



PORT COLBORNE

**City of Port Colborne
Special Meeting of Council Agenda**

Date: Tuesday, February 4, 2025
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 Meeting**

Statutory public meetings are held to present planning applications in a public forum as required by the *Planning Act, 1990*. Requests to delegate virtually will be accepted until 12:00 p.m. on the day of the meeting by contacting deputyclerk@portcolborne.ca. To delegate in person, requests are appreciated, but not mandatory.

- 4.1 Public Meeting Report for Proposed Millar's Crossing Subdivision, 2025-24 1
- 4.2 Delegations
 - a. Stephen Bedford, 122 Glenwood Avenue
 - b. Ethem Erdoganoglu, 1053 Steele Street

5. Staff Reports

- 5.1 Financial Planning - Servicing East Side Lands, Report 2025-28 21

Presentation will be provided by J. Mark Rodger, Lawyer from Borden Ladner Gervais LLP, Adam Neumark, Associate Director from Doane Grant Thornton LLP, and Troy MacDonald, Partner Advisory from Doane Grant Thornton LLP.

6. Procedural Motions

7. Closed Session

7.1 Confidential Office of the CAO Report, 2025-29

Confidential Office of the CAO Report, 2025-29, pursuant to the *Municipal Act, 2001*, subsection 239(2)(b) personal matters about an identifiable individual, including municipal or local board employees and subsection 239(2)(d) labour relations or employee negotiations.

7.2 Confidential Human Resources Verbal Update

Confidential Human Resources Verbal Update pursuant to the *Municipal Act, 2001*, subsection 239(2)(d) labour relations or employee negotiations.

7.3 Confidential Verbal Update from the Office of the CAO

Confidential Verbal Update from the Office of the CAO pursuant to the *Municipal Act, 2001*, subsection 239(2)(e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.

8. Back to Open Session

9. By-laws

9.1 By-Law No. 7315/06/25 - By-law to Adopt, Ratify and Confirm the Proceedings of the Special Council of The Corporation of the City of Port Colborne

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10. Adjournment



Subject: Public Meeting Report for Proposed Millar's Crossing Subdivision

To: Council - Public Meeting

From: Development and Government Relations Department

Report Number: 2025-24

Meeting Date: February 4, 2025

Recommendation:

That Development and Government Relations Department – Planning Division Report 2025-24, be received for information.

Purpose:

The purpose of this report is to provide Council with information regarding applications submitted by Evan Sugden of The Biglieri Group Ltd., on behalf of the owners 1000427593 Ontario Inc., Twelve Wide Realty Corp., and Stephen Fischer, for the land legally known as Part of Lot 29, Concession 2, in the Geographic Township of Humberstone, City of Port Colborne, and Regional Municipality of Niagara.

Background:

Applications for an Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA), and Draft Plan of Subdivision (DPS) were submitted by The Biglieri Group in December 2024. The applications were deemed complete on January 15, 2025. The following reports/plans have been submitted to help facilitate the applications:

- Draft Plan of Subdivision
- Geotechnical Investigation
- Land Use Compatibility Assessment
- Noise Impact Study
- Urban and Architectural Design Guidelines
- Air Quality and Odour Assessment
- Stage 1, 2, and 3 Archaeological Assessments

- Conceptual Build-out Plan
- Landscaping Concept
- Functional Servicing Design Brief
- Traffic Impact and Parking Study
- Phasing Plan
- Planning Rationale Report
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment

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

Discussion:

These applications will be reviewed with consideration of applicable policies in the Provincial Planning Statement (2024), 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 Planning 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 Niagara Official Plan (NOP) designates the subject lands as within the "Urban Area Boundary" and "Delineated Built-Up Area". 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 lands are located within the Built Boundary, based on Schedule A1. Policies within the Official Plan will be used to assess the application when a recommendation report is brought forward to a future council meeting.

The application for OPA proposes to amend the Official Plan with changes to policies in order to implement the proposed Draft Plan of Subdivision. The draft OPA proposes text

and schedule changes to permit an increase in density. The full proposed draft 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 three different zones established. The parcels are comprised of the Residential Development (RD) zone, Fourth Density Residential (R4) zone, and First Density Residential (R1) zone. The proposed Zoning By-law Amendment (ZBA) proposes to rezone the subject lands to site-specific Second Density Residential (R2-XX), site-specific Third Density Residential (R3-XX), site-specific Mixed Use (MU-XX), and site-specific Fourth Density Residential (R4-XX). Additionally, lands proposed for park/infrastructure purposes are proposed to be rezoned to Public and Park (P).

The Draft ZBA proposes reductions in setbacks and an increase to building height for the subject lands. The full draft ZBA can be found attached as Appendix B to this report.

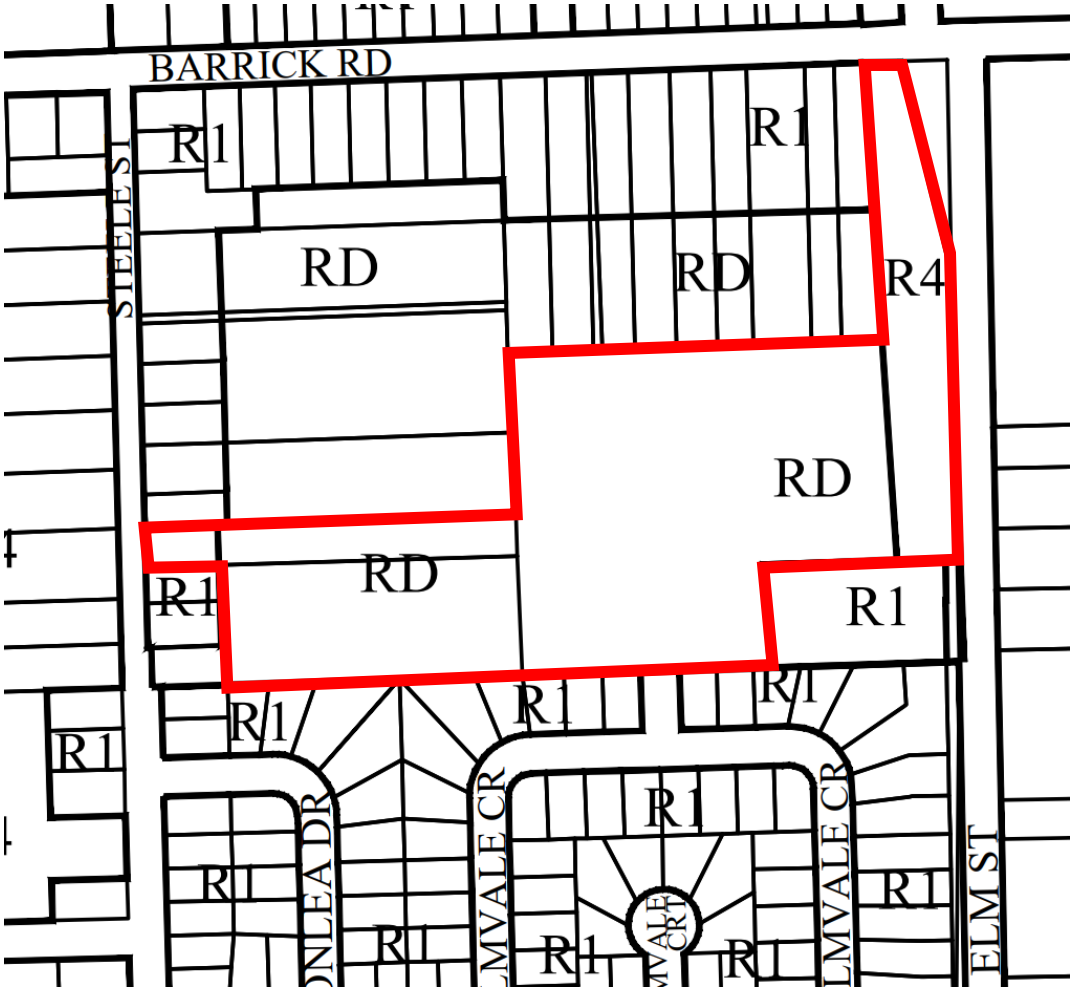


Figure 1: Current Zoning of Subject Lands (shown in red)

Draft Plan of Subdivision

The Draft Plan of Subdivision application proposes 20 single-detached lots, six semi-detached units, 37 street townhouse units, two stacked townhouse blocks (43-115 units), and 200 mixed-use apartment units. The total unit count proposed is 306-378 dwelling units. The proposed Draft Plan can be found attached as Appendix C to this report.

Internal Consultations:

Notice of the Public Meeting was circulated to required agencies and internal departments. As of the date of preparing this report, comments have been received from the By-law Division, Canadian Niagara Power, the City's Drainage Superintendent, the Fire Department, and the Ministry of Transportation, all of which have noted that they have no concerns with the proposed development.

Financial Implications:

There are no immediate financial implications with this report.

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.

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
-

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.

Appendices:

- a. Draft Official Plan Amendment
- b. Draft Zoning By-law Amendment
- c. Draft Plan of Subdivision and Conceptual Build-out Plan

Prepared and submitted by,

David Schulz, BURPI, MCIP, RPP
Manager of Planning
(905) 228-8117
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 adopt Amendment No. XX 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) and 21 of the Planning Act, hereby enacts as follows:

1. That Official Plan Amendment No. XX to the Official Plan for the City of Port Colborne Planning Area, consisting of the attached schedules 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 _____, ____.

Mayor

Clerk

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

“MILLAR’S CROSSING”

Date: _____

**AMENDMENT NO. XX
TO THE
OFFICIAL PLAN
FOR THE
CITY OF PORT COLBORNE**

“MILLAR’S CROSSING”

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

Date: _____

**AMENDMENT NO. XX
TO THE
OFFICIAL PLAN
FOR THE
CITY OF PORT COLBORNE

“MILLAR’S CROSSING”**

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PART A - THE PREAMBLE

Purpose

The purpose of Official Plan Amendment No. XX is to amend Schedule A: City Wide Land Use plan and create site-specific policy areas to facilitate the transformation of the subject lands as identified on Schedule 1 to this amendment from vacant and low-rise residential use into a mixed-use subdivision featuring between 306 and 378 new homes in a variety of housing types, including single-detached, semi-detached, townhouses, and condominium units, along with supporting commercial spaces, parks, and new infrastructure, anchored by a high-density, mid-rise mixed-use building with direct access to Elm Street, herein referred to as “Millar’s Crossing”.

Location

The lands affected by this amendment consist of a 4.97-hectare assembly of five parcels four of which do not have assigned municipal addresses. These parcels include PIN 641410024, PIN 641410032, and PIN 641410031, the latter being the only one with an assigned address at 1029 Steele Street, Port Colborne. The fourth and fifth parcels, are parts of PIN 641410386 and PIN 641410393. Together, these parcels form the area designated for the proposed development and represent the “subject lands”, as delineated on Schedule 1 to this amendment.

Basis

Currently, the subject lands are designated Urban Residential on Schedule A (City-Wide Land Use) and are located within the delineated Urban, Built Boundary of the City as per Schedule A1 (Greenfields) of the OP, which permit residential and mixed-use development at varying densities with capped density limits.

An application has been made to amend the City of Port Colborne’s Official Plan and Zoning By-law as they relate to the subject lands in order to permit the use of the property for a new mixed-use subdivision of varying densities, and primarily residential purposes as delineated on the attached schedules to this amendment.

It is intended to concurrently approve an Amendment to the City’s Zoning By-law 6575/30/18, rezoning the subject lands from RD (Residential Development) to R2-XX (Second Density Residential, Site-Specific), from RD (Residential Development) to R3-XX (Third Density Residential, Site-Specific), from RD (Residential Development) to MU-XX (Mixed Use, Site-Specific), from RD (Residential Development) to R4-XX (Site-Specific), from R4 (Fourth Density Residential) to R4-XX (Site-Specific), and RD (Residential Development) to P (Public and Park), subject to site-specific standards as denoted by the “XX” suffix and as per the table of proposed performance standards and proposed zoning schedules provided in Zoning By-law Amendment XX-XXX.

PART B - THE AMENDMENT

All of this part of the document entitled PART “B” – “The Amendment” consisting of the following text and Schedules 1 and 2 constitutes Amendment No. XX 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

1. Schedule A: City Wide Land Use is hereby amended by identifying the subject lands as “LANDS SUBJECT TO GENERAL POLICY XX.XXX – Millar’s Crossing on Schedule 1 and LANDS SUBJECT TO POLICIES (a) and POLICY XX.XXX (b)” on Schedule 2.

Text Changes

2. New General Policy XX.XXX for the subject lands (“Millar’s Crossing”).

Notwithstanding any of the Policies of the City of Port Colborne Official Plan, as amended, the subject lands shown on Schedule 1 may be developed as a mixed-use residential subdivision, comprising 306 to 378 new homes in various housing types, including single-detached, semi-detached, townhouses, and condominium units. The development may also feature supporting commercial spaces, live-work units, parks, and new infrastructure, centered around a high-density, mid-rise mixed-use building.

3. New Policies XX.XXX(a) and XX.XXX(b) are added as follows:
 - a. Notwithstanding Policy 3.2.1(b)(i) of the City of Port Colborne Official Plan, as amended, medium-density residential units shall be permitted up to 105.4 units per hectare on the land as shown on Schedule 2 identified as LANDS SUBJECT TO POLICY XX.XXX (a).
 - b. Notwithstanding Policy 3.2.1(c)(i) of the City of Port Colborne Official Plan, as amended, high-density residential units shall be permitted up to 500 units per hectare on the land as shown on Schedule 2 identified as LANDS SUBJECT TO POLICY XX.XXX (b).

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 SCHEDULES

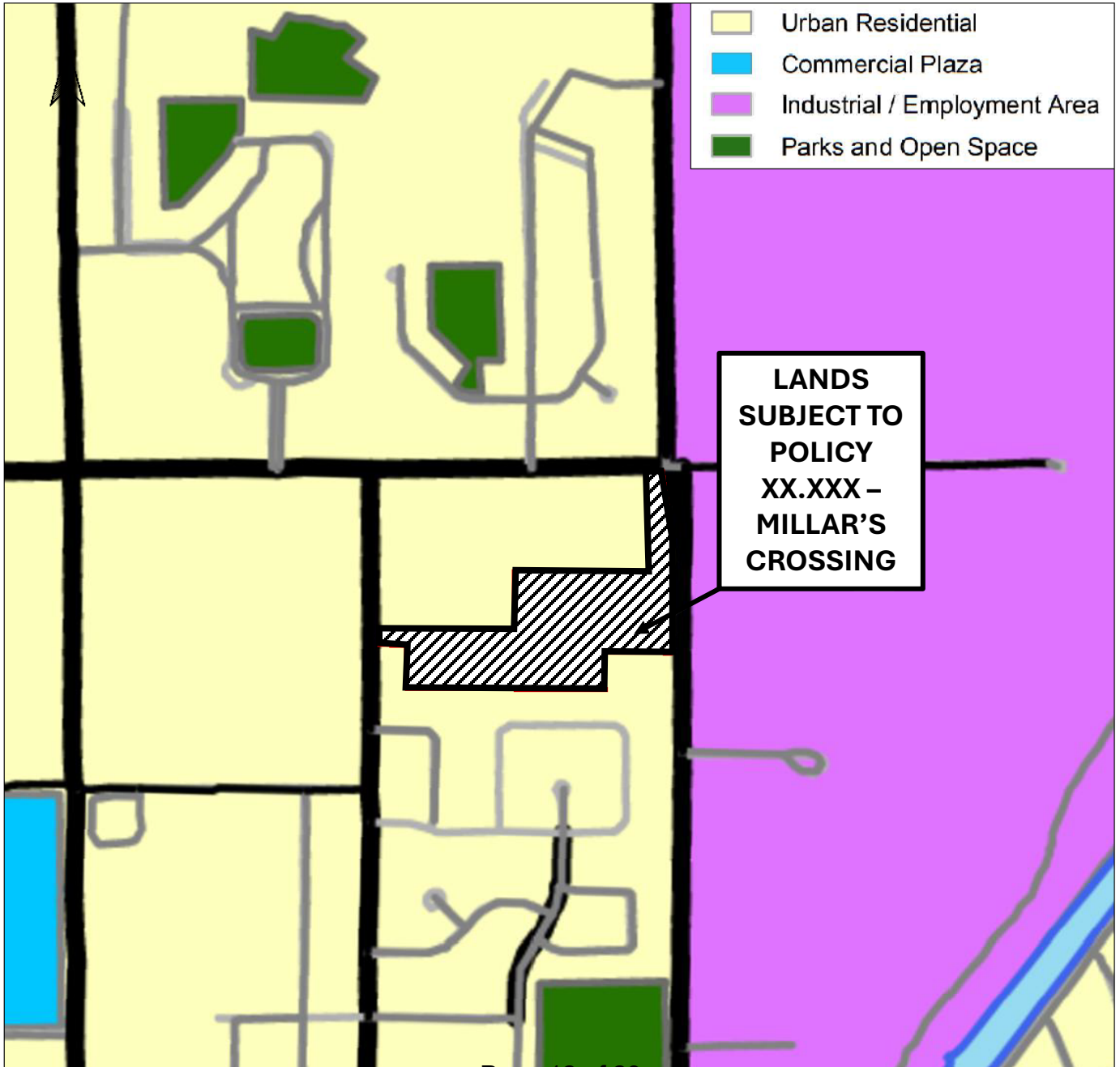
The following schedules constitute part of Amendment No. XX and are included to support the Amendment.

THE CORPORATION OF THE CITY OF
PORT COLBORNE

THIS IS SCHEDULE '1' TO BY-LAW _____ PASSED

THIS _____ DAY OF _____ 2024.

MAYOR _____ CLERK _____

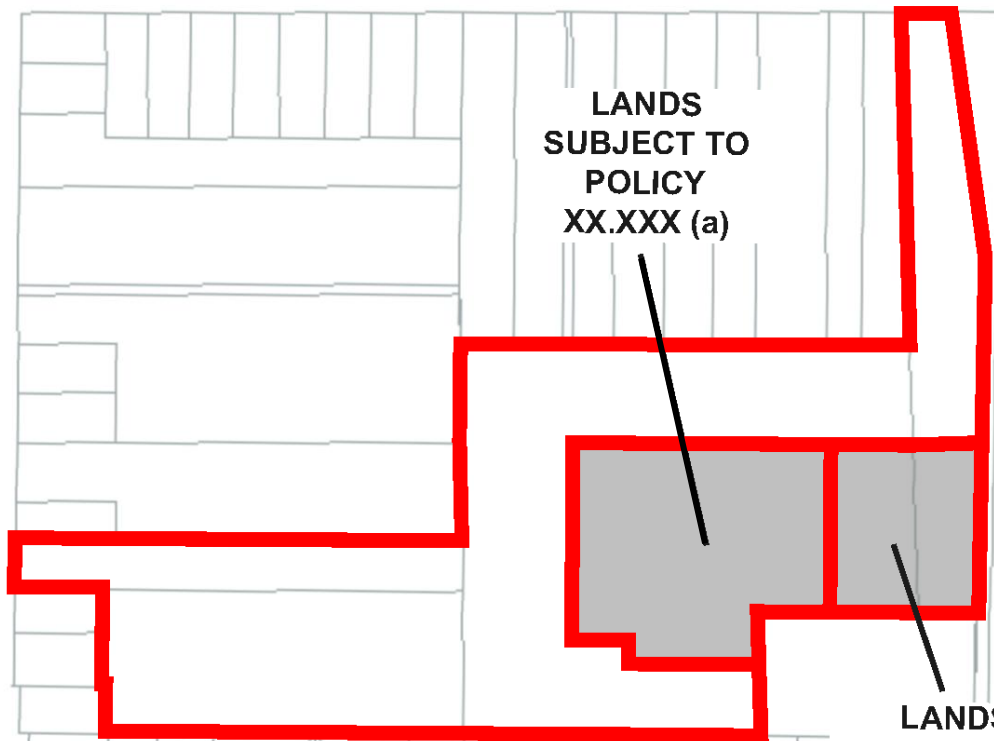


THE CORPORATION OF THE CITY OF
PORT COLBORNE

THIS IS SCHEDULE '2' TO BY-LAW _____ PASSED

THIS _____ DAY OF _____ 2024.

MAYOR _____ CLERK _____



**LANDS
SUBJECT TO
POLICY
XX.XXX (a)**

**LANDS
SUBJECT TO
POLICY
XX.XXX (b)**

By-law No. _____

The Corporation of the City of Port Colborne

By-law no. _____

Being a by-law to amend Zoning By-law 6575/30/18, as amended, respecting a 4.97-hectare assembly of lands, consisting of five distinct parcels four of which do not have assigned municipal addresses that includes PIN 641410024, PIN 641410032, and PIN 641410031, the latter being the only one with an assigned address at 1029 Steele Street, Port Colborne, and parts of PIN 641410386 and PIN 641410393, herein referred to as the “subject lands” - “Millar’s Crossing”.

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 Schedules 1 and 2 attached to and forming part of this By-law.
2. That the Zoning Map referenced as Schedule “A8” forming part of By-law 6575/30/18, as amended, is hereby further amended by rezoning the subject lands from RD (Residential Development) to R2-XX (Second Density Residential, Site-Specific), from RD (Residential Development) to R3-XX (Third Density Residential, Site-Specific), from RD (Residential Development) to MU-XX (Mixed Use, Site-Specific), from RD (Residential Development) to R4-XX (Site-Specific), from R4 (Fourth Density Residential) to R4-XX (Site-Specific), and RD (Residential Development) to P (Public and Park), subject to site-specific standards as denoted by the “XX” suffix and as per the table of proposed performance standards and proposed zoning schedules provided in Zoning By-law Amendment XX-XXX as per Schedule 2 of this By-law.
3. That Section 37.2 entitled “List of Special Provisions” of Zoning By-law 6575/30/18, as amended, is hereby further amended by adding the following:
 - a. Special Provision R2-XX – Millar’s Crossing
 - i. Notwithstanding the provisions of Section 6.3 of the Residential Second Density Zone (R2), the following Zone Requirements for Dwelling, Detached shall apply:
 1. Min. Lot Area: 0.03 hectares
 2. Min. Front Yard: 4.5 metres to a porch

3. Min. Landscaped Open Space: 20.0 %
 4. Min. Rear Yard: 4.0 metres to a terrace
- ii. Notwithstanding the provisions of Section 6.5 of the Residential Second Density Zone (R2), the following Zone Requirements for Dwelling, Semi-Detached shall apply:
 1. Min. Lot Frontage: 17.0 metres
 2. Min. Front Yard: 4.5 metres to a porch
 3. Min. Exterior (Corner) Side Yard: 3.0 metres
 4. Min. Rear Yard: 4.0 metres to a terrace
- b. Special Provision R3-XX – Millar’s Crossing
- i. Notwithstanding the provisions of Section 7.8 of the Third Density Residential Zone (R3), the following Zone Requirements for Townhouse, Street shall apply:
 1. Min. Lot Frontage (Corner Lot): 11.5 metres
 2. Min. Lot Area: 0.019 hectares
 3. Min. Front Yard: 6.5 metres to an outside main wall of a building and 4.5 metres to a porch
 4. Min. Interior Side Yard: 1.5 metres
 5. Min. Landscaped Open Space: 20.0 %
- c. Special Provision R4-XX – Millar’s Crossing
- i. In addition to the uses permitted in the Fourth Density Residential (R4) Zone, this land may also be used for Back-to-Back Stacked Townhouses, Back-to-Back Townhouses, Live-work Units within Townhouses, Rear-Lane Townhouses, and Stacked Townhouses in keeping with the following definitions.
 - ii. Definitions:
 1. Back-to-Back Stacked Townhouses: a variation of stacked townhouses where units are stacked vertically and also share a rear wall with another set of stacked units, have no rear façades and backyards.
 2. Back-to-Back Townhouses: buildings divided vertically into three or more dwelling units by common walls, including a common rear wall, which prevents internal access between dwelling units.
 3. Live-Work Units: a variation of townhouses that combines residential and commercial space into a unit where people live. Typically, with walkway access off a street and allowances for signage.
 4. Rear-Lane Townhouses: townhouses with a garage and access to the back of the lot via a laneway or alleyway instead of a driveway at the front of the home.

5. Stacked Townhouses: a building containing three or more dwelling units attached side-by-side, with each of these dwelling units having at least one dwelling unit above them, and where each dwelling unit has an independent entrance from the exterior.
- iii. Notwithstanding the provisions of Section 8 of the Fourth Density Residential Zone (R4), the following Zone Requirements for Townhouse, Street; and Townhouse, Rear-Lane shall apply:
 1. Min. Lot Area: 0.013 hectares
 2. Min. Front Yard: 1.0 metres
 3. Min. Interior Side Yard: 1.2 metres
 4. Min. Exterior (Corner) Side Yard: 1.2 metres
 5. Min. Landscaped Open Space: 12.5 %
 6. Max. Building Height: 15.0 metres (4 storeys)
- d. Special Provision R4-XX – Millar’s Crossing
- i. In addition to the uses permitted in the Fourth Density Residential (R4) Zone, this land may also be used for Back-to-Back Stacked Townhouses, Back-to-Back Townhouses, and Stacked Townhouses in keeping with the following definitions.
 - ii. Definitions:
 1. Back-to-Back Stacked Townhouses: a variation of stacked townhouses where units are stacked vertically and also share a rear wall with another set of stacked units, have no rear façades and backyards.
 2. Back-to-Back Townhouses: buildings divided vertically into three or more dwelling units by common walls, including a common rear wall, which prevents internal access between dwelling units.
 3. Stacked Townhouses: a building containing three or more dwelling units attached side-by-side, with each of these dwelling units having at least one dwelling unit above them, and where each dwelling unit has an independent entrance from the exterior.
 - iii. Notwithstanding the provisions of Section 8 of the Fourth Density Residential Zone (R4), the following Zone Requirements for Dwelling, Townhouse Block; Townhouse, Stacked Back-to-Back; and Townhouse, Stacked shall apply:
 1. Min. Lot Area: 0.013 hectares
 2. Min. Front Yard: 6.5 metres to an outside main wall of a unit and 4.5 metres to a porch.
 3. Min. Interior Side Yard: 2.0 metres
 4. Min. Exterior (Corner) Side Yard: 3.0 metres to an outside main wall of a unit and 1.2 metres to a porch.

- 5. Min. Rear Yard: 0.0 metres
- 6. Min. Landscaped Open Space: 12.5 %
- 7. Max. Building Height: 15.0 metres (4 storeys)

e. Special Provision MU-XX – Millar’s Crossing

i. Notwithstanding the provisions of Section 21.10 of the Mixed Use Zone (MU), the following Zone Requirements for Apartment Building shall apply:

- 1. Min. Lot Area: 34.2 square metres per unit
- 2. Max. Building Height: 33.0 metres (10 storeys)

- 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

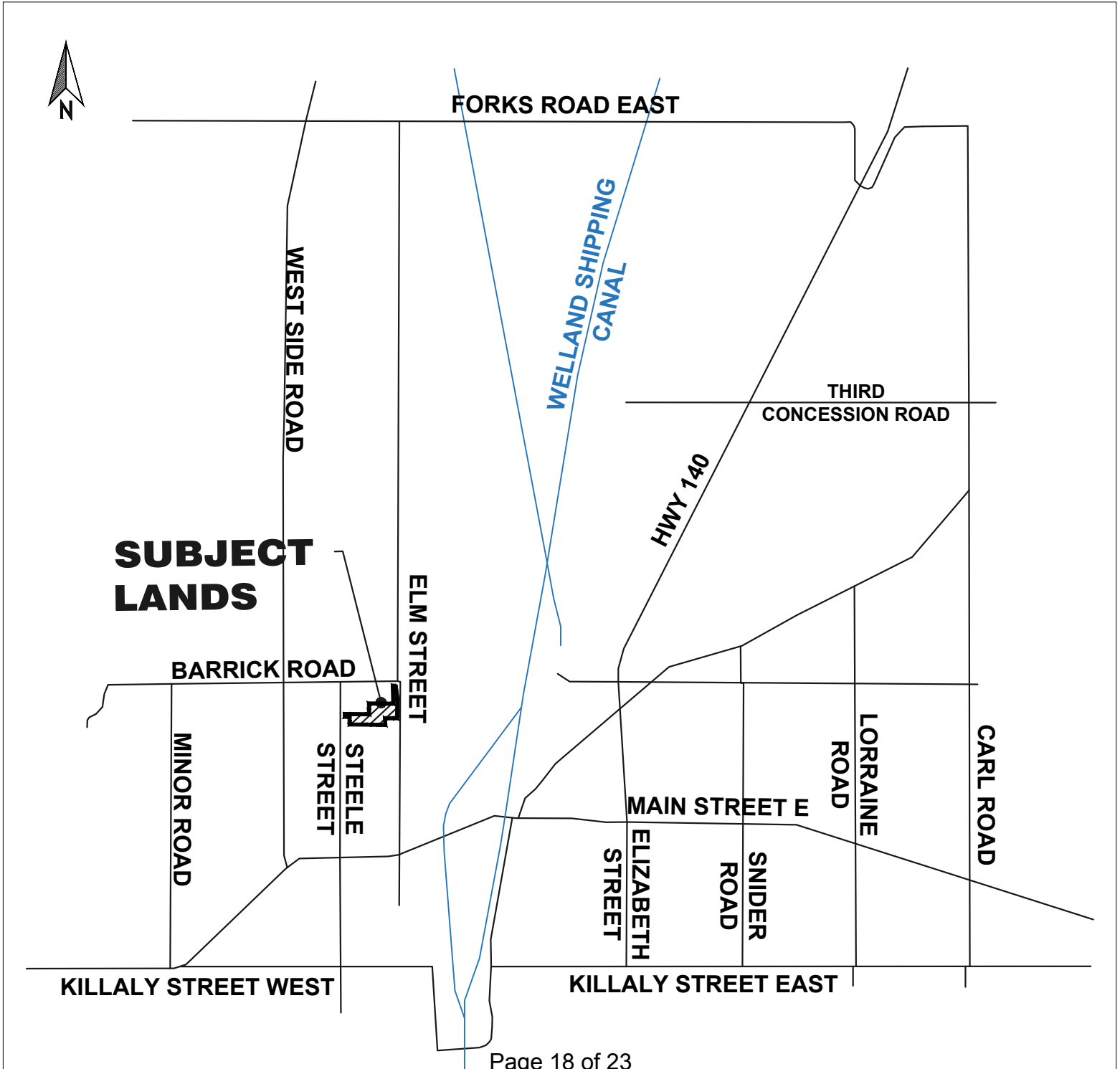
Clerk

THE CORPORATION OF THE CITY OF
PORT COLBORNE

THIS IS SCHEDULE '1' TO BY-LAW _____ PASSED

THIS _____ DAY OF _____ 2024.

MAYOR _____ CLERK _____

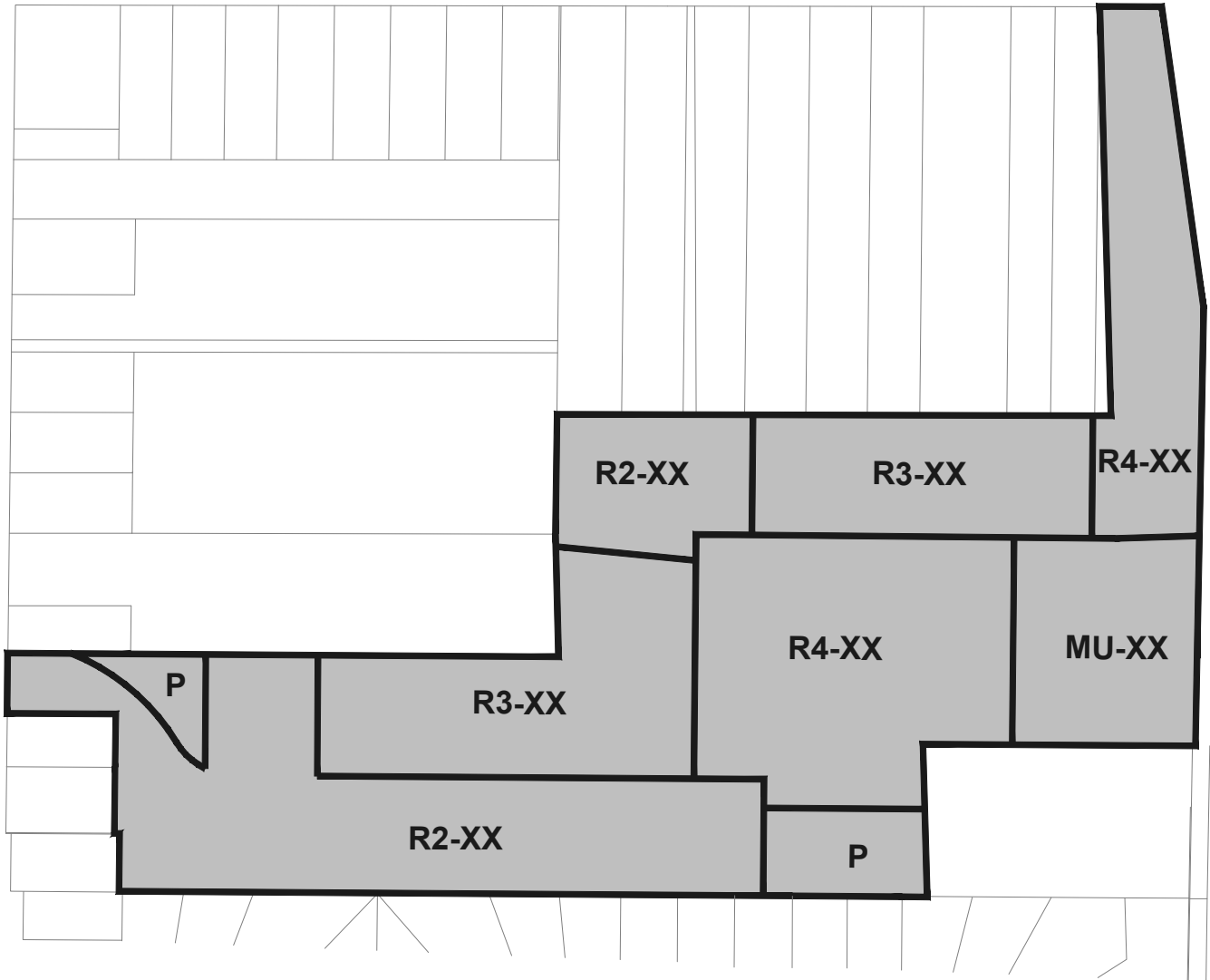


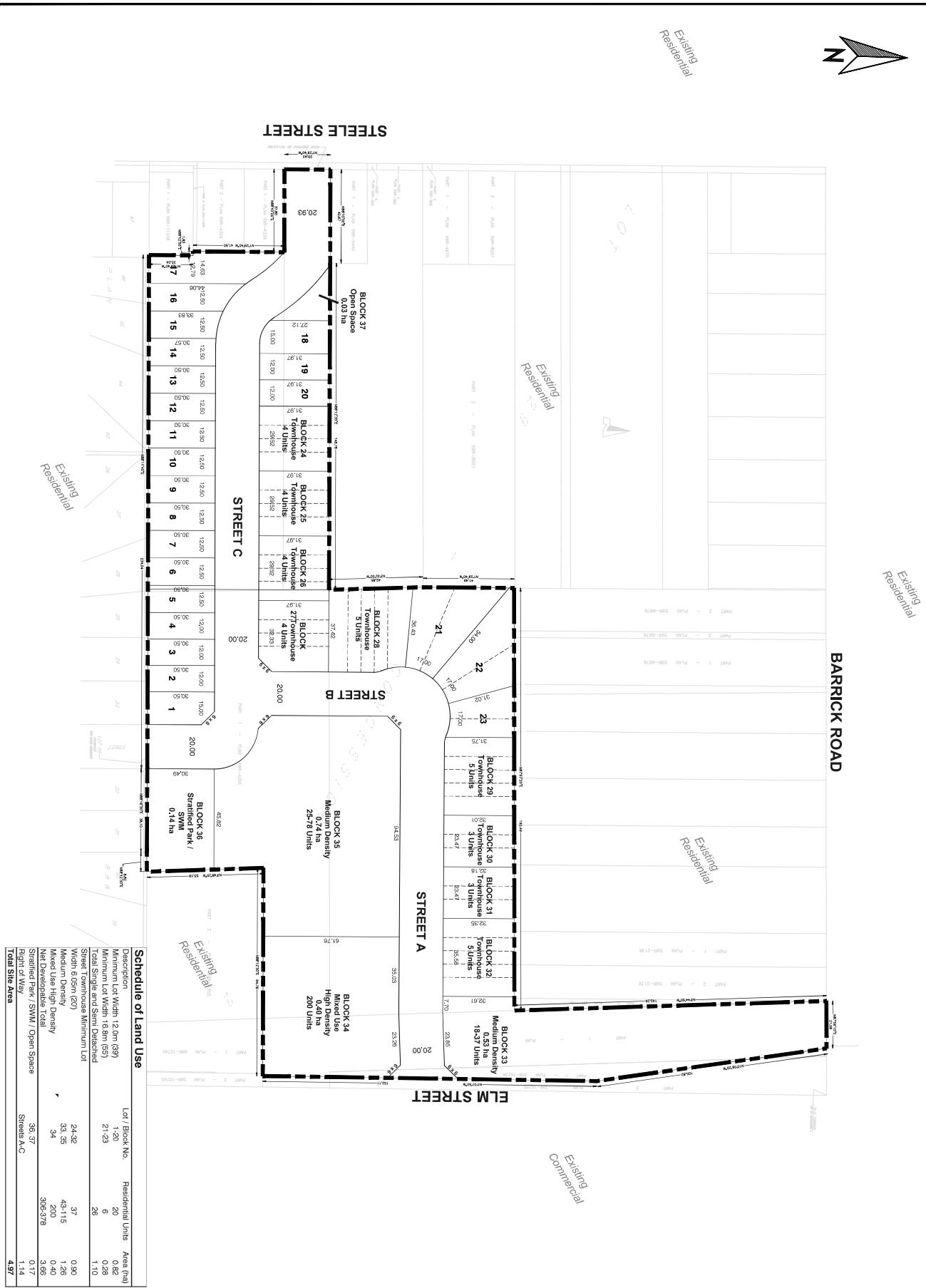
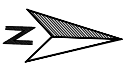
THE CORPORATION OF THE CITY OF
PORT COLBORNE

THIS IS SCHEDULE '2' TO BY-LAW _____ PASSED

THIS _____ DAY OF _____ 2024.

MAYOR _____ CLERK _____





Schedule of Land Use			
Description	Lot / Block No.	Residential Units	Area (ha)
Minimum Lot Width 12.0m (89)	1-20	20	0.82
Minimum Lot Width 16.8m (65)	21-23	6	0.28
Total Single and Semi Detached		26	1.10
Street Townhouse Minimum Lot Width 6.0m (20)	24-32	37	0.90
Medium Density	33, 35	43-115	1.26
Mixed Use High Density	34	200	0.40
Net Developable Total		306-378	3.95
Striped Park / SWM / Open Space	36, 37		0.17
Total SWM Area			1.49

LEGAL DESCRIPTION:
SECTION 22, TOWNSHIP OF HAMBURG, DISTRICT OF SHERBROOKE, COUNTY OF HALLOWDEN, PROVINCE OF ONTARIO.

REGISTERED INCUMBRANCE:
As per the registered plan of the same.

SUBJECT'S CERTIFICATE:
The land shown on this plan is the land intended to be subdivided as shown on this plan and the same is being subdivided in accordance with the plan of subdivision shown on this plan.

CONVEYANCE CERTIFICATE:
This plan is a true and correct copy of the original plan as filed in the Office of the Registrar of Land and is intended for the purpose of conveying the land shown on this plan to the persons named in the plan.

DATE: DECEMBER 2, 2024

SIGNATURE: [Signature]

PROFESSIONAL STAMP:
[Professional Stamp]

LEGAL DESCRIPTION:
SECTION 22, TOWNSHIP OF HAMBURG, DISTRICT OF SHERBROOKE, COUNTY OF HALLOWDEN, PROVINCE OF ONTARIO.

REGISTERED INCUMBRANCE:
As per the registered plan of the same.

SUBJECT'S CERTIFICATE:
The land shown on this plan is the land intended to be subdivided as shown on this plan and the same is being subdivided in accordance with the plan of subdivision shown on this plan.

CONVEYANCE CERTIFICATE:
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DATE: DECEMBER 2, 2024

SIGNATURE: [Signature]

PROFESSIONAL STAMP:
[Professional Stamp]

LEGAL DESCRIPTION:
SECTION 22, TOWNSHIP OF HAMBURG, DISTRICT OF SHERBROOKE, COUNTY OF HALLOWDEN, PROVINCE OF ONTARIO.

REGISTERED INCUMBRANCE:
As per the registered plan of the same.

SUBJECT'S CERTIFICATE:
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DATE: DECEMBER 2, 2024

SIGNATURE: [Signature]

PROFESSIONAL STAMP:
[Professional Stamp]

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REVISIONS:

No.	Description	Date	By
1			
2			
3			

PROJECT NO.: DP-01

DATE: December 2, 2024

SCALE: AS SHOWN

DRAWN BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]

TITLE:
DRAFT PLAN
OF SUBDIVISION



Subject: Financial Planning - Servicing East Side Lands

To: Council

From: Corporate Services Department

Report Number: 2025-28

Meeting Date: February 4, 2025

Recommendation:

That Corporate Services Department Report 2025-28 be received for information.

Purpose:

To provide financial planning information regarding the servicing of the East Side Lands.

Background:

The announcement of the Asahi Kasai battery separator plant has opened up considerable opportunity in the City of Port Colborne. This opportunity includes approximately 1,000 acres of industrial and commercial lands to support employment and additional lands for housing.

Discussion:

The City of Port Colborne has retained Doane Grant Thorton (DGT) and Borden Ladner Gervais (BLG) to support the City's financial planning to service the East Side Lands.

DGT and BLG will attend the February 4, 2025 meeting and provide a presentation on work to date and next steps.

The presentation is for information purposes only.

Internal Consultations:

The servicing of the east side lands is a multi-department project, including Public Works, Corporate Services, Development and Government Relations.

Financial Implications:

The presentation of DGT and BLG is for information purposes only. There are no financial decisions required at this time.

Public Engagement:

The presentation of DGT and BLG is intended to provide an update on work to date and next steps.

Strategic Plan Alignment:

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

- Economic Prosperity
 - Increased Housing Options
 - Sustainable and Resilient Infrastructure
-

Conclusion:

That this report and the presentation to be provided by DGT and BLG on February 4, 2024 be received for information purposes.

Respectfully submitted,

Bryan Boles, CPA, CA, MBA
Interim CAO, Director of Corporate Services/Treasurer Director
(905) 228-8018
Bryan.Boles@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 Adopt, Ratify and Confirm the proceedings of
the Council of The Corporation of the City of Port Colborne at its Special
Meeting of February 4, 2025**

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 Special Meeting of February 4, 2025, 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 4th, day of February, 2025.

Dave Elliot
Deputy Mayor

Charlotte Madden
City Clerk