



City of Port Colborne Public Meeting Agenda

Date: Tuesday, May 5, 2026
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. To delegate in person, requests are appreciated, but not mandatory.

4.1 Statutory Public Meeting Report for Proposed Site-Specific Official Plan Amendment and Zoning By-law Amendment – Elite Killaly Secondary Plan – our files D09-04-24 and D14-05-24, 2026-70 1

a. Staff Presentation 51

b. Delegations

5. By-laws

5.1 By-law No. 7461/45/26 60

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

6. Adjournment



Subject: Statutory Public Meeting Report for Proposed Site-Specific Official Plan Amendment and Zoning By-law Amendment – Elite Killaly Secondary Plan – our files D09-04-24 and D14-05-24

To: Council - Public Meeting

From: Planning and Development Department

Report Number: 2026-70

Meeting Date: May 5, 2026

Recommendation:

That Planning and Development Report 2026-70 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 Official Plan and Zoning By-law Amendment.

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 introduce a privately-initiated proposal for an Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) that proposes site-specific provisions to facilitate the development of a 2,003 unit subdivision under what is known as the “Elite Killaly Secondary Plan”.

The objective of this public meeting is to solicit comments from interested members of the community and public agencies on the applicant’s proposed amendment. No decision regarding this application has been made at this time.

Background:

Site and Surrounding Area Description

The subject lands are located east of Elizabeth Street, north of Killaly Street East, west of Lorraine Road, and south of Main Street East (Highway 3). The lands are generally

rectangular in shape and occupy an area of approximately 158 ha (391 acres), with frontage along Main Street East, Elizabeth Street, Killaly Street East, and Lorraine Road. **Figure 1** shows a location map of the subject lands.

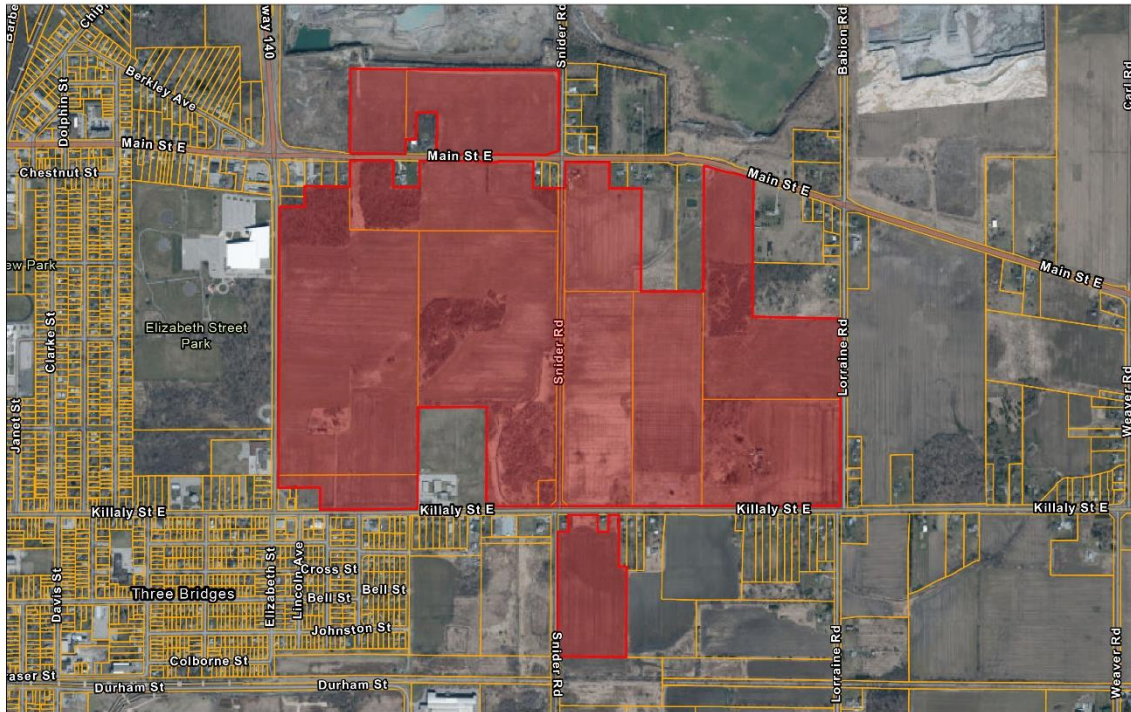


Figure 1 – Location Map

The subject lands are currently vacant, containing a few abandoned farm buildings in the southwest corner, and one active farm building in the southeast. The site is generally flat, with gentle sloping to the east and south. The lands contain several environmental features such as wooded areas, non-provincially significant wetlands, and a watercourse.

Surrounding Land Uses

Lands adjacent to the subject lands, inclusive of the remnant and receiving lands include a mix of commercial and residential land uses, as outlined below:

North (across Main Street East)

- Low-density residential (single detached dwellings); Port Colborne Quarry;

East

- Low-density residential; Agricultural lands;

South

- Saint Therese Catholic Elementary School; Low-density residential; Vacant land for residential development;

West

- Highway commercial and mixed-use buildings; Vale Health and Wellness Centre, Elizabeth Street Park; Saint Joseph Catholic Elementary School; St-Jean-De-Brebeuf Church; and, Low to medium density residential

Application Chronology

First Submission

The City received the first submission for the Official Plan and Zoning By-law Amendments for the Elite Killaly Secondary Plan in May 2024.

The development concept submitted with the application included a range of residential dwellings, commercial uses, natural features, and parks and open space uses. A total of 2,242 residential units were proposed, made up of 1,027 single-detached units, 699 street and lane-based townhomes, and 516 townhouse condominiums. 2.43 hectares of commercial uses would be distributed throughout the proposed development, along with 4.69 hectares of parkland and 8.90 hectares for stormwater management purposes. The development proposal would be supported by a network of local streets and Snider Road.

Figure 2 below illustrates the development concept, as submitted by the applicant in May 2024.

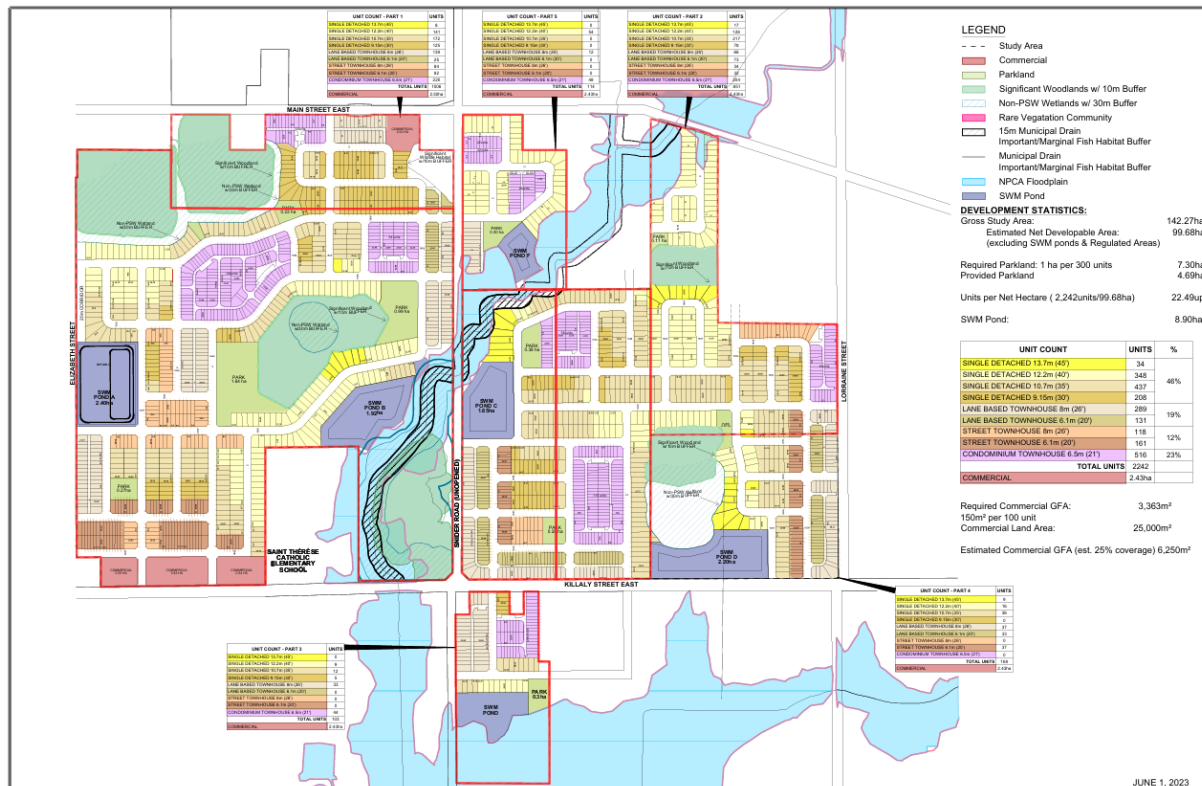


Figure 2 – Development Concept included in Submission 1.

The following reports and/or plans were submitted in support of the development of the lands:

- Development Master Plan & Phasing Plan;
- Planning Justification Report;
- Draft Official Plan Amendment;
- Draft Zoning By-law Amendment;
- Secondary Plan;
- Air Quality Study;
- Stage 1 Archaeology Assessment;
- Environmental Impact Study;
- Subwater Study;
- Functional Servicing and Stormwater Management Report;
- Traffic Impact Study;
- Noise Study.

An open house was held on October 3, 2024 to provide opportunity for public input into the project. Notice was circulated on September 13, 2024. Written comments were also received. Key concerns raised by members of the public included;

- Concerns with changes to the floodplain;
- Changes to existing rural form;
- Existing infrastructure capacity;
- Increased traffic impacts;
- Soil contamination from previous land uses.

Following the circulation of the application, several comments were received from City departments and agencies, and a number of technical issues were identified for further review. A summary of these issues are provided below:

- Location of overflow outlets for SWM pond A and D, municipal drain locations;
- Connectivity and linkage improvement for the EPA;
- Proposed sewage pumping station minimum flow rate does not meet required rate for Regional ownership/maintenance;
- Waste collection access to specific units;
- Concerns with site access and road hierarchy, accesses to Highway 3;
- Limited range of housing options and commercial uses;
- Noise and air quality concerns from surrounding industry, and minimum separation distances;
- Runoff flows and location of municipal drains through the site;
- Wetland boundaries and proposed buffers;
- Proposed school site and parkette locations;

Following the open house and receipt of internal/agency comments, the applicant was provided with a comment package for their review. Due to the complexity of the file and the nature of the materials submitted, an independent planning consultant was retained for peer review services. As part of this peer review, MHBC Planning prepared a detailed review and assessment of the proposal that considered comments from all agencies, as well as in relation to planning principles. This information was shared with the applicant, and a number of meetings were held between the applicant's planning consultant and the City's retained peer review consultant to outline issues and identify next steps.

MHBC Planning analyzed the proposal against a series of guiding questions, which were used to create a series of recommendations. A summary of the recommendations for the proposed development are provided below:

- Revise Secondary Plan to include non-participating landowners, incorporate recreational uses around the creek, and provide less sensitive land uses along Main Street East (eg. Commercial)
 - Provide an active transportation/community mobility plan
- Incorporate a greater diversity of housing options, considering small-scale neighbourhood oriented commercial uses,
 - Clarification around minimum density provisions and phasing
- Consolidate and centralize the smaller parks, and co-locate with existing recreation spaces
 - Provide pedestrian cyclist plan and potential trail network
 - Indicate what kinds of parks are proposed and how they will meet the required parkland dedication rates
- Complete an Environmental Impact Study where development may impact EPC or EPA lands, and do a more detailed linkage assessment to determine their recommended location and size
 - Explicitly state and illustrate which features are designated EPA or EPC and linkages to the natural areas
 - Recommendations of Subwatershed Study should be incorporated into policies
- Modify Secondary Plan to address policies of the PPS and include land use compatibility, to ensure compatibility between uses on Main Street E
- Revisions to show proposed road classifications/hierarchy, road widenings, and one continuous collector road spine
 - Re-evaluate purpose and streetscape design of Main Street E, incorporate policies for Arterial Roads and confirm road functions,
 - Assess proposed internal road network through future TIS, and clarify feasibility of Highway 3 connections
- Create specific urban design policies for different land use designations, along with policy requiring Urban Design Briefs to accompany Draft Plan of Subdivision and ZBA applications within the Secondary Plan

- Critical nodes should be enhanced through gateway design features
- Revised Functional Servicing Report that evaluates if the new sewage pumping station can also service surrounding developments and how it will be coordinated with development phasing

Revised Submission

On March 6, 2026 the City received a revised application from Armstrong Planning and Project Management on behalf of Elite Capital Developments Inc. Following the initial submission, the owner acquired additional lands north of Main Street East. The revised application reflects the expanded land ownership and incorporates revisions to address comments received from the public and commenting agencies.

The revised plan includes 2,003 residential units, made up of 1,258 single-detached dwellings, 383 street townhouses, and 362 back-to-back townhouses. It also includes a major commercial block north of Main Street East intended to accommodate retail, medical offices, and service uses, as well as a smaller neighbourhood commercial block at the intersection of Elizabeth Street and Killaly Street East.

Institutional and recreational uses will include a proposed elementary school site, a fire hall site at the northwest corner of Killaly Street East and Lorraine Road, and two parks. Green space will consist of Environmental Protection Area lands, Environmental Conservation Area lands, open space, and stormwater management facilities.

The revised application also includes a reconfigured internal road network consisting of collector and local streets. A new east-west road will connect Elizabeth Street and Lorraine Road.

The development is proposed to be implemented through multiple phases, each to be advanced through separate Draft Plan of Subdivision applications.

The materials submitted as part of this Application include:

- Draft Official Plan Amendment – Secondary Plan;
- Draft Zoning By-law Amendment;
- Planning Justification Report;
- Transportation Impact Study Update;
- Noise Impact Study;
- Functional Servicing & Stormwater Management Report;
- Revised Air Quality Study;
- Archaeology Status Memo;
- EIS Addendum;
- Revised Wignell Drain Subwatershed Study;
- Legal Description;
- Compiled Sketch;
- Conceptual Demonstration Plan;

- Conceptual Trails Plan;
- Phasing Plan;
- Response to Comment Matrix;
- Synchro Files – Traffic.

Figure 3 illustrates the development concept, as submitted by the applicant in March 2026.

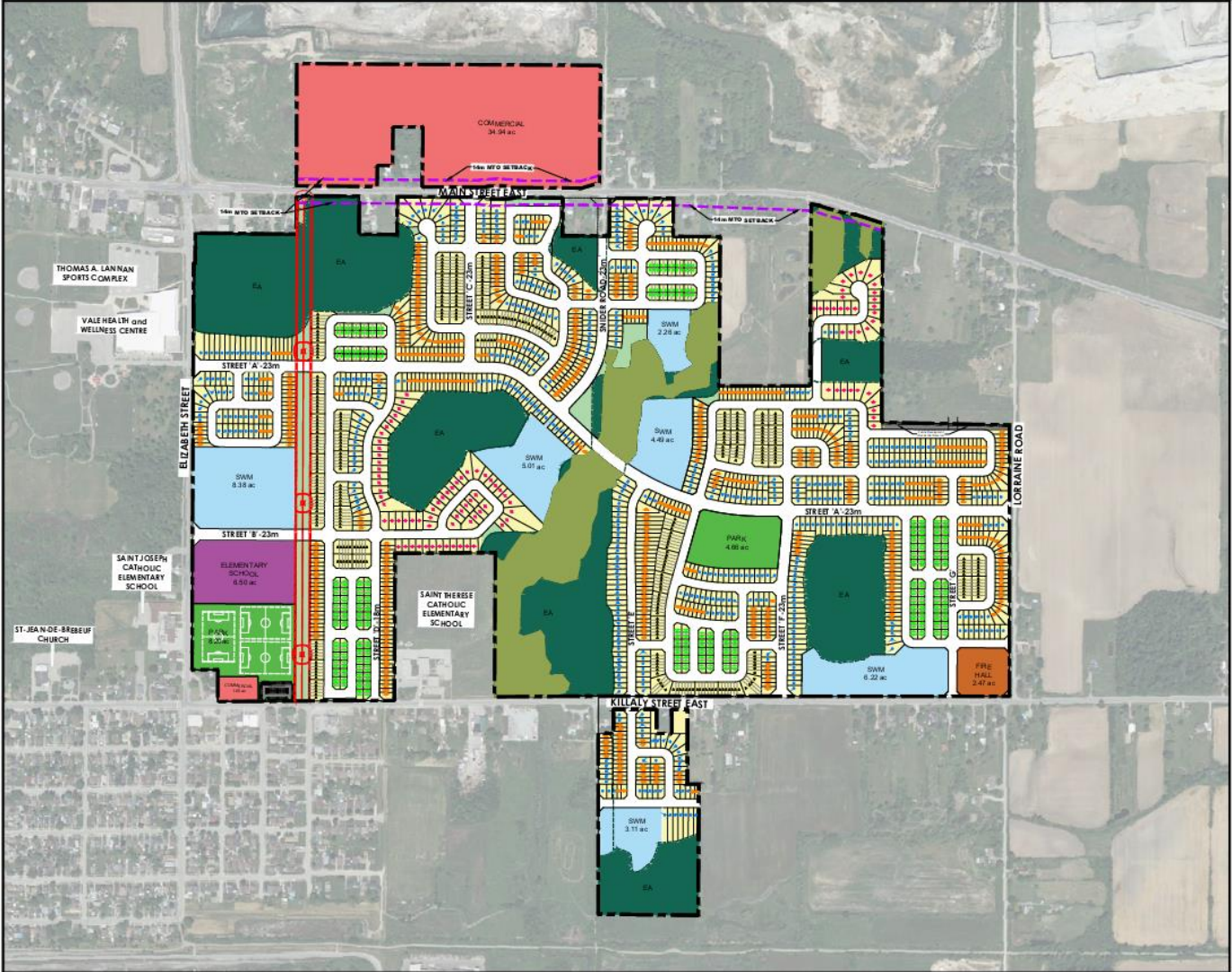


Figure 3 – Development Concept included in Submission 2.

The revised submission was circulated to applicable internal and external agencies, as well as updated on the City’s website. Copies of relevant supporting materials have been made available on the City’s Current Applications Webpage. No decision regarding the proposed amendments has been made at this time.

Discussion:

Proposal

To support the revised master plan, the applicant is proposing an Official Plan Amendment and Zoning By-law Amendment.

Official Plan Amendment

The subject lands are currently designated Urban Residential, Industrial/Employment Area, and Environmental Protection Area on Schedule A – City-Wide Land Use of the City of Port Colborne Official Plan. Due to the nature of the proposal, the creation of a Secondary Plan is required in accordance with the Niagara Region Official Plan and the City of Port Colborne Official Plan. Generally, these should be prepared for large-scale development in existing designated greenfield areas where direction is required to coordinate planning and the efficient use of infrastructure.

Secondary plan policies and schedules should be prepared with appropriate background reports and ensure the following:

- A diversity and mix of land uses;
- A mix of built form;
- High quality urban design and public realm;
- Provision of parks and open space;
- Implementation of the Region’s natural environment system;
- Adequate provision of infrastructure, including transit and active transportation;
- Planning approaches that support sustainable and resilient communities; and
- Co-location of public service facilities within community hubs and adapting existing public service facilities as a priority.

The applicant is proposing to amend the land use designations on Schedule A to create a separate “Killaly Secondary Plan” to guide the land uses and introduce site-specific policies for that area. This includes the creation of a new schedule map depicting the land uses within the Secondary Plan area. The map depicts the location of residential, mixed-use, major commercial, park and open space, stormwater management uses, and the location of the proposed elementary school, fire hall, and pumping station. The policies of the Secondary Plan set out the permitted uses and densities for low and medium-density residential uses, neighbourhood-serving and general commercial areas, parks and recreational spaces, community facilities, and environmental protection areas.

The Secondary Plan also introduces Urban Design policies for the area, aiming to transform it into a complete human-scaled community with a cohesive and accessible public realm. Policies for transportation, servicing, utilities and waste collection aim to provide safe, energy efficient, and coordinated services for the entire proposal.

The development shall be phased through future draft plan of subdivision applications, and each phase must meet the criteria outlined in the Secondary Plan.

A copy of the applicant’s proposed Draft Official Plan Amendment is attached to this report as **Appendix A**.

Zoning By-law Amendment

The subject lands are currently zoned Residential Development (RD), First Density Residential (R1), Third Density Residential (R3), Light Industrial (LI) in accordance with Zoning By-law 6575/30/18.

The applicant is proposing to rezone the lands to:

- Fourth Density Residential Zone, Special Provision (R4-XX);
- Mixed Use Zone, Special Provision (MU-XX);
- Highway Commercial Zone, Special Provision (HC-XX);
- Environmental Protection Zone (EP);
- Public and Park Zone (P).

Figure 4 shows the location of the proposed zoning.

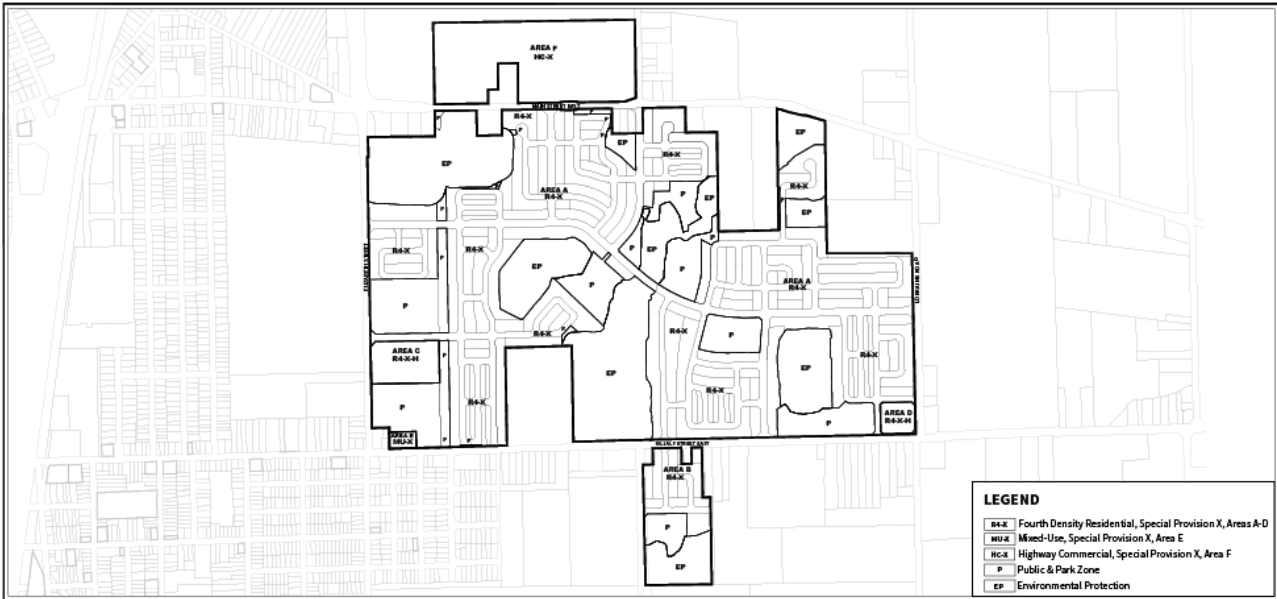


Figure 4 – Proposed Locations of the Zoning By-law Amendment.

A copy of the applicant’s proposed Draft Zoning By-law Amendment is attached to this report as **Appendix B**.

The tables below provide excerpts of the various sections of the Zoning By-law that would apply, along with the current and proposed provision requested by the applicant. Those provisions where changes are required to facilitate the development as proposed by the applicant are highlighted in red text.

Special Provision: Fourth Density Residential R4-X

Permitted uses as listed within Section 8.2 and:

- Dwelling, Street Townhouse
- Dwelling, Back-to-Back Townhouse
- Dwelling, Stacked Townhouse
- Model Home
- Dwelling, Rear-Lane Townhouse

Each of these additional uses has been defined with specific zone requirements included within the proposed special provision. The table below provides an overview of the proposed changes to the current provisions for Detached Dwellings.

Section 8.8 – Zone Requirements Detached Dwelling

Element	Current Provision	Proposed Provision
Minimum Lot Frontage	12 metres	8.0 m (interior) 10 m (corner)
Minimum Lot Area Per Unit	0.04 hectares	220 sq.m. (interior) 265 sq.m. (corner)
Minimum Front Yard	6.5 metres	4.5 m (to dwelling) 6.0 m (to private garage)
Minimum Interior Side Yard	1 metre	1.2 m on one side and 0.6 m on the other side
Minimum Exterior Side Yard	3.5 metres	2.4 m
Maximum Porch Encroachment		Front Yard: 2.0 m Exterior Side Yard: 1.8 m Rear Yard: 2.5 m
Maximum Patio or Deck Above Finished Grade Encroachment		Rear Yard: 2.5m
Maximum Eaves and Gutters Encroachment	Setback 0.15 metres from Lot Line	0.46 m
Permitted Parking	1 space per unit	Min: 1 parking space per unit Stairs, to a maximum of 3 risers, shall be permitted to encroach into this parking space

Special Provision for Model Homes

Model homes shall be permitted in the R4-X zone subject to the following provisions:

- a) A model home shall comply with the provisions of the zone in which it is located and the regulations of this By-law.
- b) The number of model homes in any draft plan of subdivision shall not exceed the lesser of ten (10) dwelling units or 10% of the total number of lots.

Special Provision: Mixed Use Zone MU-X

Permitted uses within Section 21.2 and:

- Dwelling, Back-to-Back Townhouse
- Dwelling, Street Townhouse
- Drive-Thru Facility
- Medical Office
- Retail Store

Each of these additional uses has been defined with specific zone requirements included within the proposed special provision. The table below provides an overview of the proposed changes to the current provisions for Non-Residential Buildings and Mixed Use.

Section 21.3 - Zone Requirements – Non-Residential Buildings and Mixed Use (Residential and Non-Residential) Buildings

Element	Current Provision	Proposed Provision
Minimum Lot Area	0.5 hectares	Not applicable
Minimum Front Yard	9 metres	5.5 m to a public road
Minimum Side Yard	1.2 metres 7.5 metres or half the height of a Residential Zone building, whichever is greater (for abutting) 2 metres (Corner)	3.0m (Interior, if adjacent to Park and Open Space) 6.0m (Interior, if adjacent to any Residential Zone) 2.0m (Interior, Corner)
Maximum Height	11 metres	32.0 metres (8-storeys)
Minimum Landscaped Area		10%

Special Provision: Highway Commercial HC-X

Permitted uses within Section 24.2 and:

- Industry, Light
- Retail Store

Section 24.3 – Zone Requirements

Element	Current Provision	Proposed Provision
Maximum Gross Floor Area		300,000 sq.ft

Special Provision: Public and Park Zone (P-XX)

Notwithstanding the provisions of the Public and Park (P) Zone, on Schedule “B” may also be used for a stormwater management pond, sanitary pumping station, and a parking lot provided that the conditions are met.

Stormwater Management Pond & Sanitary Pumping Station:

- a) The location of stormwater management ponds and sanitary pumping stations will be approved by the City of Port Colborne;
- b) Detailed design will be submitted for review and approval by the City of Port Colborne prior to construction.

Parking lot:

- a) The City receives and approves plans submitted by the owner depicting the parking area and access including details for surfacing, curing of the parking area, lot grading, storm drainage, landscaping, fencing and lighting.

A copy of the applicant’s proposed Draft Zoning By-law Amendment is attached to this report as **Appendix B**.

Next Steps

The proposed amendments 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.

Internal Consultations:

The applicant’s revised submission was circulated to appropriate internal departments and to external agencies on March 18th, 2026. Planning staff are continuing their review of the documents submitted, and a formal return of comments package will be provided to the applicant following the conclusion of the statutory public meeting.

Financial Implications:

There are no financial implications for the City at this time.

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 April 10, 2026. A sign was posted on the property on April 14, 2026. A public information centre was held on April 30th at the Vale Health and Wellness Centre from 4 to 6pm. There have been no comments from the public received as of the date of preparing this report. At the public meeting, staff will provide a verbal update summary of any comments received following the date of preparing this report.

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
-

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 the applicant's proposed Official Plan and Zoning By-law Amendment. Planning staff will prepare and present a recommendation report on this application at a future Council meeting.

Appendices:

- a. Applicant's Draft Official Plan Amendment
- b. Applicant's Draft Zoning By-law Amendment

Respectfully submitted,

Kelly Martel
Manager of Planning
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 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;

NOW 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. X to the Official Plan for the City of Port Colborne Planning Area, consisting of the attached appendices 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 _____, ____.

William C Steele
Mayor

Charlotte Cooper-Madden
Clerk

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

Date: _____

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

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

Date: _____

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

INDEX

The Statement of Components

Part A – The Preamble

Purpose

Location

Basis

Part B – The Amendment

Introductory Statement

Details of the Amendment

Appendix A – Killaly Secondary Plan (Text)

Appendix B – Killaly Secondary Plan Land Use Map

Implementation and Interpretation

STATEMENT OF COMPONENTS

PART A

The Preamble does not constitute part of this Amendment.

PART B

The Amendment, consisting of the text, as outlined in “Appendix A”, and mapping included as “Appendix B”, constitutes Amendment No. X to the Official Plan for the Port Colborne Planning Area.

PART A - THE PREAMBLE

Purpose

The purpose of Official Plan Amendment No. X is to adopt the Killaly Secondary Plan and policies and amend the land use designations shown on Schedule A – City Wide Land Use of the Port Colborne Official Plan to facilitate the development of the subject properties, as shown on the attached Appendix B, as Residential, Mixed-Use, Major Commercial, Stormwater Management, Park and Open Space, Environmental Protection and Environmental Conservation.

Location

The lands affected by this amendment are shown on Appendix B of this amendment. The lands are generally bordered by Main Street East to the north, Killaly Street East to the south, Lorraine Road to the east, and Elizabeth Street to the west.

Basis

Currently, the subject lands are designated as Urban Residential, Industrial / Employment Area and Environmental Protection Areas on Schedule A (City-Wide Land Use) of the City of Port Colborne Official Plan. Applications have been made to initiate amendments to the City of Port Colborne’s Official Plan and Zoning By-law as they relate to these lands support the creation of a complete community.

It is intended that the City of Port Colborne will concurrently approve an Amendment to the City’s Zoning By-law 6575/30/18, rezoning the lands from the existing “RD- Residential Development, R1- First Density Residential, R3-Third Density Residential, LI-Light Industrial and Environmental Conservation” Zones to “R4-Fourth Density Residential Zone with site-specific regulations, MU-Mixed Use with site specific regulations, HC- Highway Commercial with site specific regulations, EP-Environmental Protection and P-Public and Park” with site specific regulations.

This proposal is consistent /conforms with:

- The Provincial Planning Statement;
- Niagara Official Plan (now a municipal plan); and
- Port Colborne Official Plan

PART B - THE AMENDMENT

All of this part of the document entitled **PART “B”** – “The Amendment” consisting of the text as outlined in Appendix “A” and mapping as outlined in Appendix “B” 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:

Text Changes

The Official Plan of the City of Port Colborne is hereby amended by adding Section 5.4 to the Official Plan as outlined in **Appendix A** to Official Plan Amendment **X**.

Mapping Changes

The Official Plan of the City of Port Colborne is hereby amended by adding the following mapping:

1. The Official Plan of the City of Port Colborne is hereby amended by adding Schedule I, Killaly Secondary Plan as an Official Schedule Forming Part of this Plan, as shown in **Appendix B**; and
2. The Official Plan of the City of Port Colborne is hereby amended by revising Schedule A: City Wide Land Use for lands within the Killaly Secondary Plan area to reflect land use designations as shown in **Appendix B** to this Official Plan Amendment No. **X**

IMPLEMENTATION AND INTERPRETATION

The implementation and interpretation of this amendment shall be in accordance with the respective policies of the Port Colborne Official Plan, as amended and as outlined in an amendment to the City Zoning By-law to rezone the subject lands.

Section 5.4 Killaly Secondary Plan

Section 5.4.1. Goals

The goal of the Killaly Secondary Plan is to establish a comprehensive policy framework to guide the long-term planning and coordinated development of the area. The Plan identifies a balanced land-use structure that accommodates a variety of uses including low and medium-density residential uses, neighbourhood-serving and general commercial areas, parks and recreational spaces, community facilities, and environmental protection areas. This range of uses is designed to support a diverse and connected community. The policies of the Killaly Secondary Plan have been developed with consideration for:

- a) Providing a diverse mix of housing forms and densities to support a range of household types and life stages.
- b) Integrating parks, open spaces, and recreational amenities to create opportunities for active and passive recreation.
- c) Protecting and enhancing natural heritage features and environmental protection areas, including floodplains, wetlands, and ecological corridors.
- d) Promoting compact, walkable neighbourhood design supported by an interconnected street network and access to community facilities.
- e) Ensuring efficient and coordinated use of land, infrastructure, and municipal resources, including stormwater management facilities and collector road systems.
- f) Supporting neighbourhood-scale and general commercial uses in strategic locations to serve future residents and neighbouring areas.

Section 5.4.2. Objectives

- a) To accommodate the logical extension of urban development into the Killaly Secondary Plan Area and to ensure that growth occurs in an orderly, efficient, and coordinated manner consistent with the City's overall planning framework.
- b) To ensure that all new development is sensitive to, and compatible with, existing and planned land uses.
- c) To encourage the provision of housing types which provide a variety of affordable housing types and tenures to accommodate a range of household sizes and incomes.

- d) To serve the needs of the future residents of the Killaly Secondary Plan by permitting neighbourhood commercial, community and institutional facilities in the Plan.
- e) To identify and protect significant natural heritage features and encourage their conservation and preservation, while minimizing impacts as a result of new development
- f) To establish a connected system of parks, open spaces, and recreational amenities that provides opportunities for both active and passive recreation and contributes to the overall livability of the community.
- g) To promote a compact, walkable community structure supported by an interconnected network of collector and local roads, multi-use trails, and active transportation facilities.
- h) To ensure that all development is serviced by safe and adequate municipal water supply, sewage disposal, storm drainage systems and utilities.
- i) To encourage the provision of infrastructure and public service facilities in a coordinated, cost-effective manner to accommodate projected and current needs
- j) To support the development and appropriate siting of community facilities, including schools, emergency services, and recreational amenities, to serve the needs of future residents.
- k) To ensure all new development is compatible through the establishment of urban design guidelines and to encourage a standard building, streetscape and landscape design.
- l) To provide for development which supports the long-term economic prosperity of the City of Port Colborne.

Section 5.4.3: Land Use

The lands identified on Schedule X of the Killaly Secondary Plan are the lands which are intended to be used to support the creation of a complete community including Residential, Environmental Protection and Conservation Areas, Mixed-Use, Major Commercial, Institutional, Parks and Open Space and Stormwater Management facilities. Institutional uses are permitted within all residential areas subject to the policies of this Plan and are shown in on Schedule X; the actual location of these institutional uses may change (or be eliminated) without amendment to this plan.

Section 5.4.3.1. Residential Area Policies

The Residential Area designation on Schedule X demonstrates that the predominant use of the land shall be for residential purposes subject to the following:

- a) A full range of residential uses is permitted. For further clarity, this includes single-detached dwellings, semi-detached dwellings, triplex's, fourplex's, all forms of townhouse dwellings, and apartment buildings, or any combination of these dwelling types.
- b) The Killaly Secondary Plan Area shall achieve a minimum density of 50 persons and jobs per hectare across the entire municipality in accordance with Provincial recommendations and Local policies for Greenfield density.
- c) The residential designations shall also permit Neighbourhood Commercial uses as outlined in the Official Plan.
- d) Other uses which may be permitted within the Residential designation include the following:
 - i. Private and Public Parks;
 - ii. Schools;
 - iii. Fire Hall;
 - iv. Low-rise apartments
 - v. Churches and place of worship;
 - vi. Nursery schools and day care centres;
 - vii. Special residential uses such as senior citizen care homes; and
 - viii. Accessory buildings and structures.
- e) The overall minimum density identified in Section 5.4.3.1 (b) is intended to assist in achieving the required overall density target of 50 persons and jobs per hectare across the municipality, and may be modified without amendment to this plan.
- f) Net density targets by land-use are outlined below:
 - i. Low Density Residential will be developed as single-detached or semi-detached dwellings and will have a minimum density of 12 units per net hectare;
 - ii. Medium Density Residential will be developed as any form of multiple or townhouse, triplexs and/or fourplexes and will have a minimum density of 35 units per net hectare.
 - iii. High Density Residential will be developed as apartment buildings and will have a density ranging from 60 to 150 units per net hectare.
- g) Low Density Residential dwellings shall generally not exceed 3 storeys (12.5 m), and townhouse units shall generally not exceed 4 storeys (14.5 m).

- h) Additional Dwelling Units shall be permitted by the Zoning By-law within residential areas in single detached, semi-detached dwellings, townhouse dwellings and accessory buildings thereto.
- i) If required, noise studies shall be completed at the time of development applications and any necessary noise attenuation measures will be incorporated into subdivision and/or building design as needed.
- j) A preliminary school site is identified on Schedule X of this Plan; a preferred school site shall be identified by the District School Board of Niagara in consultation with the City, and may be modified or relocated from what is shown on Schedule X or may be deleted entirely by the respective school board in cooperation with the City, without Amendment to this Secondary Plan.
- k) A preliminary fire hall site is identified on Schedule X of this Plan; this site may be modified, relocated or deleted in consultation with the City of Port Colborne without amendment to this plan.
- l) Subdivision and development proposals shall make reference to the urban design guidelines contained within Section 5.4.4 of this Plan. Proponents of development applications may also have regard to urban design guidelines considered for implementation by the City at a future date and may have regard for existing model urban design guidelines prepared by the Region of Niagara.
- m) Adequate standards for minimum front yards, maximum building height and minimum separations between dwellings shall be established in the Zoning Bylaw.

Section 5.4.3.2. Mixed-Use Policies

The Mixed-Use area generally located at the northeast corner of Killaly Street and Elizabeth Street, shown on Schedule X, shall encourage the development of neighbourhood-oriented, small-scale commercial uses, townhouses and low-rise apartment buildings, or any combination thereof. This area will be subject to the following:

- a) Commercial uses may be developed as follows:
 - Permitted uses include retail, office, restaurant, medical, health and wellness recreational, cultural and personal service commercial uses; and
- b) Building heights shall not exceed 8 storeys and are encouraged to combine commercial uses on the ground floor and residential units on upper floors.
- c) Mixed-Use development is subject to Site Plan Control.

Section 5.4.3.3. Major Commercial Policies

The Major Commercial Area, as shown on Schedule X, represents the largest concentration of commercial space within the Secondary Plan. The predominant land uses include a full range of medical and office space, retail, restaurants with drive thru facilities, clinics, banks and personal service commercial uses to serve the needs of the entire market population and may include light industrial uses. No residential uses shall be permitted due to the proximity of the Quarry. This area will be subject to the following:

- a) Notwithstanding Policy 2.4.6.1 b). a new commercial plaza shall be permitted within the Secondary Plan Area as identified on Schedule X.
- b) Retail stores, banks, medical clinics and professional offices shall be permitted.
- c) Building heights shall not exceed 8 storeys.
- d) Parking may be permitted fronting Main Street with appropriate landscape buffering in place.
- e) Major Commercial Area is subject to Site Plan Control.

Section 5.4.3.4. Parks and Open Space

Parks and Open Space Lands identified on Schedule X shall mean lands for use by the public for open air recreational purposes and shall also permit stormwater management facilities and utility corridors.

Compatible secondary and accessory uses such as parking, passive recreation, multi-use trails, landscaping, and naturalization may be permitted within Parks and Open Space (including the hydro corridor), provided that such uses do not interfere with the safe and efficient operation, maintenance, or expansion of the park and open space lands.

The following policies and objectives should apply to parks and open space within the Secondary Plan:

- a) Stormwater management facilities (ponds, channels, infiltration galleries etc.) shall be permitted within the Parks and Open Space designation.
- b) Sanitary pumping stations shall be permitted within the Parks and Open Space designation. The location of which will be determined in consultation with the City of Port Colborne; it may be relocated or eliminated without amendment to this plan.

- c) A hydro corridor shall be permitted within the Parks and Open Space designation and shall be protected and maintained as a functional component of the community's open space and utility network.
- d) Satisfactory parkland and/or cash-in-lieu shall be secured by the City through applications for plan of subdivision.. The Secondary Plan Area must meet parkland dedication requirements as required by the City; however, it is recognized that parkland dedication may not be met within each individual plan of subdivision brought forward for approval.
- e) Design will ensure parks provide safe and convenient access for pedestrians.
- f) Parks will be integrated with other community facilities such as schools, where possible and deemed appropriate by the City.

Section 5.4.3.5 Natural Heritage System Policies

Natural Heritage System Policies

Policy 4.1.1. of the Provincial Planning Statement directs that natural features and areas shall be protected for the long term. Furthermore, Policy 4.1.2. states that Natural Heritage Features shall be identified and that the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems should be maintained, or where possible improved recognizing linkages between and among natural heritage features and areas.

The Natural Heritage System in the Secondary Plan is comprised of Environmental Protection Areas (EPA), Environmental Conservation Areas (ECA) and associated buffers that the City shall protect and conserve and are identified on Schedule X.

The Natural Heritage System is subject to the policies of the Natural Heritage Section of the City of Port Colborne Official Plan, with specific reference to the policies of Environmental Protection Area and Environmental Conservation Area, as identified in Section 4.2 and 4.3.

The Natural Heritage System is comprised of the following environmental components:

- Provincially significant wetlands;
- Provincially significant woodlands;
- Provincially significant valley lands;
- Significant wildlife habitat attributes and functions, including habitat for species-at-risk and rare plant communities such as prairie, savannah, and oak woodland;
- Significant areas of natural and scientific interest (ANSI);
- Hazard lands;
- Other natural heritage features (i.e. NPCA regulated wetlands, woodlands that are less than 4 hectares, treed slopes, and cultural habitat features);
- Enhancement/restoration areas; and

- Associated buffers

If non-native, invasive species within the Secondary Plan are found, it is recommended that an invasive species management plan be considered for future development applications. It is recommended for an invasive species management plan to be considered for all future development applications.

a) Environmental Protection Area

- i. Natural features like floodplains and wetlands have an inherent ecological function and can pose risks to life and property. Development or site alteration may be permitted within an Environmental Protection Area only if supported by an Environmental Impact Statement showing no net impact on the natural heritage feature and/or system. Environmental Protection lands shall include Provincially Significant Wetlands and lands having an inherent physical hazard such as flood susceptibility, steep slope, erosion susceptibility or other physical limitations to development, as determined by the Niagara Peninsula Conservation Authority and/or Ministry of Natural Resources.
- ii. The general boundaries of the area identified as Environmental Protection Area is delineated on Schedule X.
- iii. Trails are a permitted use within the EPA designation and where necessary grading and other site alteration shall be permitted, as approved by the City of Port Colborne and NPCA.
- iv. Completion of an Environmental Impact Study to the satisfaction of the City and the Niagara Peninsula Conservation Authority shall be required for all development and/or site alteration within 30m of the natural heritage system and/or a NPCA regulated feature.
- v. Stormwater Management Facilities including wet ponds, linear wetlands and vegetated swales adjacent to Environmental Protection areas should be designed to enhance the function of the adjacent feature. Ecological linkages can occur through stormwater management facilities.
- vi. The Natural Heritage System shall include buffers where appropriate and as required by existing regulations, policy and/or as outlined by an Environmental Impact Study; generally, Provincially Significant Wetlands, and valleylands shall include a 30m buffer and retained woodlands and other features will include a 10m buffer. The actual buffer provided and secured by the City of Port Colborne may increase or decrease in size if/as supported by an Environmental Impact Study.
- vii. New development should generally not interfere with the existing natural heritage system including linkages and natural corridors; although all

efforts should be made to protect these features, it is understood crossing them may be required and can be approved if supported by an Environmental Impact Study.

- viii. Development or site alteration may be permitted within or adjacent to Environmental Protection Areas is supported by an Environmental Impact Study and subject to written approval from the Niagara Peninsula Conservation Authority.
 - ix. Where appropriate, development should consider wildlife passages.
- b) Environmental Conservation Area
- i. The general boundaries of the areas identified as Environmental Conservation Area are delineated on Schedule X.
 - ii. Environmental Conservation Areas are generally lands within the natural heritage system that are not hazard lands and are identified to support conservation, flood and erosion control, fish, forestry and wildlife management as well as passive recreational activities.
 - iii. Development or site alteration may be permitted within or adjacent to Environmental Conservation Areas if supported by an Environmental Impact Study. Where necessary, permits will be obtained by the NPCA.
 - iv. If no other options exist, a private or public road may extend into or through an ECA.
 - v. Trails are a permitted use within the ECA designation and where necessary grading and other site alteration shall be permitted, as approved by the City of Port Colborne and, if necessary, the NPCA.
 - vi. An Environmental Impact Study shall be required to support development adjacent to ECA lands.

Chapter 5.4.4 Urban Design

5.4.4.1 Vision

The Secondary Plan Area will be transformed into a complete human-scaled community with a cohesive and accessible public realm. It will provide inviting streetscapes and connections, creating enhanced public spaces and linkages to commercial, educational, and recreational offerings throughout the community. The public realm, especially parks, will be well-connected and coordinated with high-quality infrastructure to improve social interactions, recreational opportunities, and protection of natural areas. Where possible, existing environmental features will be integrated within the public realm to enhance

connections while improving protection of natural features and encouraging passive recreation.

5.4.4.2 Urban Design Objectives

The overarching objective of this Secondary Plan is to establish policies in support of a complete community with a mix of uses, integrated neighbourhoods, various built forms, and a network of public and where possible private open spaces. The following objectives support the vision for the Secondary Plan Area:

- a) Provide opportunities for passive, recreational activity.
- b) Encourage the inclusion of compact built form.
- c) Provide a diverse range of housing choices in a variety of settings.
- d) Protect natural heritage features and integrate them with parks.
- e) Ensure the efficient use of the land and resources.

5.4.4.3 Urban Design Policies

5.4.4.3.1 Streetscape and the Public Realm

- a) Streetscapes should be well-defined and promote a healthy and inviting pedestrian environment. Along Killaly Street and Main Street, where commercial blocks are located, the streetscape will be enhanced through landscaping treatments, street plantings, street furniture, lighting, and coordinated signage. The siting and location of all streetscape elements should be well coordinated and approved by the City through detailed design.
- b) A vibrant, pedestrian- oriented Killaly Street will be developed through appropriate landscaping, improved lighting, and street furniture consistent with the character of the Secondary Plan Area. Killaly Street East turns into Regional Road 3, which provides direct access to downtown Fort Erie to the east. Enhanced streetscaping is encouraged to improve overall connectivity and vibrancy of the Secondary Plan Area.
- c) Where possible, parking, servicing, and loading facilities will be located at the rear or side yards of commercial lands and/or integrated into the building design to be screened from public view. Landscaping will assist in the screening of such areas if required. An exception applies to the Major Commercial parcel fronting Main Street, where parking may be provided along Main Street if it includes appropriate landscape buffering. In addition, the Mixed-Use area along Killaly Street may include a surface parking lot fronting Killaly Street.

- d) Appropriately sized and designed crosswalks should be provided at intersections to ensure connectivity and the safety of pedestrians.
- e) The interface of streets and natural areas, parks, and storm ponds will be treated equally to create an attractive, inviting streetscape condition. The streetscape design should generally facilitate easy access to these areas with entry features, signage, well-defined walkway connections, and cycling facilities where feasible and appropriate.
- f) Permeability and accessibility to parks, and open spaces is desirable and should be integrated into design decisions for the Secondary Plan Area. It is also desirable to have these spaces within a 400-metre radius (5-minute walking distance) of most residential buildings.
- g) Enhanced recreational opportunities should be sought throughout the Secondary Plan Area. Treatment of storm ponds as a public amenity by providing appropriate infrastructure, connectivity, accessibility, and enhanced landscaping is encouraged to provide more passive recreational opportunities for the community.
- h) Major intersections and critical nodes within the Secondary Plan Area should be enhanced through appropriate gateway design features and improved streetscape. They will ensure high-quality placemaking and a unified landscape and built form that responds to the character and function of the Area.

5.4.4.3.2 Built Environment and Private Realm

- a) Appropriate siting of ground-based detached houses should be encouraged to assist in establishing a neighborhood streetscape. Also, multiple dwelling elevations should be provided to generate visual diversity and interest.
- b) Appropriate siting of townhouse blocks should be encouraged to provide a harmonic articulation of individual units within the blocks.
- c) The layout and design of buildings should be coordinated along the edges of sites that frame important views to enhance the unique setting and identity of the Secondary Plan Area.
- d) Building faces visible from the public realm, including parks and open spaces, shall be articulated to contribute to the public realm.
- e) The Private Realm should support and enhance the character of the Secondary Plan Area and provide place-making opportunities if possible.

5.4.4.3.3 Bicycle and Bicycle Path System

Street configurations and urban design are to support walking, and cycling. Although detailed urban design guidelines may be developed through the secondary planning process, the following policies shall apply as a minimum:

- a) To promote a safe and healthy lifestyle and opportunities for passive leisure activity, the provision of sidewalks and trail systems will be encouraged by the City of Port Colborne.
- b) Sidewalks and/or equivalent shared pedestrian/bicycle pathways may be provided on at least one side of Local Roads.
- c) Off-road trails should connect to the road network seamlessly in order to provide cyclists with on-road or off-road options.
- d) Collector Roads shall provide for sidewalks or equivalent pedestrian paths on both sides and consideration for bicycle lanes adjacent to roadways may be given where urban development is proposed. Detailed design will occur at the draft plan of subdivision stage.
- e) Any proposed designated walking paths that include cycling lanes shall be accommodated within road rights-of-way.
- f) All sidewalk / pedestrian pathways shall be designed with barrier free crossings at intersection with roadways.

Section 5.4.5: Transportation

The transportation system proposed within the Killaly Secondary Plan is shown on Schedule X. Schedule X illustrates the general network of boundary, collector and local roadways within and adjacent to the Secondary Plan boundary. Additional private roadways may be planned to provide access as required to individual properties within the Secondary Plan Area. Final collector and local roadway locations will be established through plan of subdivision. Changes to the location of roadways, as illustrated on Schedule X of this Secondary Plan, may be permitted without an amendment to the plan.

As directed in Section 3.2.1 of the Provincial Planning Statement, all roads provided within the transportation system should be safe, energy efficient, and facilitate the movement of people and goods. The system as a whole must be appropriately designed to meet projected needs. The network may include pedestrian and bicycle networks to serve the residents of the area and will provide convenient access for the broader community while minimizing the impact on the existing transportation network.

Section 5.4.5.1: Road System

For the purpose of this Plan, the existing and proposed transportation network has been assigned the following road classifications:

- i. Provincial Roads;
- ii. Arterial Roads
- iii. Collector Roads; and
- iv. Local Roads.

a) The following policies apply to Provincial Roads under the jurisdiction of the City:

- i. Provincial Roads should be designed to accommodate heavy volumes of traffic and provide direct connection to Provincial Highways.
- ii. A minimum right of way width of 26 meters should be provided for Provincial Roads,
- iii. Provincial Roads should accommodate at least two lanes of traffic.
- iv. Direct access to a Provincial Road from adjacent individual residential properties should be permitted through implementing proper mitigation measures.
- v. On-street parking should be restricted on Provincial Roads.

b) The following policies apply to Arterial Roads under the jurisdiction of the City:

- i. Arterial Road right-of-way widths shall be designed in accordance with the City and Region Official Plans, the Regional Transportation Master Plan, and the Region's Complete Streets Design Guidelines.
- ii. All development within the Secondary Plan Area that directly abuts an Arterial Road shall provide appropriate buffering, landscaped open space, and shall consider the aesthetic function of the corridor
- iii. Back-lotting onto arterial roads is generally discouraged, as it can diminish the character of the street; however, the City recognizes that in certain circumstances it may be unavoidable. In such cases, development should incorporate design measures that maintain a high-quality interface with the public realm.

c) The following policies apply to Collector Roads under the jurisdiction of the City:

- i. Collector Roads should be designed to accommodate low to moderate volumes of traffic between local neighbourhoods and connecting to Provincial, Arterial and Local Roads. Large commercial vehicle traffic shall be discouraged on Collector Roads.
- ii. A minimum right of way width of 23 meters should be provided for Collector Roads.
- iii. Collector Roads shall accommodate two lane traffic. Additional auxiliary lanes may be provided at intersections to accommodate turning traffic.

- iv. On-street parking may be accommodated on one side of the roadway subject to sufficient pavement width.
 - v. Collector Roads may include wide planted/pedestrian boulevard(s) that can accommodate active transportation and street tree planting / landscaping and are encouraged to support pedestrian and cyclist circulation.
 - vi. The location and design requirements for Collector Roads will be confirmed and implemented through subsequent development approvals.
- d) The following policies apply to Local Roads shown under the jurisdiction of the City:
- i. Local Roads should be designated to accommodate low levels of traffic.
 - ii. Residential Local Roads should incorporate sidewalks on at least one side of the roadway to provide safe connection for pedestrians.
 - iii. Local Roads should have a minimum right of way width of 18 metres; however, reduced right of way widths may be considered where traffic, servicing and pedestrian requirements can be fully accommodated.
 - iv. All local roadways in the study area shall be designed to have a basic two-lane cross-section. Two-way stop controls should be provided on the minor approach at intersections. Where there is a four-way intersection with similar volumes on each approach, an all-way stop sign control may be utilized.
 - v. Local roads should be planned and designed to discourage heavy traffic.
 - vi. The location and design requirements for Local Roads will be confirmed and implemented through subsequent development approvals

Section 5.4.6 Servicing

All development within the Killaly Secondary Plan Area shall be developed with full municipal services. Infrastructure and public service facilities shall be provided in a coordinated, efficient and cost-effective manner to accommodate projected needs. Extension of municipal services into the Killaly Secondary Plan Area will be required to service development.

Easements to accommodate municipal services and utilities shall be granted as a condition of development approval.

Section 5.4.6.1: Sanitary Sewage Disposal

- a) All development will be provided with municipal sanitary services subject to the approval of the City, the Niagara Region and, where necessary, the Ministry of the Environment.

- b) Prior to approval of a plan of subdivision, studies will be undertaken to determine that the sewage disposal system has capacity to receive waste generated from the proposed development.

Section 5.4.6.2: Water Supply

All development will be provided with municipal water services subject to the approval of Niagara Region, the City, and, where necessary, the Ministry of the Environment.

Section 5.4.6.3: Storm Water Management

- a) Development will be provided with storm sewers and stormwater management facilities subject to the approval of the City, the Niagara Peninsula Conservation Authority, the Region of Niagara and the Ministry of the Environment. The precise shape and location of the stormwater management ponds shall be determined during subdivision design and shall be sited and sized for optimal performance.
- b) Modern storm water management techniques, such as the preparation of lot grading and drainage plans, silt fencing, stormceptors etc., shall be employed in all new developments. Such techniques shall be implemented to control the quantity and quality of runoff and to control erosion and sedimentation during and after construction, in order to minimize adverse effects on the receiving watercourses and natural areas identified within the plan.
- c) Subject to specific approval of the Niagara Peninsula Conservation Authority and any other regulating agencies, storm water facilities will be designed using best management practices such that post-development storm water flows maintain pre-development levels storm flow into receiving watercourses.
- d) Any detention ponds to be provided as part of the storm water management system shall be located outside of Environmental Protection Areas. Storm Water Management facilities may be permitted in any other land use designation without amendment to this Secondary Plan.
- e) Storm sewers shall be designed in accordance with City standards and shall generally be constructed within the proposed road allowances. Provision of easements or blocks may be required where the road allowance is not suitable.

Section 5.4.7: Utilities & Waste Collection

- a) Development shall be provided with full utility services including hydro, natural gas, and telecommunications.

- b) The Secondary Plan will be designed to meet the criteria for eligibility in Niagara Region Waste Collection.

Section 5.4.8: Development Phasing













Development shall be phased to provide for the orderly development of the Killaly Secondary Plan Area and to ensure the most efficient and economical use of existing and proposed infrastructure. The following phasing criteria shall be considered in the review of all development applications:

- a) The development contributes to, the logical sequence of construction of all required sewer, water, stormwater and transportation facilities.
- b) The development satisfies all requirements regarding the provision of parkland and other facilities. Parkland identified within the Secondary Plan may be confirmed through draft plan of subdivision applications. The Secondary Plan Area as a whole will meet minimum parkland requirements; however, it is understood that each phase may not meet parkland requirements.
- c) Phasing may be determined through future draft plan of subdivision applications.

Section 5.4.9: Implementation

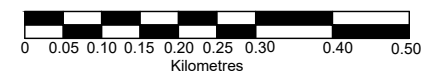
- a) This Plan will provide the basis for consideration of development applications. If such applications are in conformity with this Plan, development will be implemented by means of:
 - i. Plans of subdivision pursuant to Section 51 of the Planning Act;
 - ii. Plans of condominium pursuant to Section 9 of the Condominium Act and Section 51 of the Planning Act;
 - iii. Where appropriate, severances under Section 50 of the Planning Act (Land severance applications shall not be used to create new residential lots which do not conform with the servicing requirements, land use layout, development staging or general street patterns set out herein);
 - iv. Zoning by-laws pursuant to the Planning Act;
 - v. Site plan agreements under Section 41 of the Planning Act, where applicable;
 - vi. Subdivision agreements under Section 51(26) of the Planning Act, where applicable.
- b) Final Approval of any development application shall not be granted until all Conditions, financial or otherwise, have been met with written clearance having been provided to the municipality.

Appendix A
Port Colborne
Official Plan
Schedule X:
Killaly Secondary Plan

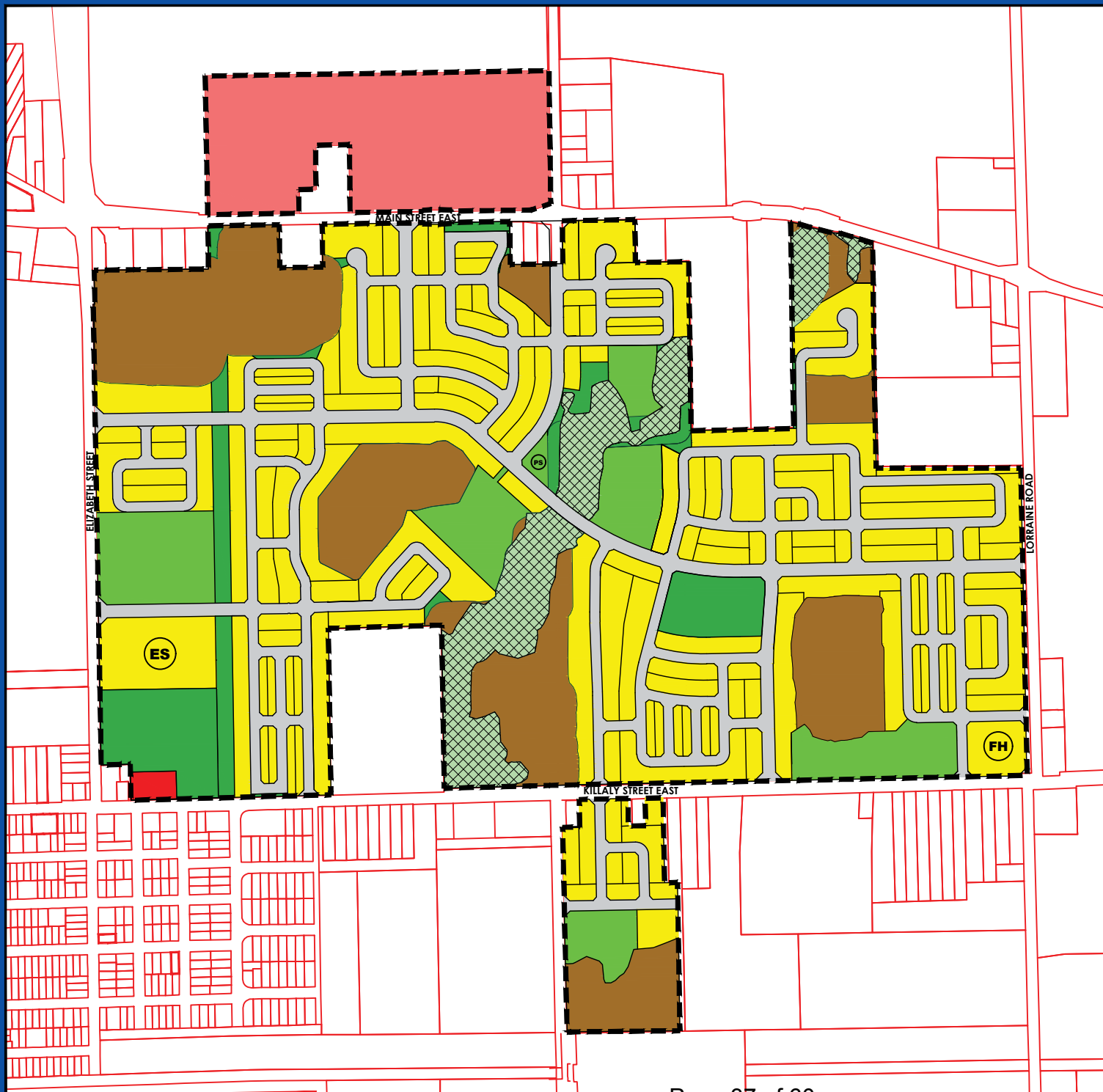
-  Secondary Plan Boundary
-  Residential
-  Mixed-Use
-  Major Commercial
-  Elementary School
-  Fire Hall
-  Pumping Station
-  Stormwater Management
-  Park, Open Space
-  Environmental Protection
-  Environmental Conservation
-  Conceptual Road Network

Schedule Notes:

This map is for general illustration purposes only. For boundary interpretations please contact the City of Port Colborne Planning and Development Services Department



City of Port Colborne, Engineering and Operations Department. This map was compiled from various data sources and is current as of ____2026.



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 shown on Schedule X in the City of Port Colborne, Regional Municipality of Niagara

WHEAREAS 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

AND WHEAREAS, 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 Schedules “A5” and “A6” forming part of By-law 6575/30/18, as amended, is hereby further amended by rezoning the lands as shown on Schedule “B”, attached to and forming part of this By-law, from Residential Development (RD), First Density Residential Zone (R1), Third Density Residential (R3), Light Industrial (LI) and Environmental Conservation to:
 - Fourth Density Residential Zone, Special Provision X (R4-X)
 - Areas A-D
 - Mixed Use Zone, Special Provision X (MU-X),
 - Area E
 - Highway Commercial Zone, Special Provision X (HC-X),
 - Area F
 - Environmental Protection Zone (EP)
 - Public and Park Zone (P)
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: Fourth Density Residential R4-X

Notwithstanding the provisions of Section 8 of Zoning By-law 6575/30/18, the following provisions shall apply to lands zoned R4-X in accordance with Schedule B:

Permitted Uses	
a) Dwelling, Detached	
b) Dwelling, Semi-Detached	
c) Dwelling, Street Townhouse	
d) Dwelling, Back-to-Back Townhouse	
e) Dwelling, Stacked Townhouse	
f) Model Home	
g) Dwelling, Rear-Lane Townhouse	
h) Other permitted uses as listed within Section 8.2	
Zone Requirements – Dwelling, Detached (Areas A-D)	
a) Minimum Lot Frontage	8.0 m (interior) 10 m (corner)
b) Minimum Lot Area Per Unit	220 sq.m. (interior) 265 sq.m. (corner)
c) Minimum Front Yard	4.5 m (to dwelling) 6.0 m (to private garage)
d) Minimum Interior Side Yard	1.2 m on one side and 0.6 m on the other side
e) Minimum Exterior Side Yard	2.4 m
f) Minimum Rear Yard	6.0 m
g) Maximum Height	11.0 m
h) Minimum Landscaped Area	25%
i) Maximum Porch Encroachment	Front Yard: 2.0 m Exterior Side Yard: 1.8 m Rear Yard: 2.5 m
j) Maximum Patio or Deck Above Finished Grade Encroachment	Rear Yard: 2.5 m
k) Maximum Eaves and Gutters Encroachment	0.46 m
l) Permitted Parking	Min: 1 parking space per unit Stairs, to a maximum of 3 risers, shall be permitted to encroach into this parking space

Zone Requirements – Dwelling, Semi Detached (Areas A-D)	
a) Minimum Lot Frontage	11.0 m (interior) 13.0 m (exterior) 5.5 m (for each unit)
b) Minimum Lot Area Per Unit	300 sq.m. (for each semi-detached lot) 150 sq.m. (for each unit)
c) Minimum Front Yard	4.5 m (to dwelling) 6.0 m (to private garage)
d) Minimum Interior Side Yard	1.5m; 0.0m where there is a common wall
e) Minimum Exterior Side Yard	2.4 m
f) Minimum Rear Yard	6.0 m
g) Maximum Height	11.0 m
h) Minimum Landscaped Area	25%
i) Maximum Porch Encroachment	Front Yard: 2.0 m Exterior Side Yard: 1.8 m Rear Yard: 2.5 m
j) Maximum Patio or Deck Above Finished Grade Encroachment	Rear Yard: 2.5 m
k) Maximum Eaves and Gutters Encroachment	0.46 m
l) Permitted Parking	Min: 1 parking space per unit Stairs, to a maximum of 3 risers, shall be permitted to encroach into this parking space
Zone Requirements – Dwelling, Street Townhouse (Areas A-D)	
a) Minimum Lot Frontage	6.0 m (interior) 7.5 m (end) 9.0 m (corner)
b) Minimum Lot Area Per Unit	150 sq.m. (interior) 205 sq.m. (end)

	245 sq.m. (corner)
c) Minimum Front Yard	4.5 m (to dwelling) 6.0 m (to private garage)
d) Minimum Interior Side Yard	1.5m or 0.0m where there is a common wall
e) Minimum Exterior Side Yard	2.4 m
f) Minimum Rear Yard	6.0 m
g) Maximum Height	11.0 m
h) Minimum Landscaped Area	25%
i) Maximum Porch Encroachment	Front Yard: 2.0 m Exterior Side Yard: 1.8 m Rear Yard: 2.5 m
j) Maximum Patio or Deck Above Finished Grade Encroachment	Rear Yard: 2.5 m
k) Maximum Eaves and Gutters Encroachment	0.46 m
l) Permitted Parking	Min: 1 parking space per unit Stairs, to a maximum of 3 risers, shall be permitted to encroach into this parking space
Zone Requirements – Dwelling, Back-to-Back Townhouse (Areas A-D)	
a) Minimum Lot Frontage	6.0 m (interior) 7.5 m (end) 9.0 m (corner)
b) Minimum Lot Area Per Unit	78 sq.m. (interior) 90sq.m. (end) 105 sq.m. (corner)
c) Minimum Front Yard	3.0 m (to dwelling) 6.0 m (to private garage)
d) Minimum Interior Side Yard	1.5 m; 0.0m where there is a common wall

e) Minimum Exterior Side Yard	2.4 m
f) Minimum Rear Yard	n/a
g) Maximum Height	14.0 m
h) Minimum Landscaped Area	n/a
i) Maximum Porch Encroachment	Front Yard: 1.5 m Exterior Side Yard: 1.8 m
j) Maximum Eaves and Gutters Encroachment	0.46 m
k) Permitted Parking	Min: 1 parking space per unit Stairs, to a maximum of 3 risers, shall be permitted to encroach into this parking space
Zone Requirements – Dwelling, Stacked Townhouse (Areas A-D)	
a) Minimum Lot Frontage	20 m
b) Minimum Lot Area Per Unit	300 sq.m.
c) Minimum Front Yard	4.5 m (to dwelling) 6.0 m (to private garage)
d) Minimum Unit Width	4.5 m
e) Minimum Interior Side Yard	1.5 m
f) Minimum Exterior Side Yard	3.5 m
g) Minimum Rear Yard	6 m
h) Maximum Height	14.5 m
i) Minimum Landscaped Area	n/a
j) Maximum Porch Encroachment	Front Yard: 2.0 m Exterior Side Yard: 1.8 m Rear Yard: 2.5 m
k) Maximum Patio or Deck Above Finished Grade Encroachment	Rear Yard: 2.5 m
l) Maximum Eaves and Gutters Encroachment	0.46 m
m) Permitted Parking	Min: 1 parking space per unit

	Stairs, to a maximum of 3 risers, shall be permitted to encroach into this parking space
Zone Requirements – Dwelling, Rear Lane Townhouse (Areas A-D)	
a) Minimum Lot Frontage	6.0 m (Interior) 6.5 m (end) 7.5 m (exterior)
b) Minimum Lot Area Per Unit	130 sq.m.(interior) 140 sq.m. (end) 160 sq.m. (exterior)
c) Minimum Front Yard	3 m
d) Minimum Exterior Side Yard	2.4 m
e) Minimum Interior Side Yard	1.5 m; 0.0m where there is a common wall
f) Minimum Rear Yard	6 m to private garage
g) Maximum Height	14.5 m
h) Minimum Landscaped Area	n/a
i) Permitted Parking	Min: 1 parking space per unit Stairs, to a maximum of 3 risers, shall be permitted to encroach into this parking space

Model homes shall be permitted in the R4-X zone subject to the following provisions:

- a) A model home shall comply with the provisions of the zone in which it is located and the regulations of this By-law.
- b) The number of model homes in any draft plan of subdivision shall not exceed the lesser of ten (10) dwelling units or 10% of the total number of lots.

Special Provision: Mixed Use Zone MU-X

Notwithstanding the provisions of Section 21 of Zoning By-law 6575/30/18, the following provisions shall apply to lands zoned MU-X in accordance with Schedule B.

Permitted Uses	
a) Apartment Building	
b) Dwelling, Back-to-Back Townhouse	
c) Dwelling, Street Townhouse	
d) Drive-Thru Facility	
e) Medical Office	
f) Retail Store	
g) Other permitted uses as listed within Section 21.2	
Zone Requirements – Non-Residential and Mixed Use (Residential and Non-Residential) Buildings (Area E)	
a) Minimum Lot Frontage	15 m
b) Minimum Lot Area	Not applicable
c) Minimum Front Yard	5.5 m to a public road
d) Minimum Side Yard	3.0m (Interior, if adjacent to Park and Open Space) 6.0m (Interior, if adjacent to any Residential Zone) 2.0 m (Interior, Corner)
e) Minimum Rear Yard	4.5 m
f) Maximum Lot Coverage	Not applicable
g) Maximum Height	32.0 metres (8-storeys)
h) Minimum Landscaped Area	10%
i) Minimum Landscape Buffer abutting a Residential Zone	3.0 m
Zone Requirements – Dwelling, Back-to-Back Townhouse (Area E)	
a) Minimum Lot Frontage	6.0 m (interior) 7.5 m (end) 9.0 m (end)
b) Minimum Lot Area Per Unit	78 sq.m. (interior) 90sq.m. (end) 105 sq.m. (corner)

c) Minimum Front Yard	3.0 m (to dwelling) 6.0 m (to private garage)
d) Minimum Interior Side Yard	1.5 m; 0.0m where there is a common wall
j) Minimum Exterior Side Yard	2.4 m
e) Minimum Rear Yard	n/a
f) Maximum Height	14.0 m
g) Minimum Landscaped Area	n/a
h) Maximum Porch Encroachment	Front Yard: 1.5 m Exterior Side Yard: 1.8 m
i) Maximum Eaves and Gutter Encroachment	0.46 m
j) Permitted Parking	Min. 1 parking space per unit Stairs to a maximum of 3 risers, shall be permitted to encroach into this parking space
Zone Requirements – Dwelling, Street Townhouse (Area E)	
m) Minimum Lot Frontage	6.0 m (interior) 7.5 m (end) 9.0 m (corner)
n) Minimum Lot Area Per Unit	150 sq.m. (interior) 205 sq.m. (end) 245 sq.m. (corner)
o) Minimum Front Yard	4.5 m (to dwelling) 6.0 m (to private garage)
p) Minimum Interior Side Yard	1.5m or 0.0m where there is a common wall
q) Minimum Exterior Side Yard	2.4 m
r) Minimum Rear Yard	6.0 m
s) Maximum Height	11.0 m
t) Minimum Landscaped Area	25%
j) Maximum Porch Encroachment	Front Yard – 2.0 m Exterior Side Yard -1.8 m

	Rear Yard -2.5 m
k) Maximum Patio or Deck Above Finished Grade Encroachment	Rear Yard – 2.5 m
l) Maximum Eaves and Gutters Encroachment	0.46 m

Special Provision: Highway Commercial HC-X

Notwithstanding the provisions of Section 24 of Zoning By-law 6575/30/18, the following provisions shall apply to lands zoned HC-X in accordance with Schedule B:

Permitted Uses	
a) Industry, Light	
b) Retail Store	
c) Other permitted uses as listed within Section 24.2	
Zone Requirements – Highway Commercial (Area F)	
d) Maximum Gross Floor Area	300,000 sq.ft.

Special Provision: Public and Park Zone (P)

Notwithstanding the provisions of the Public and Park (P) Zone, on Schedule “B” may also be used for a stormwater management pond, sanitary pumping station, and a parking lot provided that the following conditions are met:

Stormwater Management Pond & Sanitary Pumping Station:

- a) The location of stormwater management ponds and sanitary pumping stations will be approved by the City of Port Colborne;
- b) Detailed design will be submitted for review and approval by the City of Port Colborne prior to construction.

Parking lot:

- a) The City receives and approves plans submitted by the owner depicting the parking area and access including details for surfacing, curbing of the parking area, lot grading, storm drainage, landscaping, fencing and lighting.

4. For the purposes of this By-law, the following definitions shall apply:

Dwelling, Back-to-Back Townhouse: means a group of not less than four, but no more than ten single dwelling units divided vertically from each other by common side walls and common rear walls, each of which has a private independent entrance directly from the front yard.

Dwelling, Stacked Townhouse: means a building containing four or more dwelling units divided horizontally and vertically, with each dwelling unit having a private entrance to the grade level.

Dwelling, Rear Lane Townhouse: means a townhouse dwelling (street or block townhouse) that is not a stacked townhouse dwelling or back-to-back dwelling and where vehicular access to an attached garage is provided via a driveway crossing the rear lot line that is accessed from either a street or a lane.

Model Home: means a dwelling which is not occupied for human habitation but used for the purpose of temporary display to the public and where a portion of this dwelling may be used as a sales office for the dwelling units to be constructed.

5. Notwithstanding the provisions of Section 3 above, Area C on Schedule "B", forming part of this By-law, shall only be used for the following uses prior to the removal of the "Holding Zone (H)" provision:
 - a) An Elementary School;
 - b) Accessory Uses, Buildings and Structures to an Elementary school;
and
 - c) Notwithstanding any other section of By-law 6575/30/18, as amended, nothing in this by-law prohibits the creation of an elementary school block with a maximum lot area of 26,400 square meters.

Removal of the Holding Zone "H" may occur once the following has been satisfied:

- i. The District School Board of Niagara has provided a letter advising that they do not require the lands for school purposes; or
- ii. A period of five (5) years has elapsed from the date the school block is registered as/within a plan of subdivision.

6. Notwithstanding the provisions of Section 3 above, the following is permitted for Area D on Schedule "B", forming part of this By-law, shall only be used for the following uses prior to the removal of the "Holding Zone (H)" provision:

a) Fire Hall

Removal of the Holding Zone "H" may occur once the following has been satisfied:

- i. The City of Port Colborne has provided a letter advising that they do not require the lands for a fire hall; or
- ii. A period of five (5) years has elapsed from the date the fire hall block has been registered as/within a plan of subdivision.

7. 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

8. 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 _____, 2026.

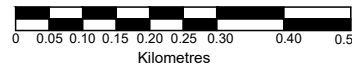
William C. Steele
Mayor

Charlotte Madden
City Clerk



LEGEND

- R4-X Fourth Density Residential, Special Provision X
- MU-X Mixed Use, Special Provision X
- HC-X Highway Commercial, Special Provision X
- P Public & Park Zone
- EP Environmental Protection



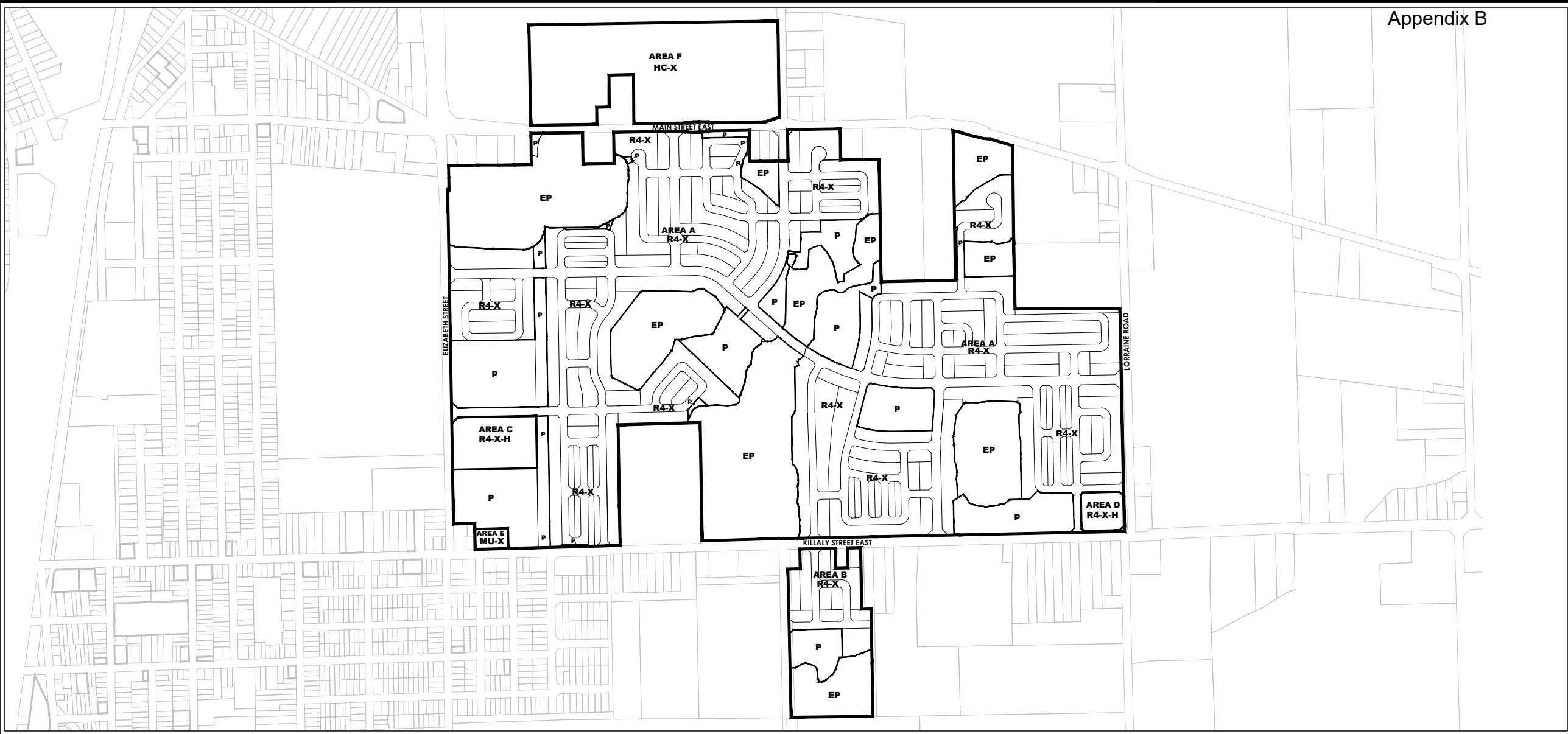
SCHEDULE NOTES:
This map is for general illustration purposes only. For boundary interpretations please contact the City of Port Colborne Planning and Development Services Department

SCHEDULE 'A' OF ZONING BY-LAW AMENDMENT NO. _____

MAYOR: _____

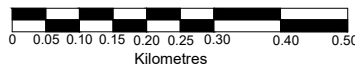
CLERK: _____





LEGEND

- R4-X Fourth Density Residential, Special Provision X, Areas A-D
- MU-X Mixed-Use, Special Provision X, Area E
- HC-X Highway Commercial, Special Provision X, Area F
- P Public & Park Zone
- EP Environmental Protection



SCHEDULE NOTES:
This map is for general information only. For boundary interpretations please contact the City of Port Colborne Planning and Development Services Department

SCHEDULE 'B' OF ZONING BY-LAW AMENDMENT NO. _____

MAYOR: _____

CLERK: _____



Statutory Public Meeting under the *Planning Act* Official Plan Amendment and Zoning By-law Amendment

Elite Killaly Secondary Plan

Applicant: Armstrong Planning and Project Management

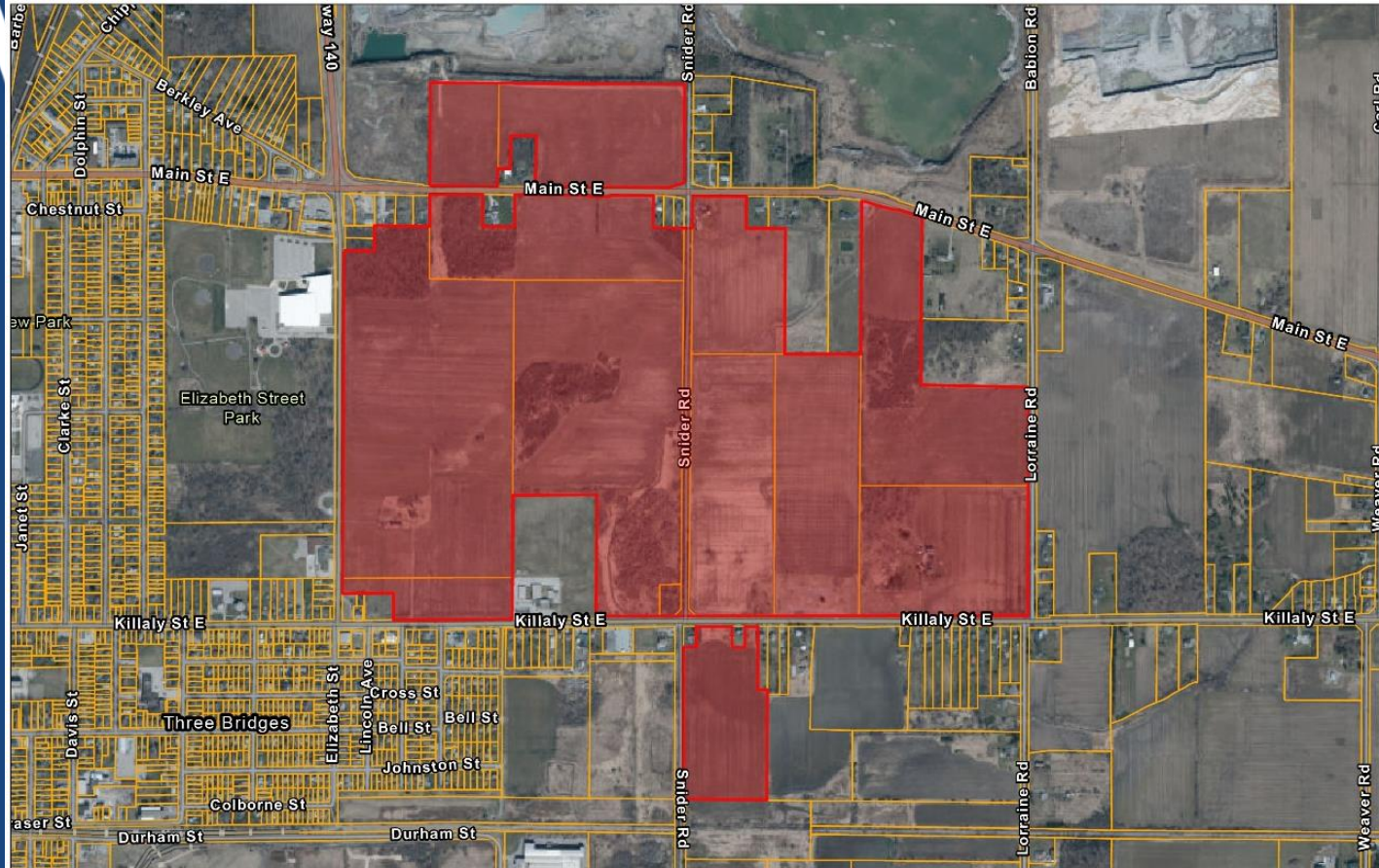
Owner: Elite Capital Developments Inc.

File Numbers: D09-04-24 & D14-05-24

May 5, 2026



Overview of Development Site



Elite Killaly Secondary Plan

- Site Area: 158 ha (391 acres)
- Located east of Elizabeth Street, north of Killaly Street East, west of Lorraine Road, and south of Main Street East (Highway 3)
- Frontage on Main Street East, Elizabeth Street, Killaly Street East, and Lorraine Road
- Vacant lands, with one active farm building in the southeast



Application Details

Requests

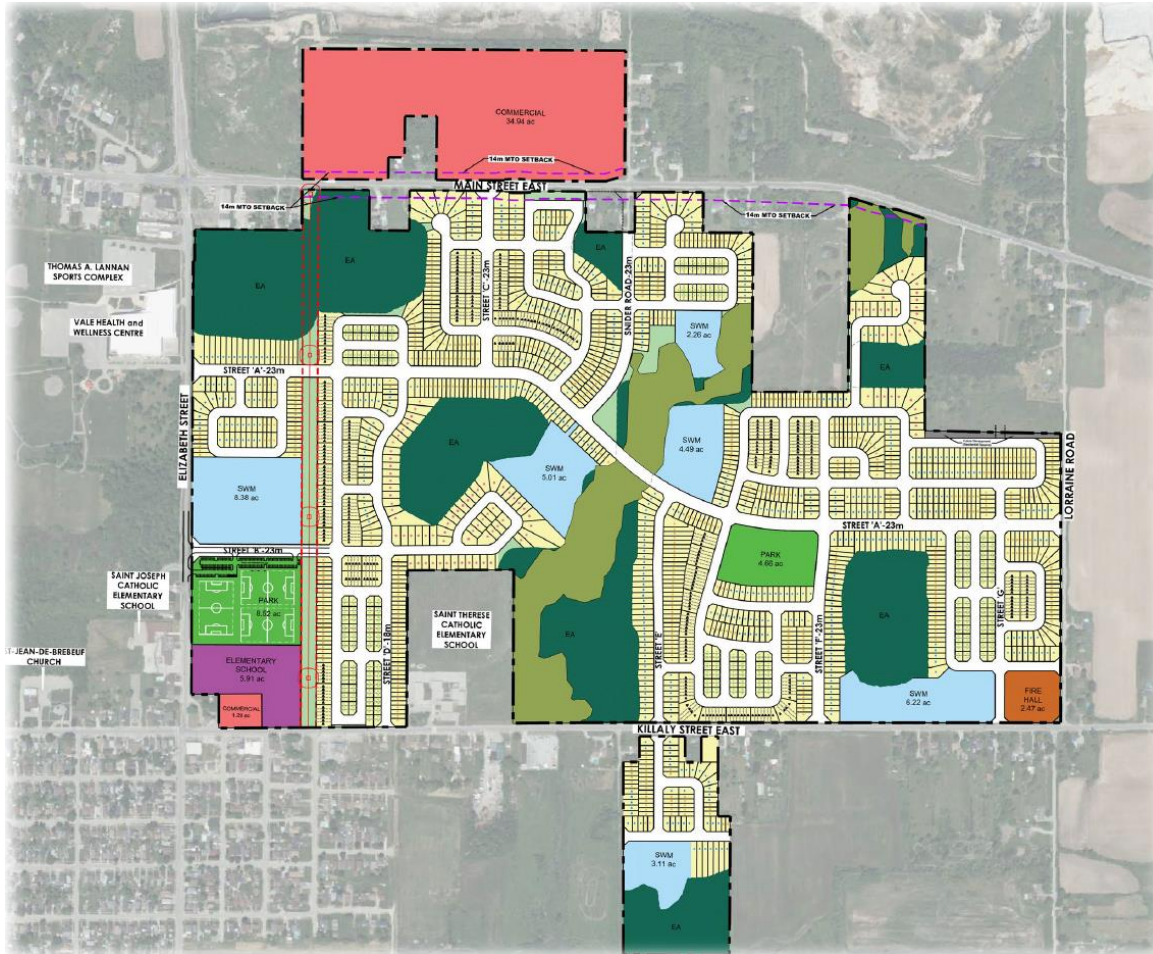
- Official Plan Amendment
- Zoning By-law Amendment

Chronology

- Application Received: May 7, 2024
- Application Deemed Complete: June 7, 2024
- Notice to Neighbours: mailed on September 13, 2024
- Open House: October 3, 2024
- Coordination of comments and meeting with applicant: April 2025
- Resubmission Received: March 6, 2026
- Notice to Agencies: circulated via email March 18, 2026
- Notice to Neighbours: mailed on April 10, 2026
- Notice Signs on Property: April 30, 2026
- Second Open House: April 30, 2026
- Statutory Public Meeting: May 5, 2026



Proposed Development



- 2,003 residential units
 - 1,258 single-detached dwellings
 - 383 street townhouses
 - 362 back-to-back townhouses
- Major commercial block north of Main St E
- Smaller neighbourhood commercial block
- Institutional uses: school site, fire hall, 2 parks
- Environmental Protection and Conservation lands, open space, and stormwater management facilities



PORT COLBORNE

Port Colborne Official Plan

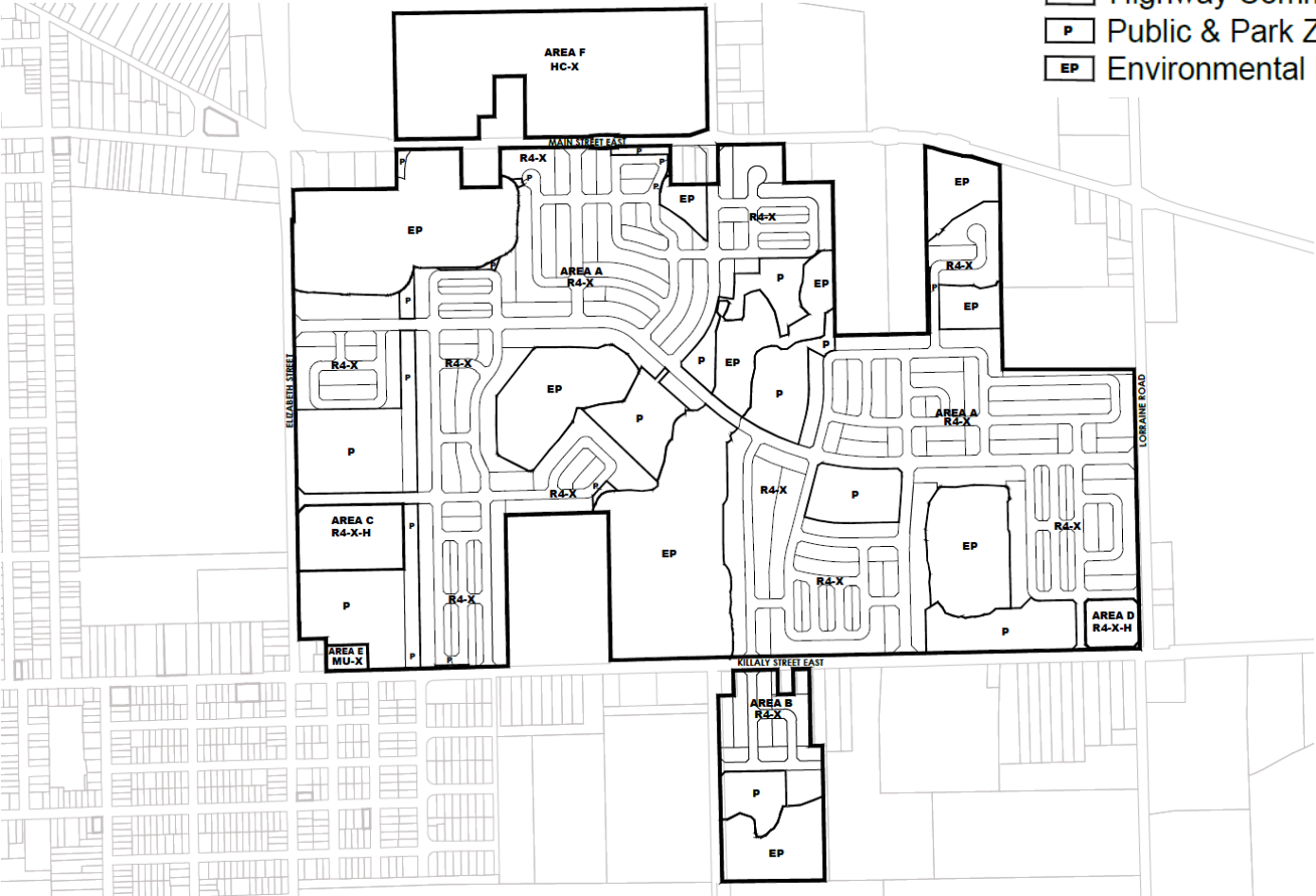
	City of Port Colborne Official Plan	Proposed Killaly Secondary Plan
Designation	Urban Residential, Industrial/Employment Area, and Environmental Protection	New schedule map to guide land uses in the area: Low and Medium-Density Residential, Mixed-Use, Major Commercial Area, Parks and Open Space, Environmental Protection and Environmental Conservation Area
Permitted Density	Low Density Residential: 12 to 20 units per hectare Medium Density Residential: 30 to 70 units per hectare High Density Residential: 70 to 100 units per hectare	Minimum 50 persons and jobs per hectare Low Density Residential: Minimum 12 units per hectare Medium Density Residential: Minimum 35 units per hectare High Density Residential: 60 to 150 units per hectare



Port Colborne Zoning By-law

LEGEND

- R4-X** Fourth Density Residential, Special Provision X, Areas A-D
- MU-X** Mixed-Use, Special Provision X, Area E
- HC-X** Highway Commercial, Special Provision X, Area F
- P** Public & Park Zone
- EP** Environmental Protection



Port Colborne Zoning By-law

Requested Zoning By-law Amendment

Zone	Fourth Density Residential, with Special Provisions (R4-XX)
Permits	<ul style="list-style-type: none"> • Uses listed within Section 8.2 and: • Street Townhouse • Back-to-Back Townhouse • Stacked Townhouse • Model Home • Rear-Lane Townhouse
Special Provisions Requested	<ul style="list-style-type: none"> • Reduced minimum lot frontage • Reduced minimum lot area per unit • Reduced minimum front yard • Reduced minimum interior side yard • Reduced minimum exterior side yard • Maximum porch encroachment • Maximum patio/deck encroachment • Maximum eaves/gutters encroachment • Parking provisions • Definition for model home



Port Colborne Zoning By-law

Requested Zoning By-law Amendment

Zone	Mixed Use Zone, with Special Provisions (MU-XX)	Highway Commercial, with Special Provisions (HC-XX)	Public and Park, with Special Provision (P-XX)
Permits	<ul style="list-style-type: none"> • Uses listed within Section 21.2 and: • Back-to-Back Townhouse • Street Townhouse • Drive-Thru Facility • Medical Office • Retail Store 	<ul style="list-style-type: none"> • Permitted uses within Section 24.2, and: • Industry, Light • Retail Store 	<ul style="list-style-type: none"> • Permitted uses within Section 32.2, and: • Stormwater management pond • Sanitary pumping station • Parking lot
Special Provisions Requested	<ul style="list-style-type: none"> • Reduced minimum front yard • Reduced minimum side yard • Increased maximum height • Minimum landscaped area • Definitions and zone requirements for additional proposed uses 	<ul style="list-style-type: none"> • Maximum gross floor area 	<ul style="list-style-type: none"> • Definitions and conditions for additional proposed uses



Next Steps

- No decision is being made tonight
 - Staff are available to answer questions
 - The applicant's agent and applicant are available to answer questions
- Following the conclusion of the Statutory Public Meeting, a return of comments package will be provided to the applicant
- Staff will continue to process the applications
- The proposed amendments 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 recommendation will be brought forward at a future meeting of Council
- If any interested members of the public would like to receive further notices of this application, including any Notices of Passing, please contact:

Kelly Martel, Planning Manager (kelly.martel@portcolborne.ca)

Charlotte Madden, City Clerk (charlotte.madden@portcolborne.ca)



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
May 5, 2026**

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 May 5, 2026, 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 5th day of May, 2026.

William C. Steele
Mayor

Jessica Beaupre
Deputy Clerk