



## City of Port Colborne Public Meeting Agenda

**Date:** Tuesday, December 2, 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. Public Meetings**

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 Portion of Raglan Avenue (AKA Bell Street) Stop Up and Close – Public Meeting, 2025-211 1

4.2 Public Meeting – Property Lease for Cell Tower - Public Works Property at 3 Killaly Street West, 2025-212 7

**5. 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.

5.1 Public Meeting Report for Proposed Site Specific Zoning By-law Amendment- Main Street West- File D14-05-25, 2025-237 14

5.2 Public Meeting Report for Proposed Site Specific Zoning By-law Amendment- 5088 Highway 140- File D14-06-25, 2025-238 23

**6. Procedural Motions**

**7. By-laws**

By-law to Adopt, Ratify and Confirm the Proceedings of the Council of  
The Corporation of the City of Port Colborne

**8. Adjournment**



**Subject: Portion of Raglan Avenue (AKA Bell Street) Stop Up and Close – Public Meeting**

**To: Council - Public Meeting**

**From: Development and Government Relations Department**

Report Number: 2025-211

Meeting Date: December 2, 2025

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**Recommendation:**

That Development and Government Relations Department Report 2025-211 be received;

That the Economic Development Officer be directed to bring forward a Stop Up and Close By-law for the portion of Raglan St PI 843 Port Colborne(AKA Bell Street) Lying West Of Welland St; Port Colborne (west of the railway tracks and east of the drainage ditch), as shown in Appendix A to a future meeting of Council for consideration.

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**Purpose:**

City staff are requesting Council approval to bring forward a Stop up and Close By-law for a portion public highway described as Raglan St PI 843 Port Colborne (AKA Bell Street) Lying West of Welland St; Port Colborne (west of the railway tracks and east of the drainage ditch) Appendix A.

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**Background:**

City staff are continually reviewing City-owned property to identify potential surplus lands that could be made available to support development opportunities and expand the City's tax base. Development attracts new residents, creates additional assessment on the City's tax roll, and adds users to the water and wastewater system to help improve efficiency and financial sustainability.

Staff have applied this rationale when analyzing properties for potential disposition. City staff believe that the subject parcels shown in Appendix A meet these objectives.

The subject property is currently considered a City road allowance. Therefore, before the City property can be divested, a Stop Up and Close process must be initiated, a By-law must be approved by Council, and the property needs to be declared surplus. The Public Meeting and Public Notice are the first steps in the Stop up and Close process.

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### **Discussion:**

The subject parcel is not generating any tax revenue for the City and is not required for operational or maintenance reasons. The property is abutting an R4-CH (R4) property and would facilitate and increase the residential development on the adjoining property.

Staff believe that a better use of this property would be achieved through private ownership. Closing the unopened road allowance, declaring the parcel and selling to the private sector would fulfill the goals of the surplus land review to support development opportunities and expand the City's tax base.

Proceeding with the Stop Up and Close By-law is one step in the future disbursement of this property which would be governed by the Surplus Land Sale Policy.

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### **Internal Consultations:**

Economic Development staff reviewed the request and circulated it to other departments for comments. Economic Development, Public Works, and Planning staff collaborated on the boundaries of the Stop Up and Close area requested in Appendix A. City departments have no plans for the property, and do not foresee any future use for the portion of the road network that is proposed to be closed in this report.

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### **Financial Implications:**

Costs associated with the Stop Up and Close process of this property, namely the public notice and survey, will be recovered through the future land sale.

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### **Public Engagement:**

The Public Meeting notice was posted on the City's website starting on September 20<sup>th</sup>, 2025. The notice was also advertised for four consecutive weeks including November 1<sup>st</sup>, 8<sup>th</sup>, 15<sup>th</sup> and 22<sup>nd</sup>, 2025 in the Welland Tribune as per the Public Notice Policy.

Any comments received are included as Appendix B.

## **Strategic Plan Alignment:**

The initiative contained within this report supports the following pillars of the strategic plan:

- Welcoming, Livable, Healthy Community
  - Economic Prosperity
- 

## **Conclusion:**

Economic Development staff, during the course of the ongoing review of surplus lands, have identified an unopened road allowance on Raglan Street (AKA Bell Street), as shown in Appendix A, as a candidate to support residential development.

Staff have no concerns with this and are supportive of increasing residential development expanding the tax base and adding new water users.

Staff are seeking Council approval to take the Stop Up and Close By-law report to the next session of Council.

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## **Appendices:**

- a. Raglan Street (AKA Bell Street)
- b. Submitted Comments

Respectfully submitted,

Bram Cotton  
Economic Development Officer  
(905) 228-8063  
[Bram.Cotton@portcolborne.ca](mailto:Bram.Cotton@portcolborne.ca)

Erik Acs  
Chief Planner  
(905) 228-8117  
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Gary Long  
Director of Development and Government Relations  
(905) 228-8062  
[Gary.Long@portcolborne.ca](mailto:Gary.Long@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.

**Proposed Portion of Raglan Street (AKA Bell) for Stop Up and Close**



**Submitted Comments**

No comments were received regarding this report.





**Subject: Public Meeting – Property Lease for Cell Tower - Public Works Property at 3 Killaly Street West**

**To: Council - Public Meeting**

**From: Development and Government Relations Department**

Report Number: 2025-212

Meeting Date: December 2, 2025

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**Recommendation:**

That Development and Government Relations Department Report 2025-212 be received; and

That the Economic Development Officer be directed to bring forward a report regarding a proposed property lease for a cell tower at 3 Killaly Street West to a future meeting of Council for approval.

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**Purpose:**

The purpose of this report is to seek Council direction regarding a proposed lease agreement between the City of Port Colborne and Bell Mobility Inc. (Bell) for their telecommunications equipment to be located on a portion of City land adjacent to the Fire Hall.

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**Background:**

Bell's representative first contacted City of Port Colborne Economic Development staff in March of 2024 regarding their interest in locating a tower in Port Colborne.

They determined that a desirable location in Port Colborne would be a City property adjacent to the Fire Hall at 3 Killaly Street West shown in Appendix B. A meeting was held with Bell representatives and City Staff at the property on March 5, 2025.

Bell is proposing a 35 m to 45 m Monopole (example shown in Appendix A) with a leased area of 10m x 10m (site survey to confirm compound size), as shown in Appendix B. A Monopole is best described as single, tubular design. Monopole towers

are often used in urban and suburban areas due to their relatively small footprint and aesthetic appeal. The addition of the Monopole will assist in establishing better wireless and connectivity for residents, businesses and tourists of Port Colborne.

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### **Discussion:**

The arrangement with Bell is separate from the telecommunications tower erected by NWIC in 2023 and Rogers Communications in 2016. NWIC's equipment is situated on the Port Colborne Grain Terminal and the Rogers Communication's tower is located within the grain terminal property owned by the City. It would also be separate from other proposals under review.

The applicant has proposed an initial five (5) lease agreement with an automatic renewal of up to three (3) additional five (5) year terms for a total of twenty years (20). Bell representatives have also indicated that it is very rare for terms not to be extended past this initial 20-year timeframe.

Bell would construct the pole on City property as shown in Appendix B. The portion of property Bell is requesting to lease from the City is approximately 10m x 10m. They have confirmed that they will provide the required insurance coverage to the City.

In addition, once the Monopole is erected, Bell would move the current Fire Hall radio equipment from the current tower on site to the new pole, at no charge. Bell would also disassemble the current pole for the City at no charge. This would remove the City from the need to maintain the current pole and the liability associated with it.

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### **Internal Consultations:**

Their proposal has been discussed with the CAO, the Director of Public Works, the Director of Development and Government Relations, Planning Department and the Fire Department.

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### **Financial Implications:**

There are no financial implications to this Public Meeting Report. All public meetings costs for this report such as the Public Meeting Notice are paid for by the applicant. The lease would generate approximately \$14,000.00 annually with escalators upon renewals. The lease agreement will be brought to an open session of Council for approval.

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## **Public Engagement:**

The Public Meeting notice was posted on the City's website starting on October 22<sup>nd</sup>, 2025. The notice was also advertised for four consecutive weeks including November 1<sup>st</sup>, 8<sup>th</sup>, 15<sup>th</sup> and 22<sup>nd</sup>, 2025 in the Welland Tribune as per the Public Notice Policy. Notices were mailed out on October 22<sup>nd</sup>, 2025, to all residents within a 120 m diameter of the proposed tower.

Any comments received are included as Appendix C.

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## **Strategic Plan Alignment:**

The initiative contained within this report supports the following pillars of the strategic plan:

- Welcoming, Livable, Healthy Community
  - Economic Prosperity
  - Sustainable and Resilient Infrastructure
- 

## **Conclusion:**

A representative of Bell contacted the City in 2024 regarding their interest in establishing a Wireless Communications tower on a portion of City property at 3 Killaly Street West, which is adjacent to the Fire Department. This will assist in establishing better wireless and connectivity in Port Colborne.

Staff are seeking support from Council to use a small portion of City lands for a new cell tower. Furthermore, it is recommended that Council direct the Development and Government Relations Department to bring forward a proposed lease agreement and By-law for a Bell Mobility Cell Tower to an open session of Council for approval.

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## **Appendices:**

- a. Example of a Monopole
- b. Proposed area of lease
- c. Submitted Public Comments

Respectfully submitted,

Bram Cotton  
Economic Development Officer  
(905) 228-8063  
[Bram.Cotton@portcolborne.ca](mailto:Bram.Cotton@portcolborne.ca)

Gary Long  
Director of Development and Government Relations  
(905) 228-8062  
[Gary.Long@portcolborne.ca](mailto:Gary.Long@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.





Placement of pole and tower base



### **Submitted Comments**

Only one comment was submitted.

A member of the public called and left a message that the notice in the paper was small and difficult to read.

- I (Bram Cotton) returned the call and left a message that it was also available on the City web site and I could also provide it to them if they wanted via email. I did not hear from them after this.





**Subject: Public Meeting Report for Proposed Site Specific Zoning  
By-law Amendment- Main Street West- File D14-05-25**

**To: Council - Public Meeting**

**From: Development and Government Relations Department**

Report Number: 2025-237

Meeting Date: December 2, 2025

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**Recommendation:**

That Development and Government Relations Department Report 2025-237 be received for information; and

That Council direct staff to consider Council, agency, and community feedback received as part of this statutory public meeting, prior to bringing forward a subsequent staff report respecting the proposed Zoning By-law Amendment.

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**Purpose:**

The purpose of this report is to fulfill the public meeting requirements under the authority of the *Planning Act*. This report and statutory public meeting introduces a privately initiated proposal for a Zoning By-law Amendment (ZBA) that proposes to rezone a portion of lands currently zoned Residential Development (RD) to Highway Commercial (HC).

The purpose of the application is to facilitate a minor adjustment of the Highway Commercial Zone Boundary to recognize existing uses and facilitate a boundary adjustment sought through a concurrent consent application (B11-25-PC).

The objective of this public meeting is to solicit comments from interested members of the community and public agencies on the proposed amendment.

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**Background:**

The B&C Truck Centre is a tenant at 639 Main Street West (hereinafter referred to as the “639 Lands”). The existing “motor vehicle repair facility” on the 639 Lands is currently



encroaching onto the vacant lands located to the north of the property, which is owned by TODCO Investments Incorporated (hereinafter referred to as the “TODCO Lands”). This encroachment has existed for approximately 20 years. The image below shows the extent of the 639 Lands and the TODCO lands, for reference.



TODCO has provisionally agreed to sever and sell 0.61 acres (2,459 sq. m) of the affected land to the owners of 639 Main Street West to support the continued use of their tenant B&C Truck Centre. To facilitate this transaction, a consent application was filed with the City on October 2, 2025. The application sought to sever the subject lands from TODCO’s property and merge them with 639 Main Street West. The proposed severance application was approved by the Committee of Adjustment on November 19, 2025. The lands to be severed and added to 639 Main will continue to be used for Highway Commercial purposes; however, the adjustment of the lot has resulted in a “split zone” scenario, as the TODCO lands are not zoned for Highway Commercial uses.

In order to address this condition, a rezoning process is required for the 639 Lands to extend the Highway Commercial zone to the full balance of the lands, inclusive of the adjusted boundary, which will allow for the continued and legal use for highway commercial purposes associated with the B&C Truck Centre. A condition of the Consent is that final approval of a Zoning By-law amendment for Part 1 to permit the continued use of the lands for “Highway Commercial” purposes be obtained to the satisfaction of the Chief Planner. A complete application for this Zoning By-law Amendment (ZBA) was submitted by GSP Group on October 23, 2025. The materials submitted as part of this application include a Severance Sketch, Planning Justification Report, Draft Zoning By-

law Amendment and Schedule, and Parcel Register and PIN Map. A copy of the supporting materials have been made available on the City’s Current Applications webpage.

The image below shows the location of the portion of lands subject to the proposed Zoning By-law Amendment.



**Internal Consultations:**

The draft ZBA was circulated to appropriate internal departments and to external agencies on November 7, 2025. There have been no formal comments received from internal departments and external agencies on the proposed Zoning By-law Amendment as of the date of writing this report. The following comments, which were received from internal departments and agencies as part of the Consent application, are provided for information purposes:

Committer	Comments
<p><b>Drainage Superintendent</b></p>	<p>The parcel is within the known watershed of the Eagle Marsh Drain. The report for the Eagle Marsh Drain is currently under review. If the application is approved and actions are taken to complete the requirements of the boundary adjustment prior to the completion of the drainage report then no actions are required by the drainage superintendent, however, if the new Engineer’s Drainage Report is completed prior to the completion of the application, a drainage apportionment agreement will be required</p>

	to adjust the engineer's report. Please consult with the Drainage Superintendent prior to finalization of application.
<b>Fire Department</b>	No concerns.
<b>Deputy Chief Building Official</b>	No comments.
<b>Engineering Technologist</b>	No comments.
<b>Niagara Peninsula Conservation Authority</b>	NPCA notes that the proposed boundary adjustment is outside the NPCA regulated features and does not encroach into any regulated features. As such, NPCA has no objection to the proposed boundary adjustment. NPCA notes that a portion of the eastern part of the Subject Property is impacted by potential unevaluated wetland.
<b>Ministry of Transportation (MTO)</b>	No comments received.

### **Public Engagement:**

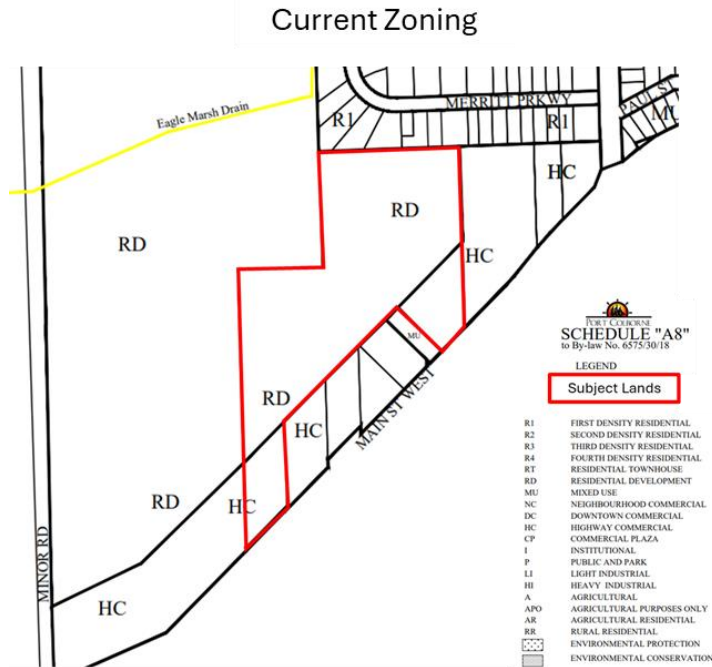
Notice of the Public Meeting was circulated in accordance with the requirements of the *Planning Act*. The Notice was mailed to property owners within a 120-metre radius of the Subject Lands on November 7, 2025. A sign was posted on the property on November 10, 2025. There have been no comments from the public received as of the date of preparing this report.

### **Discussion:**

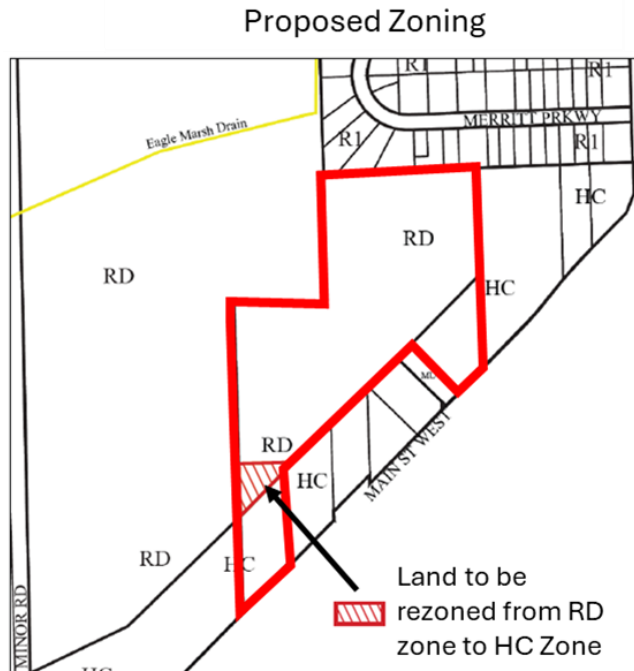
#### **City of Port Colborne Zoning By-law 6575/30/18**

The TODCO lands are zoned Residential Development (RD) and the 639 Lands are zoned Highway Commercial (HC), in accordance with the Zoning By-law. The parcels surrounding the Subject Lands are primarily zoned Highway Commercial (HC) and include a mixture of commercial and highway commercial uses. The balance of the surrounding lands to the rear are zoned Residential Development (RD), which is effectively a holding zone for future urban development.

The image below shows the zoning of the subject and surrounding lands.



The application proposes an amendment to the zoning of 0.61 acres (0.24 hectares) of land owned by TODCO that will be conveyed to 639 Main Street West, where the existing motor vehicle garge will contine to operate. The image below shows the extent of the zone change.



The Zoning By-law Amendment consists of a map change only, to extend the HC zone. No changes to the provisions of the HC zone are being sought.

A copy of the proposed Draft Zoning By-law Amendment is attached to this report as Appendix A.

### **Next Steps**

The proposed amendment 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 (2013), and the City of Port Colborne Comprehensive Zoning By law 6575/30/18. A further policy review will follow when the recommendation report for this application returns to Council for a decision.

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### **Financial Implications:**

There are no direct financial implications associated 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
- 

### **Conclusion:**

This Statutory Public Meeting report has been prepared to allow all agency, public and Councillor comments to be received and considered prior to a decision being made on this proposed Zoning By-law Amendment. Planning staff will prepare and present a recommendation report on this application at a future Council meeting.

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### **Appendices:**

- a. Draft Zoning By-law Amendment

Respectfully submitted,

Kelly Martel, MCIP, RPP  
Planning Manager  
905-228-8130  
kelly.martel@portcolborne.ca

**Report Approval:**

All reports reviewed and approved by the Department Director and also the City Treasurer when relevant. Final review and approval by the Chief Administrative Officer.



**The Corporation of the City of Port Colborne**

**By-law No. \_\_\_\_\_**

**Being a by-law to amend Zoning By-law 6575/30/18 respecting Part of lands legally described as Part of Lot 32, Concession 2, Geographic Township of Humberstone 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 "A8" forming part of By-law 6575/30/18 is hereby amended by changing those lands described on Schedule A from "Residential Development" (RD) to "Highway Commercial" (HC).
3. That this by-law shall come into force and take effect on the day that it is passed by Council, subject to the provisions of the Planning Act.
4. The City Clerk is hereby authorized and directed to proceed with the giving notice of the passing of this By-law, in accordance with the Planning Act.

Enacted and passed this [numbered day] day of [month], [year].

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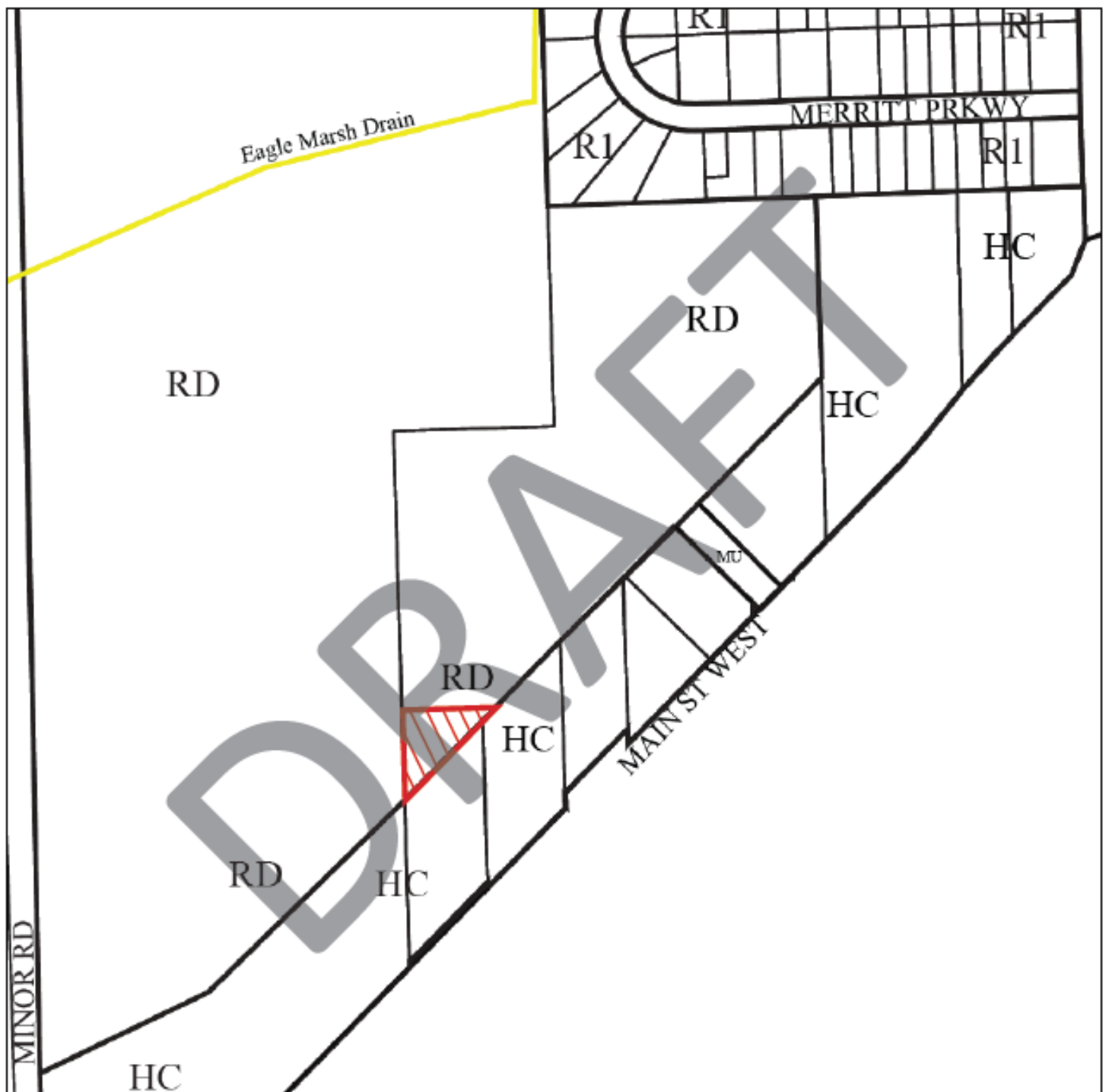
William C. Steele  
Mayor

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Charlotte Madden  
City Clerk

SCHEDULE 'A'  
ZONING BY-LAW AMENDMENT NO. \_\_\_\_\_

TO THE  
CITY OF PORT COLBORNE ZONING BY-LAW NO. 6575/30/18  
SCHEDULE "A8"



LAND TO BE REZONED FROM THE RESIDENTIAL DEVELOPMENT (RD) ZONE  
TO THE HIGHWAY COMMERCIAL (HC) ZONE







**Subject: Public Meeting Report for Proposed Site Specific Zoning  
By-law Amendment- 5088 Highway 140- File D14-06-25**

**To: Council - Public Meeting**

**From: Development and Government Relations Department**

Report Number: 2025-238

Meeting Date: December 2, 2025

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**Recommendation:**

That Development and Government Relations Department Report 2025-238 be received as information; and

That Council direct staff to consider Council, agency and community feedback received as part of this statutory public meeting, prior to bringing forward a subsequent staff recommendation report respecting the proposed Zoning By-law Amendment

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**Purpose:**

The purpose of this report is to fulfill the public meeting requirements under the authority of the *Planning Act*. This report and statutory public meeting introduces a privately-initiated proposal for a Zoning By-law Amendment (ZBA) that proposes to rezone a portion of the lands located at 5088 Highway 140 currently zoned Heavy Industrial with Special Provision 46 and a Holding Provision (HI-46-H) and Industrial Development with Special Provision 47 and a Holding Provision (ID-47-H) to Heavy Industrial with Special Provision (HI-XX).

The purpose of the application is to remove the two existing Holding provisions on the Subject Lands, and to establish a Site-Specific Zone with special provisions, which would mirror those granted by the previously approved Minister's Zoning Order (MZO) that currently regulates the eastern portion of the property. Ultimately, the proposed ZBA would enable the development of a high voltage substation and stormwater management pond, which would support the operation of the Asahi Kasei battery separator plant.

The objective of this public meeting is to solicit comments from interested members of the community and public agencies on the proposed amendment.

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## Background:

The Subject Lands form a portion of the property municipally known as 5088 Highway 140, in the City of Port Colborne, Ontario. It is legally described as Parts 16 & 20 on Lot 19, and Part of the Road Allowance Between Lots 18 and 19, on Concession 5, in the Geographic Township of Humberstone, in the City of Port Colborne, in the Regional Municipality of Niagara. The Subject Lands are approximately 14 ha (34.6 acres) in size and are located east of the Welland Canal. It is located south of the CN railway, west of Highway 140, and are located on vacant rural lands north of the City's Urban Area Boundary.

The Subject Lands are surrounded by vacant, rural lands to the north, east, and south. There are a few residential dwellings located to the far south and far east of the Subject Lands, as well as a CN railway to the north. The lands immediately east of the Subject Lands are subject to a Minister's Zoning Order (MZO).

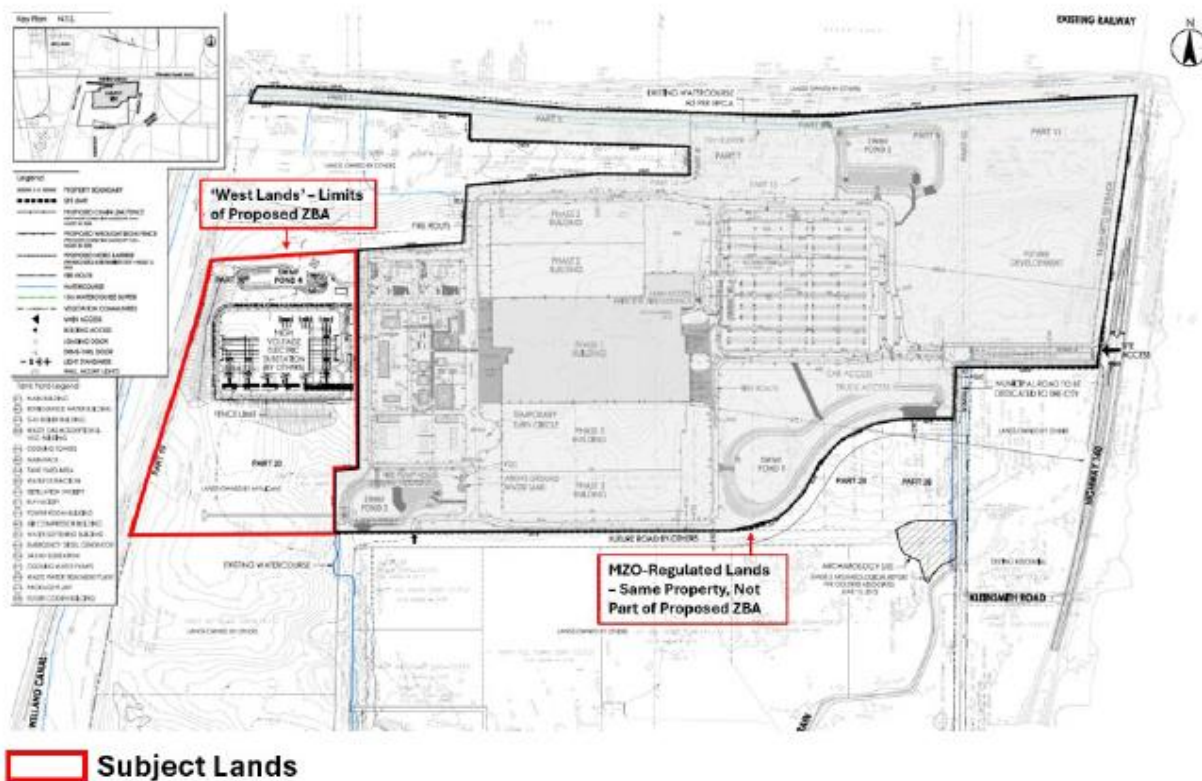
The image below shows the extent of the lands subject to the ZBA, for reference.



 **Subject Lands**

In August 2024, a Minister's Zoning Order (MZO), under O.Reg. 337/24, was made for the eastern portion of the property located at 5088 Highway 140 to support the development of a heavy industrial facility (the Asahi Kasei battery separator plant).

When the MZO was approved, the West Lands, which are subject to the site-specific ZBA application, were not yet owned by the proponent. The image below provides a visual reference of the Subject Lands relative to the MZO lands.



The ZBA application is being proposed to enable the development of a high voltage electric substation, a stormwater management pond, and two berms, all of which are intended to support the operations of the Asahi Kasei battery separator plant.

A complete application for this Zoning By-law Amendment was submitted by Stantec on November 4, 2025. The materials submitted as part of this Application include:

- Archaeological Letter from Ministry
- Updated PIN ownership plan
- PIN sheet
- Environmental Impact Study
- Functional Servicing Report
- Habitat Management Plan
- MTE Headwater Drainage Feature Assessment

- MZO Approval Documentation
- Noise Study
- NPCA Site Alteration Permit Approval
- Planning Justification Report
- Preliminary SWM report
- SAR Conservation Trust Payment Receipt
- Site Plan
- Stage 1 Archeological Assessment
- Stage 2 Archeological Assessment
- SWM Addendum West Lands Site Alt
- SWM Report
- TIS Report
- MTO Permit

Copies of relevant supporting materials have been made available on the City's Current Applications Webpage.

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### **Internal Consultations:**

The draft ZBA was circulated to appropriate internal departments and to external agencies on November 7, 2025. There have been no formal comments received from internal departments and external agencies on the proposed Zoning By-law Amendment as of the date of writing this report.

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### **Public Engagement:**

Notice of the Public Meeting was circulated in accordance with the requirements of the *Planning Act*. The Notice was mailed to property owners within a 120-metre radius of the Subject Lands on November 7, 2025. A sign was posted on the property on November 10, 2025. There have been no comments from the public received as of the date of preparing this report.

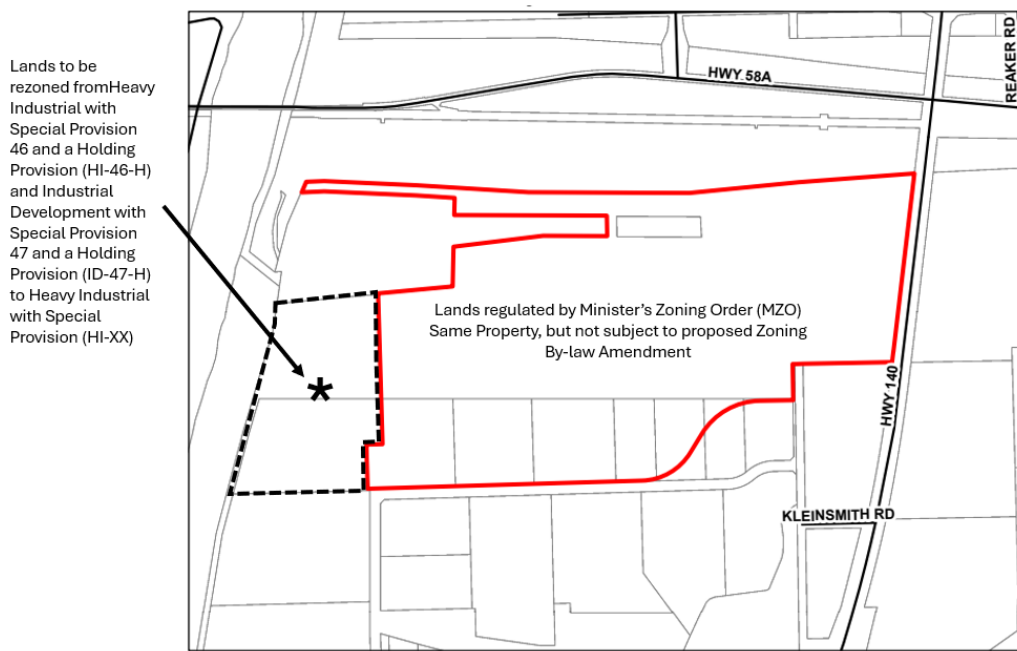
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### **Discussion:**

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

The proposed ZBA seeks to establish a blanket zone across the Subject Lands, by removing the two existing Holding provisions and rezoning it to the Heavy Industrial Zone with special provisions (HI-XX). The proposed amendment includes both mapping

changes (Schedule A2) and text changes (Section 37). The primary objective of this ZBA is to establish consistent zoning provisions across the entire property, with the intent of integrating the new West Lands with the remaining, MZO-regulated portions of the site. The image below shows the extent of the requested zone change.



A copy of the proposed Draft Zoning By-law Amendment is attached to this report as Appendix A. Key highlights of the requested amendment are summarized as follows:

- For the purposes of this Site-Specific Zone, the lands zoned as HI-XX in this Zoning By-law shall be deemed to be a single lot, and despite any future severance, partition or division of these lands, the special provisions provided under this section for HI-XX, shall apply to all of these lands as if no severance, partition or division occurred
- Minimum frontage: 30 metres, which may be along an unopened or future road allowance;
- Minimum front yard and corner exterior side yard setbacks: 7.5 metres;
- Minimum interior side yard setback: 3 metres;
- Minimum rear yard setback: 8 metres;
- Maximum height: 15 metres;
- Minimum parking spaces 1,400, of which 27 are to be accessible;
- Minimum bicycle parking spaces: 30;
- The minimum landscaped open space within a parking area shall be equal to 10 per cent of the parking area and shall be provided within the parking area or within 10 metres of the parking area limit;
- Loading areas are permitted to be located in all yards;



- Outdoor storage and outdoor processing is permitted in all yards, including yards abutting highways or arterial collector roads; and,
- Accessory uses may account for up to 20 per cent of the total gross floor area of the principal use.

### **Next Steps**

The proposed amendment 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 (2013), and the City of Port Colborne Comprehensive Zoning By law 6575/30/18. A further policy review will follow when the recommendation report for this application returns to Council for a decision.

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### **Financial Implications:**

There are no direct financial implications associated 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
  - Economic Prosperity
- 

### **Conclusion:**

This Statutory Public Meeting report has been prepared to allow all agency, public and Councillor comments to be received and considered prior to a decision being made on this proposed Zoning By-law Amendment. Planning staff will prepare and present a recommendation report on this application at a future Council meeting.

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### **Appendices:**

- a. Draft Zoning By-law Amendment

Respectfully submitted,

Kelly Martel, MCIP, RPP  
Planning Manager  
905-228-8130  
kelly.martel@portcolborne.ca

**Report Approval:**

All reports reviewed and approved by the Department Director and also the City Treasurer when relevant. Final review and approval by the Chief Administrative Officer.

**The Corporation of the City of Port Colborne**

**By-law No. \_\_\_\_\_**

**Being a by-law to amend Zoning By-law 6575/30/18 respecting Part of lands legally described as Parts 16 & 20 on Lot 19, and Part of the Road Allowance Between Lots 18 and 19, on Concession 5, Geographic Township of Humberstone 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 "A2" forming part of By-law 6575/30/18 is hereby amended by changing those lands described on Schedule A from "Heavy Industrial with Special Provision 46 and a Holding Provision" (HI-46-H) and "Industrial Development with Special Provision 47 and a Holding Provision" (ID-47-H) to "Heavy Industrial with Special Provision XX" (HI-XX).
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:

**Special Provision: HI-XX**

Notwithstanding the provisions of the Heavy Industrial (HI) Zone, the following shall apply:

- a) For the purposes of this Site-Specific Zone, the lands zoned as HI-XX in this Zoning By-law shall be deemed to be a single lot, and despite any future severance, partition or division of these lands, the special provisions provided under this section for HI-XX, shall apply to all of these lands as if no severance, partition or division occurred.
- b) Every use of land and every erection, location or use of any building or structure is prohibited on the Subject Lands, except for the following uses:
  - i. Heavy industrial uses
  - ii. Detached buildings or structures that are accessory to the principal use on the same lot
  - iii. Accessory uses, including but not limited to a high-voltage electric substation
- c) The following zoning requirements apply to the uses permitted on lands zoned HI-XX:
  - i. The minimum lot frontage is 30 metres, which may be along an unopened or future road allowance
  - ii. The minimum front yard setback is 7.5 metres
  - iii. The minimum corner exterior side yard setback is 7.5 metres



- iv. The minimum interior side yard setback is 3 metres
  - v. The minimum rear yard setback is 8 metres
  - vi. The maximum building height is 15 metres
  - vii. The minimum number of parking spaces is 1,400
  - viii. The minimum number of accessible parking spaces is 27
  - ix. The minimum number of outdoor bicycle parking spaces is 30
  - x. The minimum landscaped open space within a parking area shall be equal to 10 per cent of the parking area and shall be provided within the parking area or within 10 metres of the parking area limit
  - xi. Loading areas are permitted to be located in all yards
  - xii. Outdoor storage and outdoor processing is permitted in all yards, including yards abutting highways or arterial collector roads
  - xiii. Accessory uses may account for up to 20 per cent of the total gross floor area of the principal use
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 [numbered day] day of [month], [year].

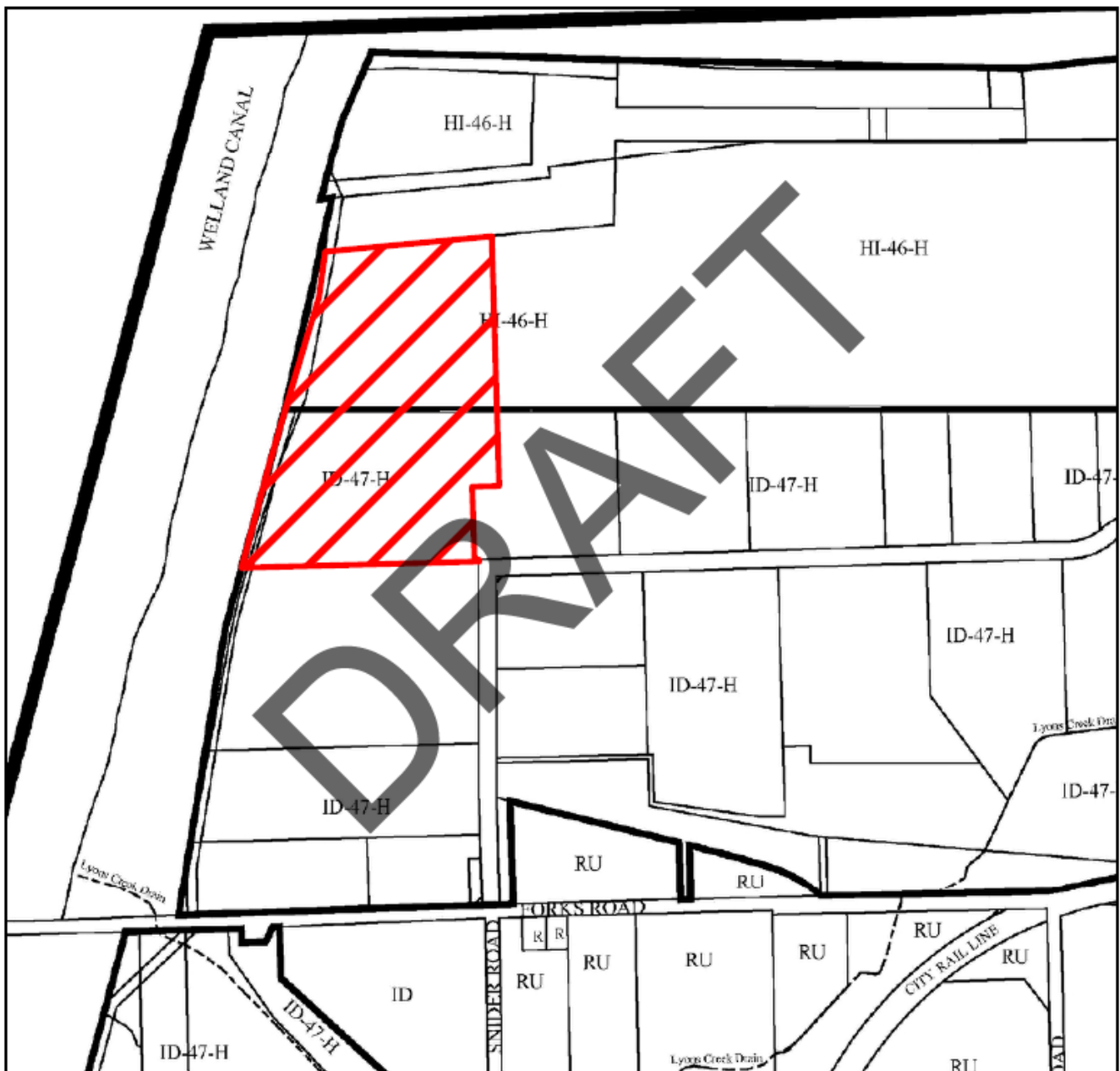
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William C. Steele  
Mayor

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Charlotte Madden  
City Clerk

SCHEDULE 'A'  
ZONING BY-LAW AMENDMENT NO. \_\_\_\_  
TO THE  
CITY OF PORT COLBORNE ZONING BY-LAW NO. 6575/30/18  
SCHEDULE "A2"



Land to be re-zoned from "Heavy Industrial with Special Provision 46 and a Holding Provision" (HI-46-H) and "Industrial Development with Special Provision 47 and a Holding Provision" (ID-47-H) to "Heavy Industrial with Special Provision XX" (HI-XX).



N.T.S  
NOVEMBER 2025

**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  
December 2, 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 Statutory Public Meeting of December 2, 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 2<sup>nd</sup> day of December, 2025.

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William C. Steele  
Mayor

\_\_\_\_\_  
Charlotte Madden  
City Clerk