenfield area. Development in designated greenfield areas is to be planned, designated, zoned, and designed in a manner that: supports the achievement of complete communities, supports active transportation, and encourages integration and sustained viability of transit services.

The Niagara Official Plan (NOP) designates the subject lands as within the “Urban Area Boundary” and “Designated Greenfield Area”. Policies within the NOP generally encourage development within the Urban Area and Greenfield Areas provided the development builds a compact, mixed use, transit supportive, active transportation friendly community. A density target of 50 people and jobs per hectare is targeted for Greenfield development. Chapter 2 of the NOP sets out specific policies for the above and will be used to assess the application when a recommendation report is brought forward at a future date.

### City of Port Colborne Official Plan

According to Schedule A: City Wide Land Use, the City of Port Colborne’s Official Plan (OP) designates the subject property as **Urban Residential**. Land uses in the Urban Residential designation include residential uses, neighbourhood commercial uses, cemeteries, parks, schools, community facilities, and institutional uses normally located in residential areas.

Additionally, the land is located within the Designated Greenfield Area, based on Schedule A1. Policies within sections 2.4.4 and 3.2.1 of the Official Plan will be used to assess the application when a recommendation report is brought forward to a future

meeting of council. The sections provide policy direction on lands within the greenfield areas as well as the general policies of the Urban Residential designation.

The application for OPA proposes to amend the Official Plan to facilitate the proposed Draft Plan of Subdivision. Highlights of the proposed policy changes include the following:

- Implement a comprehensive plan to ensure the orderly development of the subject lands.
- Establish a vision and associated policies for the development of the lands.
- Provide for increased densities within the development.

The proposed OPA is broken down in the following sections:

### 1. Introduction

- This section provides the direction and vision for the proposed development
  - Providing a variety of housing types
  - Integrating a modified grid pattern to maximize connectivity
  - Incorporate a unique community that is easily identifiable, yet compatible with adjacent land uses
  - Protect and preserve existing environmental features from any negative impacts associated with new and adjacent development
  - Coordinate the design of road networks, land uses and servicing requirements

### 2. Land Use

- This section sets out the land use framework for the proposed development
  - Achieving a minimum density of 50 people and jobs per hectare in accordance with Provincial, Regional and City policies
  - Promoting live/work professional home occupational uses
  - Medium Density Residential (Single-detached, semi-detached/duplexes, triplexes, townhouses, live/work townhouses, accessory apartments/secondary suites, home occupations, and home occupations)
    - Developed at maximum density of 70 units per hectare
    - Location and lot fabric
  - Medium/High Density Residential (semi-detached, townhouses, stacked townhouses, and low to mid-rise apartments)
    - Developed at a range of 80 to 150 units per hectare
    - Maximum height to not exceed six-storeys

- Site Plan Control requirement for high density residential development
- Open Space (parkland)
  - Establish a five-minute walking distance to public parkland for all residents
  - Provide convenient access
  - Coordinate with proposed watercourses, stormwater management facilities, hydro corridors, protected woodlands, and school grounds

### 3. Policies for the Public Realm

- This section comprises public roads, amenities, open spaces and stormwater management facilities
  - Native tree species lining the streets
  - Sidewalks provided on one side of the streets and laneways where feasible, at minimum
  - Provide clear, safe and efficient streets and access with pedestrian access throughout. Promoting walking and cycling and providing on-street parking for a complete street approach

### 4. Policies for the Private Realm

- Relationship of the built form to open spaces and roads
  - Providing for an appropriate size and configuration of development blocks
  - Promoting active transportation
  - Visual diversity and avoiding long blocks
  - Minimize impacts of noise, wind and shadows on adjacent properties
  - Varying architectural elements and cladding to provide a distinct character and compliment surrounding architecture

The above has been provided as a summary of the proposed Official Plan Amendment. The full proposed OPA can be found attached as Appendix A to this report.

### **City of Port Colborne Zoning By-law 6575/30/18**

The subject lands currently have two different zones established. The easterly parcel is zoned Residential Development (RD) while the westerly parcel is zoned RD-65-H, being a special provision of the Residential Development zone.

The proposed Zoning By-law Amendment (ZBA) proposes to rezone the subject lands to site-specific R2, R3 and R4 zones. Some highlights of the proposed special provisions for the zones include the following:

- Establishing reduced setbacks for elevated decks/platforms
- Revised setbacks for the R2, R3 and R4 zones
- Reduced lot frontages for detached dwellings and semi-detached
- Increased accessory building lot coverage from 10% to 15%
- Allowing home-based businesses to occupy a maximum of 50% of the total dwelling unit
- Allowing one parking space per apartment unit, instead of 1.25 spaces
- Allowing a maximum height of 23 metres for apartment buildings, instead of 20 metres

The above has been provided as a summary of the proposed Zoning By-law Amendment. The full proposed ZBA can be found attached as Appendix B to this report.

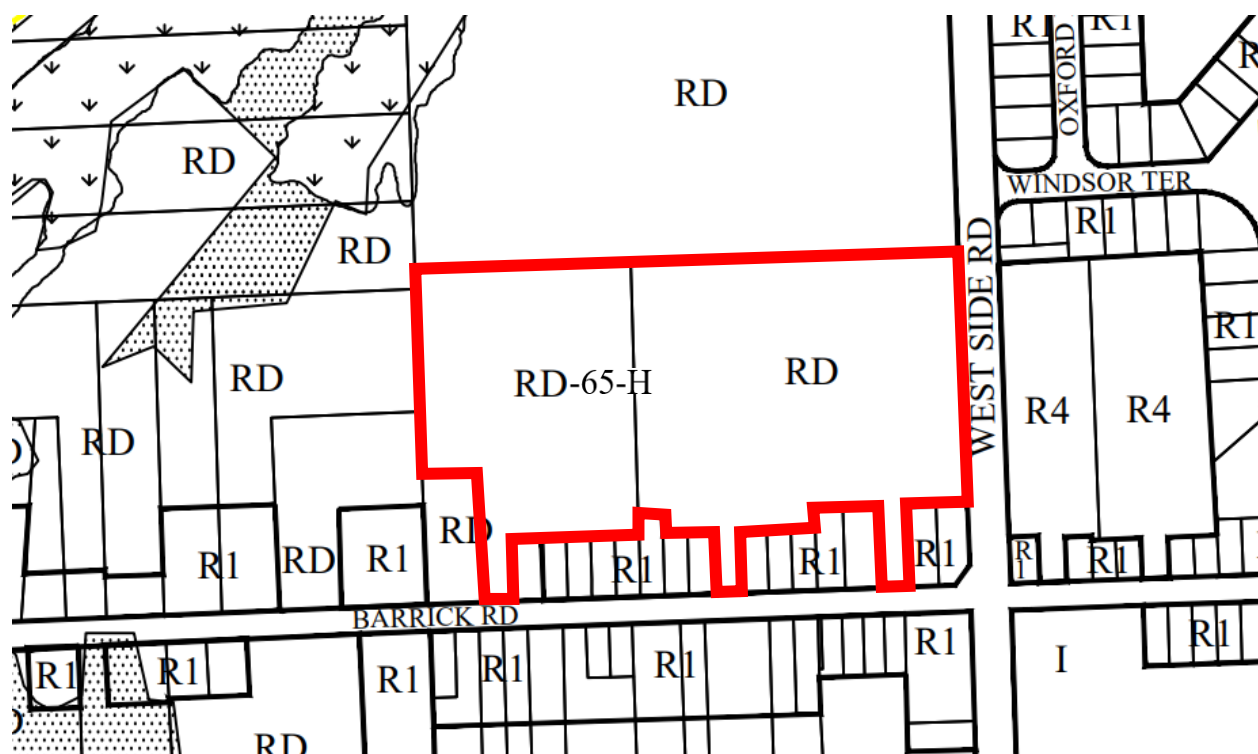


Figure 1: Current Zoning of Subject Lands (shown in red)

### Draft Plan of Subdivision

The Draft Plan of Subdivision application proposes 71 single-detached and semi-detached lots, 126 townhouse dwellings, 22 live/work townhouse dwellings, and 166

apartment units. The proposed Draft Plan can be found attached as Appendix C to this report.

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### **Financial Implications:**

There are no direct financial implications with this report.

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### **Strategic Plan Alignment:**

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

- Welcoming, Livable, Healthy Community
  - Increased Housing Options
  - Sustainable and Resilient Infrastructure
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### **Conclusion:**

Planning staff are not providing a recommendation on the proposed Official Plan Amendment, Zoning By-law Amendment, or Draft Plan of Subdivision 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 will return to Council at a future meeting.

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### **Appendices:**

- a. Draft Official Plan Amendment
- b. Draft Zoning By-law Amendment
- c. Draft Plan of Subdivision

Prepared and submitted by,

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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.

**Appendix III**  
**Draft Official Plan Amendment**

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The Corporation of the City of Port Colborne

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

Being a by-law to adopt amendment no. X 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. X 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 \_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

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

**PREPARED BY:**

**CITY OF PORT COLBORNE  
DEPARTMENT OF PLANNING & DEVELOPMENT**

**Date**

**AMENDMENT NO. 8 TO THE OFFICIAL PLAN  
FOR THE  
PORT COLBORNE PLANNING AREA**

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1. Minutes of the Public Meeting

2. Department of Planning and Development Report

## **STATEMENT OF COMPONENTS**

### **PART A**

The Preamble does not constitute part of this Amendment.

### **PART B**

The Amendment, consisting of the following map, constitutes Amendment No. **X** 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 Official Plan Amendment No. **X** is to amend the land use designation on Schedule A – City-Wide Land Use of the Port Colborne Official Plan and to implement land-use planning policies in order to facilitate the comprehensive development of the lands north of Barrick Road west of West Side Road (Highway 58) Stonebridge Village Subdivision.

A site-specific policy amendment is proposed to implement the land-use planning policies, including the proposed density.

#### **Location**

The lands affected by this amendment are legally described as Part of Lot 31, Concession 3, Geographic Township of Humberstone, City of Port Colborne, Regional Municipality of Niagara. The property does not have a municipal address.

#### **Basis**

Currently, the subject lands are designated Urban Residential. 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 permit development of the property.

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 "RD – Residential Development" and "RD-65-H – Residential Development Site-Specific Holding" Zone to two (2) "Residential Second Density site-specific (R2-XX)" Zones, "Residential Third Density site-specific (R3-XX)" Zone, "Residential Fourth Density site-specific (R4-XX)" Zone, and "Public and Park (P)" Zone.

The proposed development exceeds the permitted densities within the Official Plan, and The City required an enhanced Official Plan analysis to address the existing holding provision and previous settlement with the former owner and the City to ensure coordinated comprehensive planning is completed through the exercise to create a vision and associated policies for the comprehensive development of the land.

### **PART B - THE AMENDMENT**

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. X to the Official Plan for the City of Port Colborne. The Official Plan of the City of Port Colborne is hereby amended as follows:

#### **Mapping Changes**

Lands shown on Schedule A are designated Urban Residential. The Urban Residential

designation is to remain, with site-specific policies to guide comprehensive development of the land.

The current designation of the lands will be further refined, including the location of the stormwater management facility, park, and medium and medium/high density residential areas.

### Site-Specific Policy Additions

#### 1. Introduction:

The purpose and establishment of policies herein are intended to guide the coordinated development of the lands north of Barrick Road, east of West Side Road (Highway 58) and promote an appropriate built form that achieves a community of high-quality public and private realms to create a sense of identity and support the creation of a complete community. Within the policy framework herein, the overarching design principles are to:

- To provide a variety of housing types to accommodate a range of household sizes and incomes by developing the community with innovative, compact urban forms that foster community interactions;
- Integrate a modified grid pattern of roads to maximize connectivity within the community;
- Incorporate a unique community that is easily identifiable, yet compatible with adjacent land uses;
- Protect and preserve existing environmental features from any negative impacts associated with new and adjacent development;
- Enable the coordination and design of road networks, land-uses and servicing requirements needed to establish a comprehensive vision for the community.

#### 2. Land Use:

The lands within the Enhanced Official Plan Amendment area are those that are intended to be used for Low, Medium and Medium/High Residential, Parkland and Open Space for a Stormwater Management Facility.

The predominant use of the land will be for residential purposes and subject to the following;

- The subject lands shall achieve a minimum density of 50 persons and jobs per hectare in accordance with Provincial, Regional, and Local policies for Greenfield density;
- The minimum number of units shall not be less than 350;
- Promotion of live/work building and professional home occupational uses. Provisions for home occupational uses shall be defined in the implementing Zoning By-law;
- Allowing for accessory dwelling units in accordance with Provincial mandates are to be permitted as-of-right, as long as the zoning provisions for accessory dwelling units and structures are adhered to;
- A mix of housing types are to be included in the Plan area to ensure a variety of housing units are available for all incomes;
- Adequate standards for the proposed dwellings shall be established in the Zoning By-law; and
- The subdivision proposal shall be designed to achieve a variety of visual aesthetics including complete streets and urban design features.

#### **2.1. Medium Density Residential**

##### *Permitted Uses*

- All single-detached dwelling;
- Semi-detached dwellings and duplexes;
- Triplexes;

- All forms of townhouse units including, but not limited to street townhouses and back-to-back street townhouse;
- Live/work townhouse dwellings;
- Accessory apartments/secondary suites;
- Accessory buildings and structures related to the primary residential dwelling unit where permitted;
- Home occupations;

#### *Development Policies*

- Medium Density Residential uses may have up to an overall density of 70 units per net hectare;
- Lands within this designation shall incorporate a similar lotting pattern to address compatibility with the adjacent existing uses;
- A variety of lot and dwelling sizes shall be provided in an effort to provide a range in affordability for this residential form;
- Medium Density Residential shall be located adjacent to West Side Road and internally within the site and shall gain access via the local road network;
- The maximum building height shall generally not exceed 11-metres, unless on-site conditions restrict below grade construction or described otherwise through the Zoning By-law Amendment;
- Medium Density Residential dwellings shall be permitted to include accessory dwellings provided all requirements of the zoning by-law can be met.

### **2.2. Medium/High Density Residential**

#### *Permitted Uses*

- Semi-detached dwellings;
- All forms of townhouse units including, but not limited to street townhouses and back-to-back street townhouse;
- Stacked townhouse dwellings; *and*
- Low to mid-rise apartment dwellings.

#### *Development Policies*

- Medium/High Density Residential uses shall be developed at an overall density ranging from 80 units per hectare to 150 units per hectare;
- The maximum building height will not exceed 6-storeys;
- All development within the high-density residential designation shall be subject to Site Plan Control.

### **2.3. Open Space**

- Public Parkland is to be obtained through the parkland dedication provisions of the Planning Act and will be within 5-minutes walking distance of all residents;
- The Public Park shall have substantial frontage on the abutting sidewalk and shall be developed generally consistent with the Urban Design Guidelines described later in this Plan;
- Convenient access for pedestrians shall be provided, and integration with pedestrian and bicycle path systems will be encouraged;
- The Public Park should form part of the broader Greenlands System comprised of watercourses, stormwater management facilities, hydro corridors, protected woodlands and school grounds;

### **3. Policies for the Public Realm:**

The public realm is comprised of public roads and their associated spaces and amenities, open spaces and stormwater management facilities.

#### **3.1. Streetscape**



Streetscape elements are considered elements of detail design that enhance character and functionality of space. Elements include pedestrian and active transportation facilities, street furniture, street trees and lighting.

- Deciduous trees are to line the streets. Tree species should be planted to form a continuous canopy at maturity;
- Street trees should include a variety of native, broad leaf species with a straight trunk in accordance with City standards;
- Height and style of lighting should be consistent with the hierarchy of the road, and lighting design should accommodate both pedestrian and vehicular movement and visibility;
- Sidewalks are to be provided at a minimum on one side of the public right-of-way's and on laneways where feasible.

### 3.2. Roads

Development in this area will accommodate a street network made up of a 'collector neighbourhood main street', local roads and laneways. In order to ensure maximum efficiency, connectivity, and mobility within the community, pedestrians, cyclists, and vehicular movement should function as an integrated network. The general guidelines for the road designs include;

- Provide clear, safe and efficient access to open space features;
- Ensure pedestrian access throughout the community;
- Create sense of comfort and promote walking and cycling;
- Allow for on-street parking to accommodate a complete street approach.

#### 3.2.1. Collector Neighbourhood Main Street (Street 'E')

Street 'E' is to be identified as a 'Collector Neighbourhood Main Street.' This street will have a special treatment and will provide an important connection from Barrick Road through the Plan area north. This Main Street shall be particularly attractive for pedestrians and cyclists. The following guidelines shall apply;

- Shall have a maximum right-of-way width of 20.0 metres;
- Sidewalks shall be provided on both sides of the street at a minimum width of 1.8 metres each;
- Enhanced landscaping and lighting shall be provided with curb-side parking along both sides of the street;
- Lay-by parking to be permitted due to rear laneways and to provide additional visitor parking.

#### 3.2.2. Local Urban Streets (Streets 'A', 'B', 'C', 'D')

Local Urban Streets are quiet residential streets on which the majority of medium density residential uses are found. The following guidelines shall apply;

- Local Streets, other than the Local Greenway, shall have a right-of-way width between 18.0 metres and 20.0 metres;
- A 1.5 metre sidewalk shall be provided on one side of the street;
- Deciduous boulevard trees shall be provided where feasible along the street;

#### 3.2.3. Laneways (Laneway 'A', 'B', 'C', 'D')

Laneways provide access to private driveways. Where laneways are used, the following general design requirements shall be considered;

- Laneways shall have a right-of-way width of between 10 metres and 12 metres;
- Are to be designed to accommodate vehicular access to the rear of the units on the Collector Main Street, or allow for units to independently front the laneways.

#### 4. Policies for the Private Realm:

The private realm is comprised of the built form developments and their relationship to each other, open spaces and roads.

##### 4.1. *Blocks and Lots*

Development block configuration should demonstrate the following standards;

- Developable lands shall be subdivided into a series of development blocks, defined by a highly interconnected grid, or modified system of public roads and lanes;
- The size and configuration of each development block will:
  - Be appropriate to its intended use;
  - Facilitate and promote active transportation; and
  - Provide a sufficient number and, where appropriate, range of building lots to achieve cost effective and efficient development pattern;
- Development blocks shall be configured to ensure visual diversity and to avoid long and monotonous blocks;
- Each development lot or block must have frontage on a public road or laneway.

##### 4.2. *Built Form*

- Building form and siting shall minimize the impacts of noise, wind and shadows on adjacent properties;
- New development will be compatible with adjacent and neighbouring development by ensuring that the siting and massing of new buildings does not result in undue adverse impacts on adjacent properties particularly in regard to adequate privacy conditions for residential buildings and their outdoor amenity area;
- Land use compatibility between scales of buildings shall be achieved through appropriate siting, design and landscape treatment;
- A variety of architectural elements such as entry porches, dormers, material detailing will be employed to create a distinctive character for each block.

##### 4.3. *Building Relationship to Roads and Open Space*

- Buildings shall be street-front oriented and provide direct street access for pedestrians;
- Buildings and site design should be used to reduce or minimize the incidence of crime through the implementation of Crime Prevention Through Environmental Design (CPTED) principles including natural surveillance, natural access control, territorial reinforcement and space assessment;
- To reinforce the road, land and block pattern, the following measures will be employed:
  - Siting and massing of buildings will provide a varying relationship;
  - Buildings located adjacent to, or at the edge of parks and open spaces will provide opportunities for overlook into the open space.

##### 4.4. *Variety of Housing Types*

- Notwithstanding Section 4.2, a variety of built form and residential densities are to be promoted and appropriately integrated into the design.

##### 4.4.1. *Single-Detached Dwellings & Semi-Detached Dwellings*

- Where appropriate, varied setbacks are encouraged to provide an interesting street edge;
- To foster a stronger sense of connectivity, select dwellings will feature front steps leading directly to the sidewalk;
- Select single-detached dwellings are to have parking allocated to the rear of the property, utilizing laneways to optimize space and minimize visual clutter along the streets;
- A variety of dwelling elevations are to be considered to generate visual diversity

and interest;

- Colour selections should avoid duplication amongst adjacent units.

#### 4.4.2. Townhouses

- The siting, massing and façade design of townhouse units are to be coordinated on a block-by-block basis;
- The townhouses are to reinforce common characteristics while including variation for differentiation and aesthetic interest;
- Variety in the design of roofs is required to break up the massing of townhouse blocks;
- The massing and built form of townhouse units adjacent to single/semi-detached dwellings is to be complementary to those dwellings through height and architectural elements to promote visual integration;
- Townhouses shall be oriented toward the street with front doors and windows facing the street;
- Where garages are provided in the front yard, they should be paired to allow for more substantial front yard green space.

#### 4.4.3. Apartment

- A variety of exterior cladding materials are to be considered to compliment the surrounding architecture;
- A great amount of fenestration is to be incorporated to encourage strong visual connections between the dwellings and public realm;
- The apartment building and the surrounding landscaping shall be designed to help define the street edge and engage the public realm;

### **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. 8 but are included as information to support the Amendment.

APPENDIX I – Draft Minutes of the Public Meeting on X Date

APPENDIX II – Department of Planning & Development Report 2024-XX

**Appendix IV**  
**Draft Zoning By-law Amendment**

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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 Part of Lot 31, Concession 2, Geographic Township of Humberstone, now in the City of Port Colborne, Regional Municipality of Niagara.

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 "A1" forming part of By-law 6575/30/18 is hereby amended by changing those lands described on Schedule A from:

Residential Development (RD)	to	Second Density Residential (R2-XX) Site-Specific Zone
Residential Development (RD) Zone	to	Second Density Residential (R2-XX) Site-Specific Zone
Residential Development (RD-65-H) Site-Specific Holding Zone	to	Second Density Residential (R2-XX) Site-Specific Zone
Residential Development (RD) Zone	to	Third Density Residential (R3-XX) Site-Specific Zone
Residential Development (RD-65-H) Site-Specific Holding Zone	to	Third Density Residential (R3-XX) Site-Specific Zone
Residential Development (RD-65-H) Site-Specific Holding Zone	to	Fourth Density Residential (R4-XX) Site-Specific Zone
Residential Development (RD) Zone	to	Public + Park (P) Zone

3. That Section 37 entitled "Special Provisions" of Zoning By-law 6575/30/18, is hereby further amended by adding the following:

**Part 1:**

**Section 2 – General Provisions**

Notwithstanding the provisions of Permitted Encroachments, the following regulations shall apply:

- a. Deck or Platform Encroachment (height above ground floor level to 0.61m) are to have a minimum setback from the corner side lot line of 2.0-metres.
- b. Deck or Platform Encroachment (more than 0.61m but less than 1.2m) are to have a minimum setback from the corner side lot line of 2.0-metres.

### **Section 3 – Parking Provisions**

Notwithstanding the Parking Provisions of Section 3, the following regulation shall apply:

- a. Standard Parking Space Obstructed on Two Sides      3.0 m x 5.2 m

### **Section 6 – Second Density Residential (R2) Zone**

Notwithstanding the provisions of the Second Density Residential Zone, the following regulation shall apply:

- a. Minimum Lot Frontage      10.0 metres
- b. Minimum Lot Frontage – Corner Lot      14.25 metres
- c. Minimum Lot Area      0.03 hectares
- d. Minimum Front Yard      4.5 metres to dwelling  
6.0 metres to garage
- e. Minimum Corner Side Yard      2.0 metres

## **Part 2 and 3:**

### **Section 2 – General Provisions**

Notwithstanding the provisions of Permitted Encroachments, the following regulations shall apply:

- a. Deck or Platform Encroachment (height above ground floor level to 0.61m) are to have a minimum setback from the corner side lot line of 1.6-metres, and a minimum setback from the front lot line of 1.5-metres.
- b. Deck or Platform Encroachment (more than 0.61m but less than 1.2m) are to have a minimum setback from the corner side lot line of 1.6-metres, a minimum setback from the rear lot line of 1.6-metres, and a minimum setback from the front lot line of 1.5-metres.
- c. Deck or Platform Encroachment (1.2m or greater) are to have a minimum setback from the rear lot line of 2.0-metres, and a minimum setback from the front lot line of 1.0-metres.

### **Section 3 – Parking Provisions**

Notwithstanding the Parking Provisions of Section 3, the following regulation shall apply:

- a. The required parking spaces per unit for  
7.8-m Detached Dwelling      1 space per unit
- b. The required parking spaces per unit for  
8.4-m Detached Dwelling      1 space per unit
- c. Standard Parking Space Obstructed on Two Sides      3.0 m x 5.2 m
- d. Maximum Width of a parking area on a residential  
lot with 4 or fewer dwelling units      Delete

### **Section 6 – Second Density Residential (R2) Zone**

Notwithstanding the provisions of the Second Density Residential Zone, the following regulation shall apply:

### 7.8-metre Detached Dwellings

- |                                      |  |
|--------------------------------------|--|
| a. Minimum Lot Frontage              | 7.8 metres   |
| b. Minimum Lot Frontage – Corner Lot | 8.9 metres   |
| c. Minimum Lot Area                  | 0.0215 hectares  |
| d. Minimum Front Yard                | 3.0 metres to dwelling                                 |
| e. Minimum Interior Side Yard        | 0.6 metres on one side<br>1.2 metres on the other side |
| f. Minimum Corner Side Yard          | 2.0 metres   |
| g. Minimum Rear Yard                 | 7.0 metres   |
| h. Maximum Lot Coverage              | 50%  |
| i. Maximum Height                    | 11.0 metres  |

### 8.4-metre Detached Dwellings

- |                                      |  |
|--------------------------------------|--|
| a. Minimum Lot Frontage              | 8.4 metres   |
| b. Minimum Lot Frontage – Corner Lot | 9.4 metres   |
| c. Minimum Lot Area                  | 0.0125 hectares  |
| d. Minimum Front Yard                | 3.0 metres to dwelling   |
| e. Minimum Interior Side Yard        | 0.6 metres on one side<br>1.2 metres on the other side<br>3.0 metres if no attached garage |
| f. Minimum Corner Side Yard          | 1.6 metres   |
| g. Minimum Rear Yard                 | 4.0 metres<br>2.6 metres for corner lot  |
| h. Maximum Lot Coverage              | 50%  |
| i. Maximum Height                    | 11.0 metres  |

## **Part 4 and 5:**

### **Section 2 – General Provisions**

Notwithstanding the provisions of Accessory Buildings, the following regulations shall apply:

- |                         |     |
|-------------------------|-----|
| a. Maximum Lot Coverage | 15% |
|-------------------------|-----|

Notwithstanding the provisions of Accessory Uses to a Dwelling, Section 2.9.2 Home Based Business, the following regulations shall apply:

- The use occupies a maximum floor area of 50% of the total dwelling unit floor area
- There are to be separate entrances to the dwelling unit for the home-based business
- In addition to the parking provision of the By-law, on-street parking is permitted

Notwithstanding the provisions of Permitted Encroachments, the following regulations shall apply:

- Deck or Platform Encroachment (height above ground floor level to 0.61m) are to have a minimum setback from the corner side lot line of 2.0-metres, and a minimum setback from the front lot line of 1.5-metres.
- Deck or Platform Encroachment (more than 0.61m but less than 1.2m) are to have a minimum setback from the corner side lot line of 2.0-metres, a minimum setback from the rear lot line of 1.6-metres, and a minimum setback from the front lot line of 1.5-metres.
- Deck or Platform Encroachment (1.2m or greater) are to have a minimum setback from the rear lot line of 2.0-metres, and a minimum setback from the front lot line of 1.0-metres.

### **Section 3 – Parking Provisions**

Notwithstanding the Parking Provisions of Section 3, the following regulation shall apply:

- a. 1 parking space per unit is required for 7.8-m Single-Detached Dwellings, 8.4-m Single-Detached Dwellings, Back-to-Back Townhouse Dwellings, and Live/Work Townhouse dwellings
- b. Standard Parking Space Obstructed on Two Sides                      3.0 m x 5.2 m
- c. Maximum Width of a parking area on a residential lot with 4 or fewer dwelling units                      Delete

### **Section 7 – Third Density Residential (R3) Zone**

Notwithstanding the permitted uses of the Third Density Residential Zone, the following uses are to be permitted:

- a. 7.8 metre Single Detached Dwelling;
- b. 8.4 metre Single-Detached Dwelling;
- c. Back-to-Back Townhouse;
- d. Live/Work Townhouse;

Notwithstanding the provisions of the Third Density Residential Zone, the following regulation shall apply:

#### **Semi-Detached Dwelling**

- a. Minimum Lot Frontage                      16.5 metres
- b. Minimum Front Yard                      4.5 metres to dwelling  
6.0 metres to garage
- c. Minimum Corner Side Yard                      2.0 metres
- d. Minimum Rear Yard                      5.0 metres
- e. Maximum Lot Coverage                      50%

#### **Street Townhouse**

- a. Minimum Lot Frontage per Unit                      5.5 metres
- b. Minimum Lot Area                      0.016 hectares
- c. Minimum Front Yard                      4.5 metres to dwelling  
6.0 metres to garage
- d. Minimum Interior Side Yard                      1.2 metres
- e. Minimum Corner Side Yard                      2.0 metres
- f. Minimum Rear Yard                      5.0 metres
- g. Landscape Buffer                      1.2 metres

#### **Back-to-Back Townhouse**

- a. Minimum Lot Frontage                      5.8 metres
- b. Minimum Lot Area                      0.0085 hectares
- c. Minimum Front Yard                      4.5 metres to dwelling  
6.0 metres to garage
- d. Minimum Interior Side Yard                      1.2 metres
- e. Minimum Corner Side Yard                      2.0 metres
- f. Minimum Rear Yard                      N/A
- g. Maximum Height                      14.0 metres
- h. Minimum Landscaped Area                      15%
- i. Landscape Buffer                      1.2 metres



### Live/Work Townhouse

- |                               |                                      |
|-------------------------------|--------------------------------------|
| a. Minimum Lot Frontage       | 5.5 metres                           |
| b. Minimum Lot Area           | 0.0150 hectares                      |
| c. Minimum Front Yard         | 3.0 metres to dwelling               |
| d. Minimum Interior Side Yard | 1.2 metres on one side<br>1.2 metres |
| e. Minimum Corner Side Yard   | 4.4 metres                           |
| f. Minimum Rear Yard          | 12.0 metres                          |
| g. Maximum Height             | 14.0 metres                          |
| h. Minimum Landscaped Area    | 25%                                  |
| i. Landscape Buffer           | 1.2 metres                           |

### 7.8-m Single-Detached Dwelling and 8.4-m Single-Detached Dwelling

The zone requirements of the Second Density Residential (R2-XX) Zone shall apply.

## **Part 6:**

### **Section 3 – Parking Provisions**

Notwithstanding the Parking Provisions of Section 3, the following regulations shall apply:

- |  |                      |
|--|----------------------|
| e. The required parking spaces per unit for Apartment Building | 1 space per unit     |
| f. The required parking spaces per unit for Stacked Townhouses | 1.25 spaces per unit |
| g. Standard Parking Space Obstructed on Two Sides              | 3.0 m x 5.2 m        |

Notwithstanding the Landscape Provisions for Parking Areas, the following regulations shall apply:

- The lot line abutting a public road is to be 3.0-metres from a proposed area with 100 or greater parking spaces.
- The lot line abutting a residential, institutional or public park zone is to be 3.0-metres from the proposed area with 100 or greater parking spaces.

### **Section 8 – Fourth Density Residential (R4) Zone**

Notwithstanding the permitted uses of the Fourth Density Residential Zone, the following uses are to be permitted:

- Stacked Townhouse Dwelling

Notwithstanding the provisions of the Fourth Density Residential Zone, the following regulation shall apply:

#### **Apartment Building**

- |                             |             |
|-----------------------------|-------------|
| a. Minimum Front Yard       | 4.2 metres  |
| b. Minimum Corner Side Yard | 3.0 metres  |
| c. Maximum Height           | 23.0 metres |

#### **Semi-Detached Dwelling**

- |                         |  |
|-------------------------|--|
| a. Minimum Lot Frontage | 16.0 metres                                    |
| b. Minimum Lot Area     | 0.04 hectares                                  |
| c. Minimum Front Yard   | 4.5 metres to dwelling<br>6.0 metres to garage |

Stacked Townhouse

- |                               |                        |
|-------------------------------|------------------------|
| a. Minimum Lot Frontage       | 40.0 metres            |
| b. Minimum Lot Area           | 0.015 hectares         |
| c. Minimum Front Yard         | 5.0 metres to dwelling |
| d. Minimum Interior Side Yard | 2.0 metres             |
| e. Minimum Corner Side Yard   | 1.5 metres             |
| f. Minimum Rear Yard          | 24.0 metres            |
| g. Maximum Lot Coverage       | 50%                    |
| h. Maximum Height             | 14.0 metres            |
| i. Minimum Landscaped Area    | 25%                    |
| j. Landscape Buffer           | 1.2 metres             |

4. 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.
5. 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.

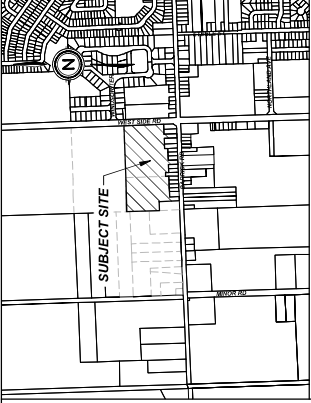
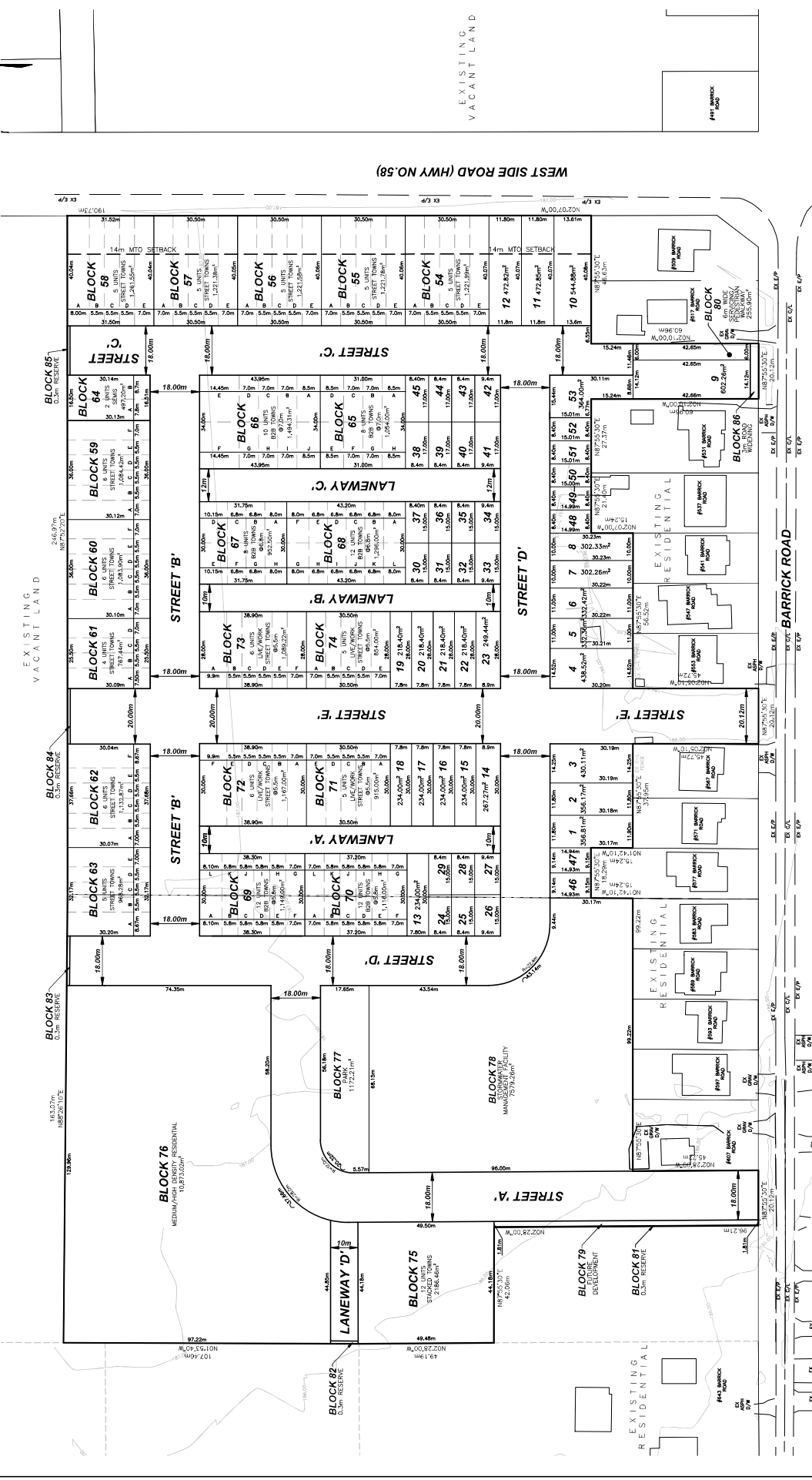
Enacted and passed this                      day of    , 2024.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

**LEGAL DESCRIPTION**  
PART OF LOT 31,  
GEOGRAPHIC TOWNSHIP OF HUMBERSTONE  
CITY OF PORT COLBORNE  
REGIONAL MUNICIPALITY OF NIAGARA

# STONEBRIDGE VILLAGE CITY OF PORT COLBORNE



**DRAFT PLAN OF SUBDIVISION**  
**OWNER'S CERTIFICATE**  
BEING THE REGISTERED OWNER, I HEREBY AUTHORIZE UPPER CANADA CONSULTANTS TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF PORT COLBORNE FOR APPROVAL.  
DRAWN BY: [Signature]  
ELEVATE FOURTH DEVELOPMENTS LTD.  
MAY 27, 2024  
DATE

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ARE CORRECTLY SHOWN.  
[Signature]  
HAROLD D. HIDE, O.L.S.  
FASCM & HIDE LTD.  
APRIL 5, 2024  
DATE

**REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT**

- a) SEE PLAN
- b) SEE PLAN
- c) SEE PLAN
- d) SEE PLAN
- e) SEE PLAN
- f) SEE PLAN
- g) SEE PLAN
- h) SEE PLAN
- i) SEE PLAN
- j) SILTY CLAY
- k) FULL SERVICE
- l) MUNICIPAL WATER
- m) SEE PLAN

LAND USE	LOT/BLOCK	# OF UNITS	AREA(10)	AREA(%)
SINGLE DETACHED RESIDENTIAL	LOT 1-12	12	0.494	5.92
7.8m SINGLE DETACHED	LOT 13-23	11	0.258	3.07
8.4m SINGLE DETACHED	LOT 24-53	30	0.428	5.11
STREET TOWN RESIDENTIAL	BLOCK 54-63	52	1.119	13.41
SEMI-DETACHED RESIDENTIAL	BLOCK 64	2	0.050	0.60
B2B TOWN RESIDENTIAL	BLOCK 65-70	62	0.706	8.46
LIVE/WORK TOWN RESIDENTIAL	BLOCK 71-74	22	0.403	4.83
STACKED TOWN RESIDENTIAL	BLOCK 75	12	0.219	2.62
MEDIA/HIGH DENSITY RESIDENTIAL	BLOCK 76	182	1.087	13.02
PARK	BLOCK 77	0	0.117	1.40
STORMWATER MGMT FACILITY	BLOCK 78	0	0.798	9.58
FUTURE DEVELOPMENT	BLOCK 79	0	0.017	0.20
SERVICING/FEDERATION ACCESS	BLOCK 80	0	0.028	0.31
0.3m RESERVE	BLOCK 81-89	0	0.055	0.66
3m ROAD WIDENING	BLOCK 86	0	0.008	0.07
ROADWAY		0	2.854	31.81
<b>TOTAL</b>		<b>385</b>	<b>8.343</b>	<b>100.00</b>
DEVELOPABLE AREA			8.34 Hg.	
DENSITY (UNITS/DEVELOPABLE AREA)			46.161/Hg.	

**GREENFIELD DENSITY CALCULATION**

Structural Type	Unit Count	Persons (P.P.U.)	Perkins Total	Ratio	Total
12 Single Detached & SEMI-DETACHED	71	2,929	207,959	5% "at home" employment	3,55 Jobs
11 7.8m Single Detached					
18 Semi-detached					
MULTIPLIES	126	2,189	275,814	5% "at home" employment	6,30 Jobs
52 Street Towns					
12 Stacked Towns					
MULTIPLIES	22	2,189	48,158	100% "at home" employment	22 Jobs
2 Live/Work Towns					
APARTMENTS	166	1,669	277,054	5% "at home" employment	8,30 Jobs
166 Units					
<b>Subtotal</b>	<b>385</b>		<b>806,985</b>	<b>849,135</b> people and jobs	<b>40,15</b> jobs
<b>Total</b>				<b>101,815</b> people and jobs per hectare	
Land Area				8.34 hectares	
Greenfield Density					

**LOT/BLOCK AREAS NOT SHOWN IN PLAN**

LOT/BLOCK #	AREA (m <sup>2</sup> )	LOT/BLOCK #	AREA (m <sup>2</sup> )	LOT/BLOCK #	AREA (m <sup>2</sup> )	LOT/BLOCK #	AREA (m <sup>2</sup> )	LOT/BLOCK #	AREA (m <sup>2</sup> )
24	126.00	39	142.80	54	280.44	69	280.44	84	280.44
25	126.00	40	142.80	55	280.44	70	280.44	85	280.44
26	126.00	41	142.80	56	280.44	71	280.44	86	280.44
27	126.00	42	142.80	57	280.44	72	280.44	87	280.44
28	126.00	43	142.80	58	280.44	73	280.44	88	280.44
29	126.00	44	142.80	59	280.44	74	280.44	89	280.44
30	126.00	45	142.80	60	280.44	75	280.44	90	280.44
31	126.00	46	142.80	61	280.44	76	280.44	91	280.44
32	126.00	47	142.80	62	280.44	77	280.44	92	280.44
33	126.00	48	142.80	63	280.44	78	280.44	93	280.44
34	126.00	49	142.80	64	280.44	79	280.44	94	280.44
35	126.00	50	142.80	65	280.44	80	280.44	95	280.44
36	126.00	51	142.80	66	280.44	81	280.44	96	280.44
37	126.00	52	142.80	67	280.44	82	280.44	97	280.44
38	126.00	53	142.80	68	280.44	83	280.44	98	280.44
39	126.00	54	142.80	69	280.44	84	280.44	99	280.44
40	126.00	55	142.80	70	280.44	85	280.44	100	280.44



**DRAFT PLAN OF SUBDIVISION**  
DRAWING TITLE  
DATE: MARCH 7, 2024  
PRINTED: APRIL 17, 2024  
SCALE: 1:750  
DWG No: 2300-DP  
REV: 0

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 August 6, 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 August 6, 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 6<sup>th</sup> day of August, 2024.

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

\_\_\_\_\_  
Carol Schofield  
Acting City Clerk