



## City of Port Colborne Public Meeting Agenda

**Date:** Tuesday, July 7, 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](mailto:deputyclerk@portcolborne.ca). To delegate in person, requests are appreciated, but not mandatory.

**4.1 Statutory Public Meeting Report for Proposed Site-Specific Zoning By-law Amendment – 434 and 484 Barrick Road – File D14-03-26, 2026-100**

**1**

a. Staff Presentation

b. Delegations

**5. By-laws**

**5.1 By-law No. 7476/60/26**

**15**

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

**6. Adjournment**



**PORT COLBORNE**

**Subject: Statutory Public Meeting Report for Proposed Site-Specific Zoning By-law Amendment – 434 and 484 Barrick Road – File D14-03-26**

**To: Council**

**From: Planning and Development Department**

Report Number: 2026-100

Meeting Date: July 7, 2026

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### **Recommendation:**

That Planning and Development Report 2026-100 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) for the purpose of rezoning a portion of the lands located at 434 and 484 Barrick Road from Institutional (I-37-H) and Third Density Residential (R3) to a site-specific Fourth Density Residential (R4-XX) Zone to facilitate the development of six (6) six-storey apartment buildings, each containing 62 units, for a total of 372 units; a two-storey parking structure; and, a one-storey commercial building.

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.

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### **Background:**

On February 12, 2026, the City completed a pre-consultation meeting with Dunsire Properties Inc., for the lands municipally known as 434 and 484 Barrick Road (the

Subject Lands). Following this, a formal application to amend the City of Port Colborne Zoning By-law was submitted to the Planning Department on May 14, 2026. Staff deemed the application complete on May 20, 2026. The materials submitted as part of this Application include:

- Planning Justification Report;
- Traffic Impact Study;
- Conceptual Site Plan;
- Urban Design Brief;
- Functional Servicing Report;
- Concept Landscape Plan;
- Environmental Impact Study;
- Application Form and Cover Letter; and,
- Draft Zoning By-law Amendment.

Copies of relevant supporting materials have been made available on the City's Current Applications Webpage. No decision regarding the proposed amendments are being made at this time.

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### **Internal Consultations:**

The applicant's submission package was circulated to appropriate internal departments and to external agencies on May 22, 2026.

As of the date of writing this report, staff have received comments from the following departments/ agencies:

- Niagara Region
- Niagara Peninsula Conservation Authority
- Enbridge
- TC Energy
- HydroOne
- City of Port Colborne Engineering

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.

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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 June 11, 2026. A sign was posted on the property on June 12, 2026.

As of the date of writing this report, staff have received one phone call inquiry from the Christian Life Assembly Church, which related to their desire to keep their current address and confirm that the adjacent severed lands that form part of the ZBA would not have that address.

Aside from the phone comment noted above, there have been no formal written comments received from the public as of the date of preparing this report.

The Planning Justification Report submitted by the applicant notes that prior to submitting the application, the applicant and their agent hosted a community meeting on March 26, 2026 at Christian Life Assembly (484 Barrick Road). While staff acknowledge that this meeting occurred outside of the formal planning process, no supporting materials or summary of the engagement has been provided. Specifically, staff have not been provided with information respecting the materials presented, level of attendance, feedback received, or whether any revisions to the proposal were made in response to public input. As such, the extent to which the proposal has been informed by this engagement cannot be confirmed.

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## **Discussion:**

### **Background History**

The Subject Lands have recently been the subject of land division and zoning approvals that established the current parcel configuration but did not permit residential development. In particular, the prior Zoning By-law Amendment maintained an Institutional zoning framework to recognize existing and intended uses at the time, including the creation of a separate development parcel. A summary of those processes is provided below:

#### Land Division (consent) Applications

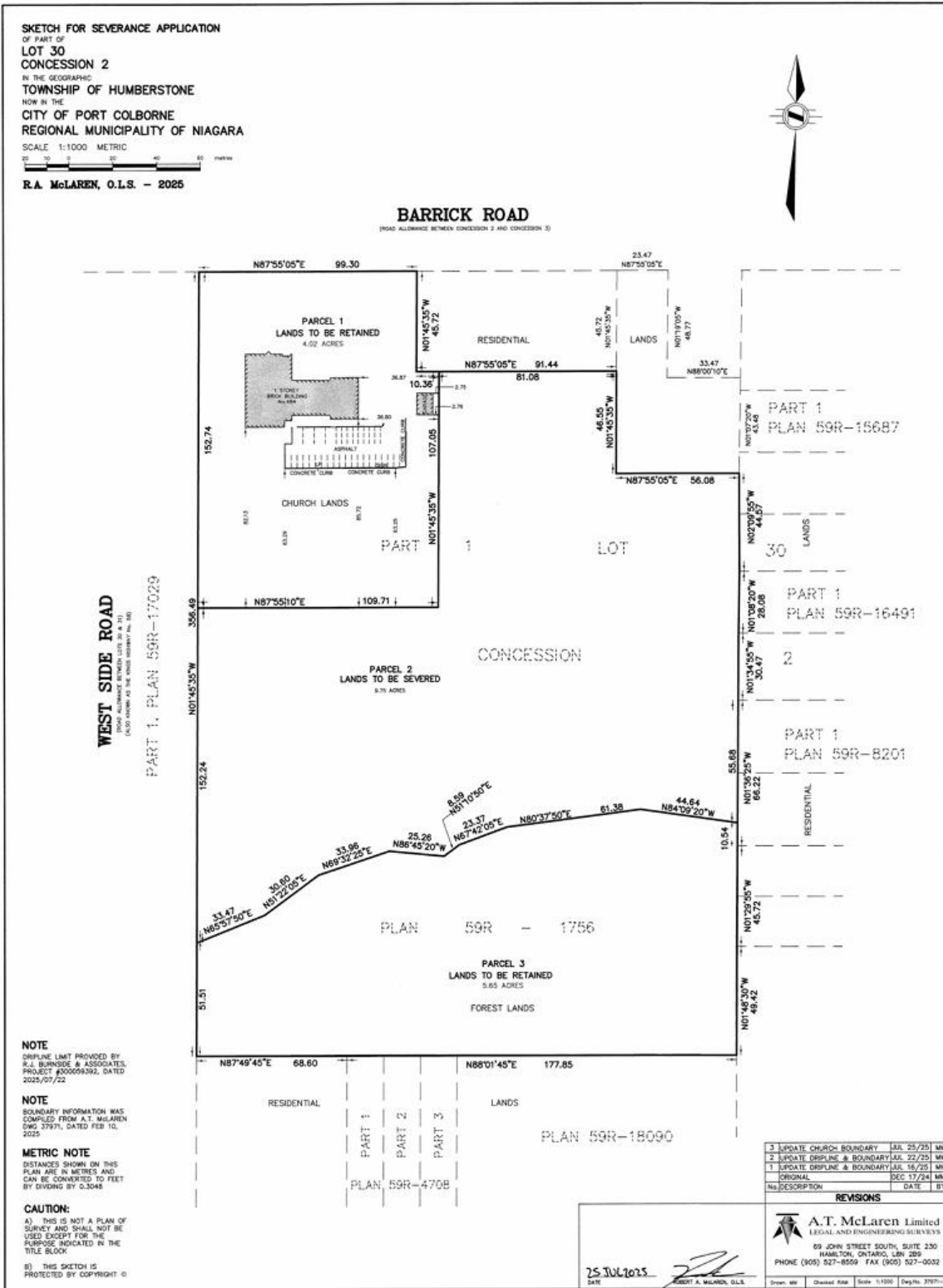
Consent applications (B01-25-PC and B02-25-PC) were filed concurrently to sever 484 Barrick Road into three parts.

- Part 1 was retained through consent application B01-25-PC to remain as a place of worship;
- Part 2 was severed through consent applications B01-25-PC and B02-25-PC as vacant land for future development; and,
- Part 3 was severed through consent application B01-25-PC to remain as a woodlot, which would remain in ownership of the place of worship (achieved through B02-25-PC).

The consents were final and binding on October 14, 2025.

Figure 1 shows the approved severance sketch.

**Figure 1: Severance Sketch**



### Previous Zoning By-law Amendment

A Zoning By-law Amendment application (D14-12-24) was applied in order to facilitate the consent applications and establish zoning for each resulting parcel:

- Part 1 was rezoned to Institutional with Special Provision 37 (I-37);
- Part 2 was rezoned to Institutional with Special Provision 37 and a Holding Provision (I-37-H); and,
- Part 3 was rezoned to Environmental Protection (EP).

The Special Provision allows a minimum lot frontage of 50 metres and minimum lot area of 1.2 hectares, notwithstanding Section 31 of the Zoning By-law.

The Holding Provision applied to Part 2 can only be removed once the appropriate Ministry Acknowledgement is provided with respect to archaeological resources prior to any other development occurring.

The Zoning By-law Amendment (By-law 7387/78/25) was passed on September 23, 2025.

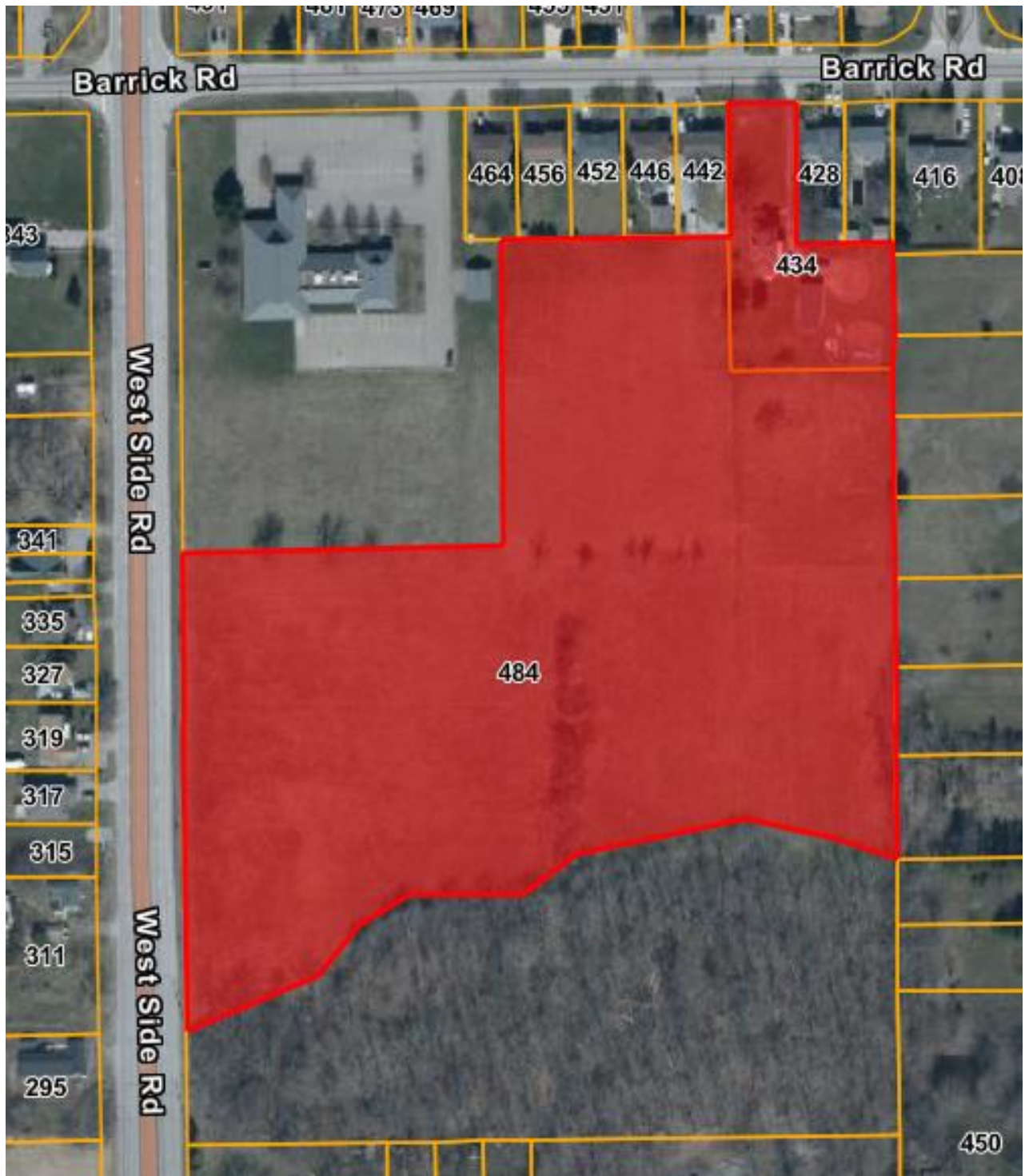
### Current Zoning By-law Amendment Application

As residential uses are not permitted within the Institutional zone, a further Zoning By-law Amendment is required to facilitate the proposed apartment development on the lands. Specific details of the requested amendment and development proposal are provided in later sections of this Report.

### **Site and Surrounding Area Description**

The Subject Lands are legally described as Concession 2, Part of Lot 30, in the City of Port Colborne, Regional Municipality of Niagara, and are municipally known as 434 and 484 Barrick Road. They are located southeast of the intersection of Barrick Road and West Side Road, on the south side of Barrick Road and the east side of West Side Road, comprising a land area of 4.097 hectares. The previous consent applications configure the parcel in a way that it is adjacent to both West Side Road (Highway 58) for 152.24 metres, and Barrick Road for 23.47 metres. In accordance with Section 38 of City of Port Colborne Zoning By-law 6575/30/18, the front lot line is along Barrick Road with a frontage of 23.47 metres. **Figure 2** provides a visual location of the Subject Lands.

**Figure 2: Location Map**



Lands adjacent to the Subject Lands include a mix of institutional and low-density residential uses, including a woodlot south of the site. Vacant land intended for future development and a commercial plaza characterize other uses in close proximity to the Subject Lands, as outlined below:

North: Institutional place of worship, low-density residential dwellings and vacant residential development lands.

East: Low-density residential dwellings.

South: Environmental Protection woodlot, low-density residential dwellings and one five-plex. Commercial plaza and institutional uses further southwest of the site.

West: Low-density residential dwellings and the future Northland Estates subdivision.

The following designations apply to the Subject Lands:

- Urban Residential, in accordance with Schedule A – City-Wide Land Use in the City of Port Colborne Official Plan;
- Delineated Built-Up Area in accordance with Schedule B, Regional Structure of the Niagara Official Plan;
- 434 Barrick: Third Density Residential (R3) Zone, in accordance with Schedule “A8” By-law No. 6575/30/18, being the City of Port Colborne Zoning By-law; and,
- 484 Barrick: Institutional with Special Provision 37 and a Holding Provision (I-37-H), in accordance with By-law 7387/78/25, being a By-law to amend the City of Port Colborne Zoning By-law.

## Proposal

The applicant is proposing to develop the site for residential purposes. The proposal includes:

- Six (6) six-storey apartment buildings, each containing 62 units, for a total of 372 units;
  - The unit mix proposed for each building is 31 1-bedroom units and 31 2-bedroom units;
- A two-storey parking structure containing 148 parking stalls;
- A one-storey commercial building;
- 590 surface parking spaces;
- Outdoor short-term bicycle spaces at the entrance of each building, as well as indoor spaces for bicycles in each building; and,
- A stormwater management pond.

**Figure 3** shows the site development concept submitted by the applicant. A larger size version of the conceptual site plan is provided as **Appendix A**.



Apartment is not a permitted use in the R3 or I-37-H Zones. An amendment is required to rezone the subject site to allow for the development as proposed.

The Zoning By-law Amendment submitted by the applicant proposes to change the zoning of the subject lands from the existing Institutional with Special Provision 37 and a Holding Provision (I-37-H) and Third Density Residential (R3) to a site-specific Fourth Density Residential (R4-XX) Zone. **Figure 4** shows the extent of the requested zoning change

**Figure 4: Applicant's Proposed Zoning Schedule**



The proposed site-specific provisions being requested include:

- Expanding the permitted uses to include commercial uses to address Official Plan requirements for a mixed-use site; and,
- Increasing the permitted height from 20 metres to 22 metres.

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

Planning staff have completed a detailed zoning review of the proposal. The review has identified areas where additional clarification is required to assess conformity with the Zoning By-law, as well as areas of non-conformance not captured in the applicant's proposed amendments.

These items will be communicated to the applicant through the formal return of comments following the statutory public meeting. It is expected that these matters will need to be addressed through a resubmission.

### **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), the City of Port Colborne Comprehensive Zoning By-law 6575/30/18 and any applicable amending by-laws. 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 financial implications for the City at this time.

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### **Strategic Plan Alignment:**

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

- Welcoming, Livable, Healthy Community
  - Increased Housing Options
- 

### **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 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. Applicant's Conceptual Site Plan
- b. Applicant's Draft Zoning By-law Amendment

Respectfully submitted,

Kelly Martel, MCIP, RPP  
Planning Manager  
905-228-8130  
[kelly.martel@portcolborne.ca](mailto:kelly.martel@portcolborne.ca)

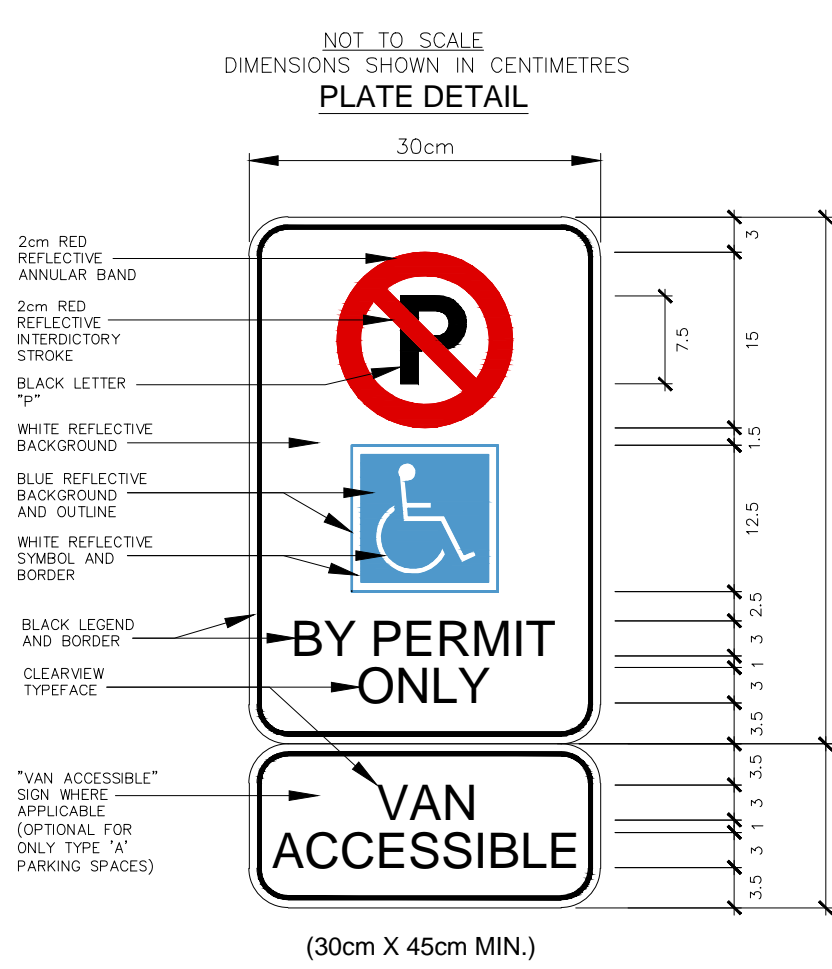
Owen McDonell  
Planning Student  
[owen.mcdonnell@portcolborne.ca](mailto:owen.mcdonnell@portcolborne.ca)

**Report Approval:**

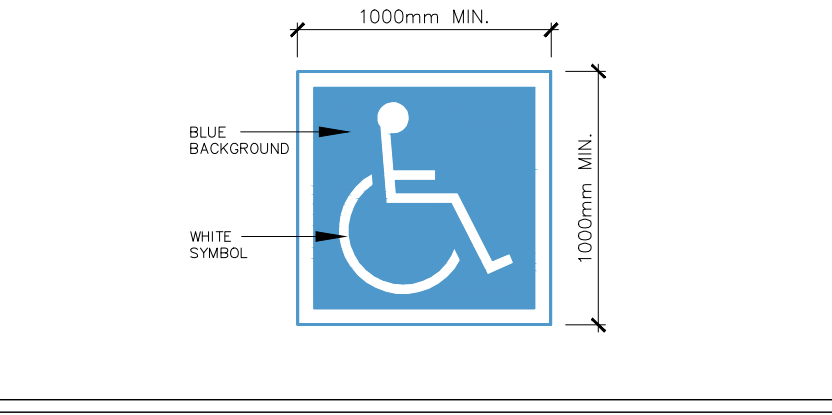
All reports reviewed and approved by the Department Director and also the City Treasurer when relevant. Final review and approval by the Chief Administrative Officer.

### ACCESSIBLE PARKING SIGN

HIGHWAY TRAFFIC ACT, REGULATION 581  
PRESCRIBED SIGNS FOR PARKING SPACES UNDER  
THE HIGHWAY TRAFFIC ACT, REGULATION 581  
PRESCRIBED SIGNS FOR PARKING SPACES DESIGNATED UNDER A  
MUNICIPAL BY-LAW FOR THE USE OF PEOPLE WITH DISABILITIES

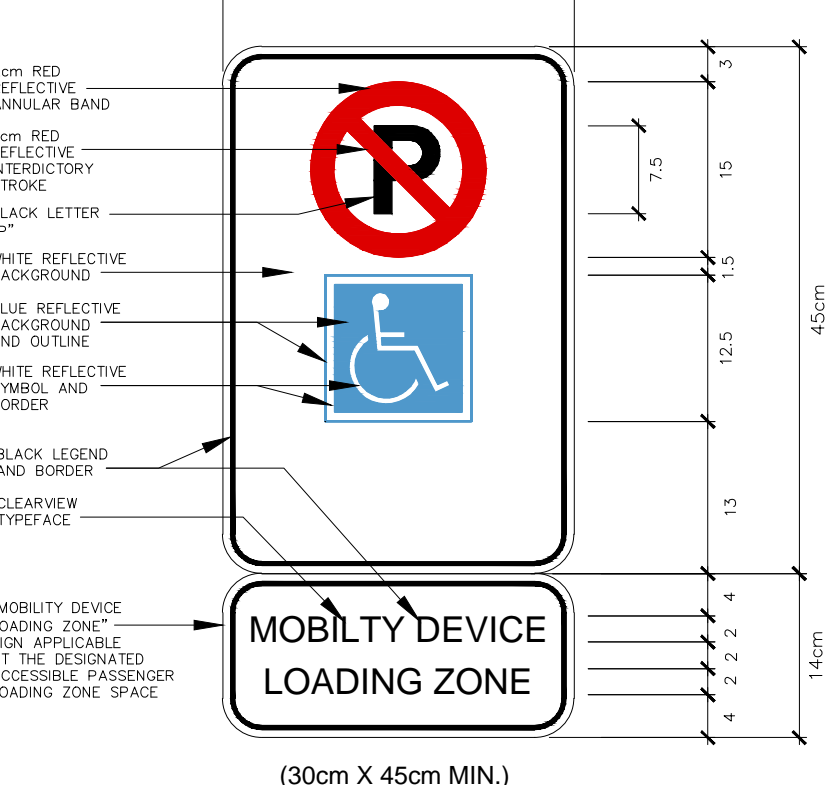


INTERNATIONAL SYMBOL OF ACCESS  
(OPTIONAL ON SURFACE OF THE PARKING SPACE)



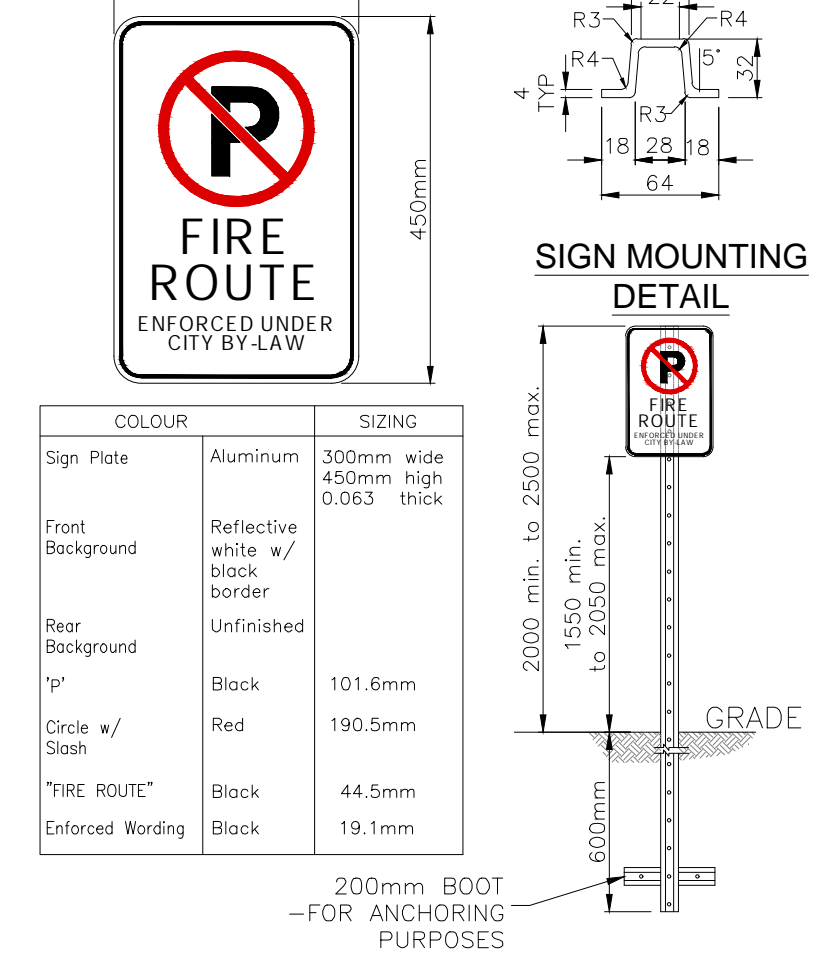
### ACCESSIBLE PASSENGER LOADING ZONE SIGN

NOT TO SCALE  
DIMENSIONS SHOWN IN CENTIMETRES



### FIRE ROUTE SIGN DETAILS

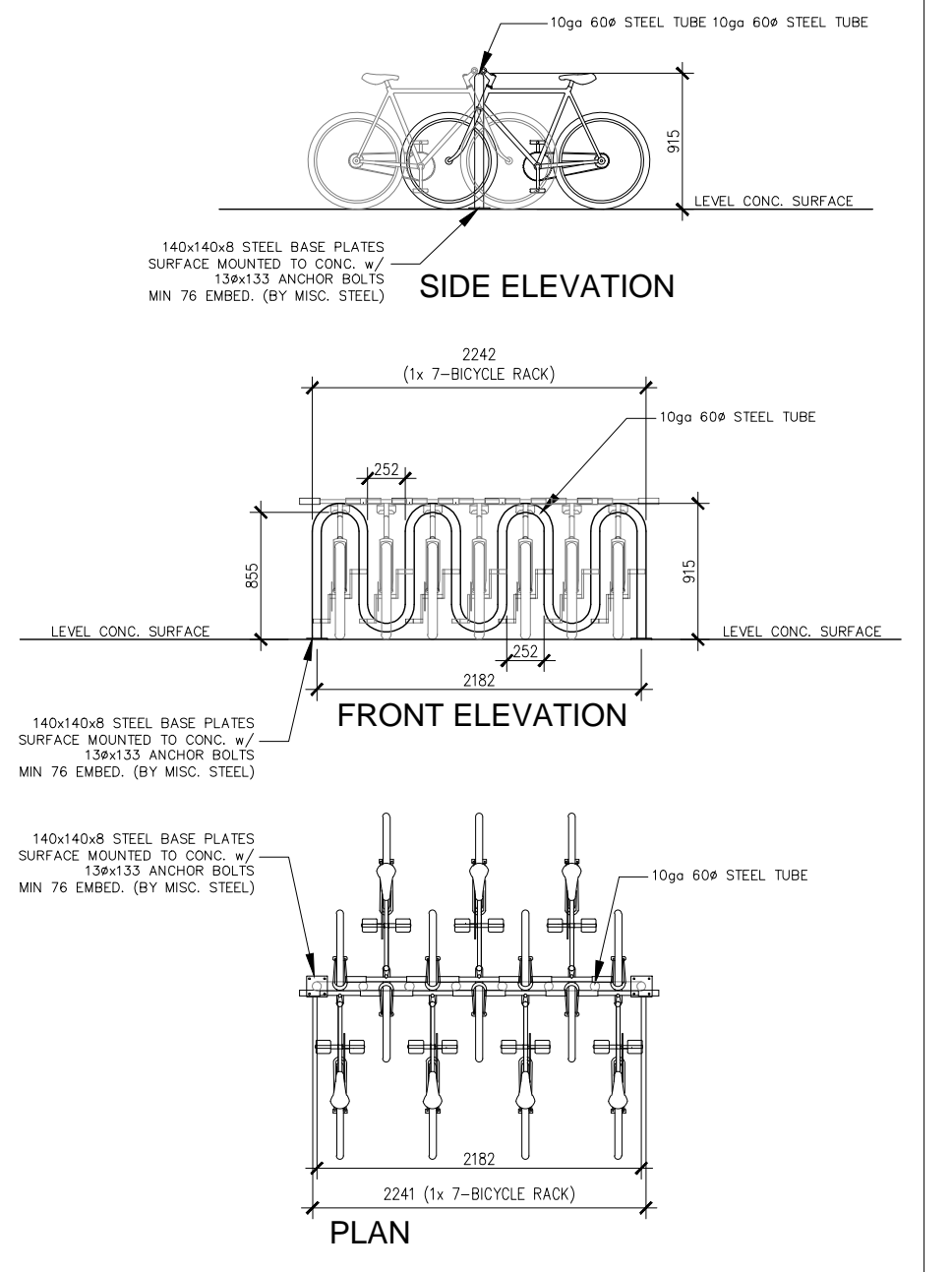
N.T.S. DIMENSIONS SHOWN IN MILLIMETRES



AS PER CITY OF PORT COLBORNE EMERGENCY SERVICES POLICY

### SITE DATA

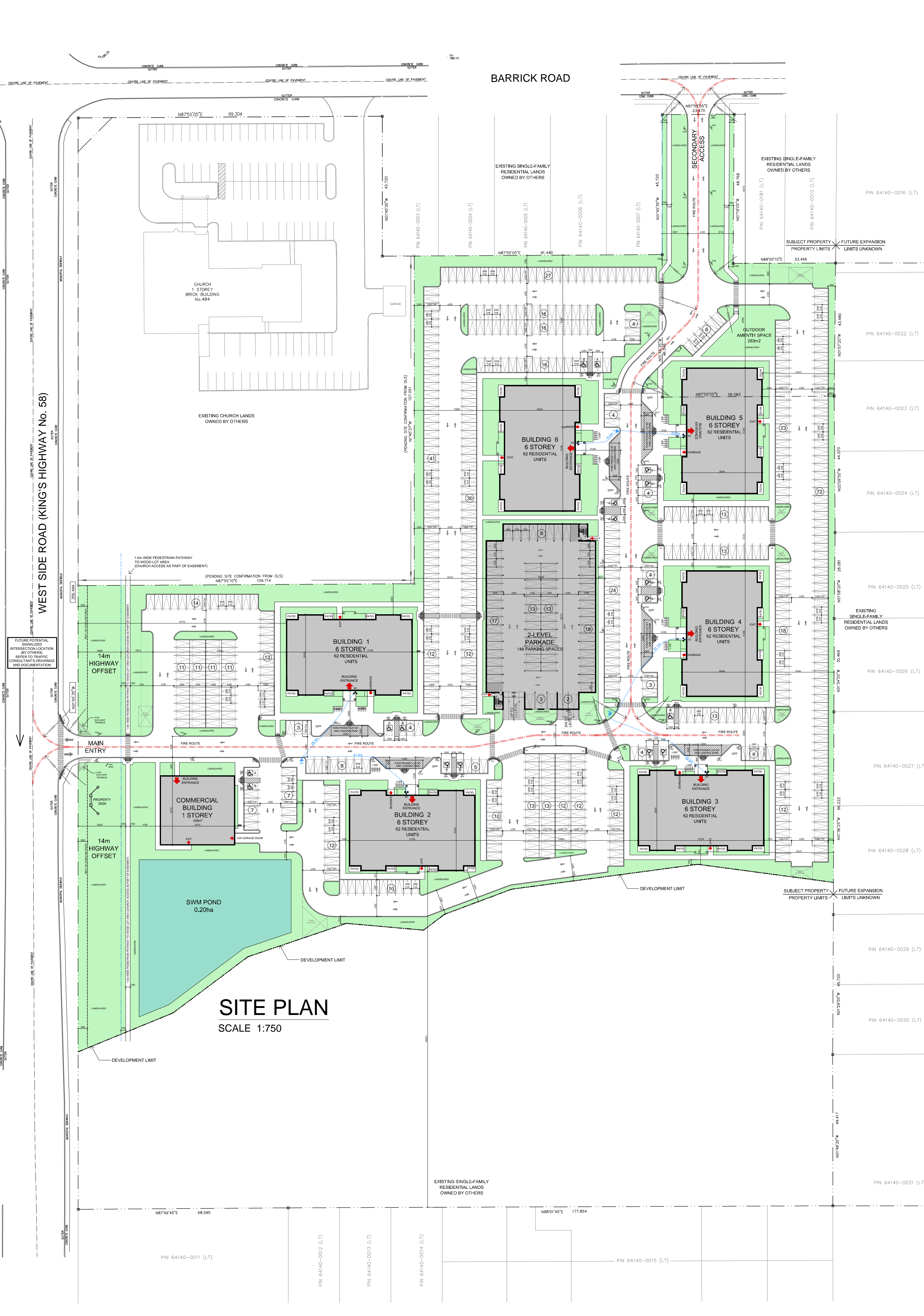
REQ'D/MAX./MIN.	PROPOSED
ZONING I-37-H (INSTITUTIONAL)	R4 (RESIDENTIAL)
LOT AREA (ENTIRE SITE) 65921.9m <sup>2</sup> (6.59 ha)	
DEVELOPMENT AREA 40973.6m <sup>2</sup> (4.097 ha)	
LOT FRONTAGE 18.0m (MIN)	152.24m
FRONT YARD SETBACK 9.0m (MIN)	45.78m
EXTERIOR SIDEYARD SETBACK 15.0m (MIN)	67.9m
REAR YARD SETBACK 6.0m (MIN)	109.82m
INTERIOR SIDEYARD SETBACK 3.0m (MIN)	22.631m
LANDSCAPED OPEN SPACE 25% (MIN)	25%(10,163.3m <sup>2</sup> )
BUILDING COVERAGE 30% (MAX)	21%(8,615.3m <sup>2</sup> )
HEIGHT (TALLEST PARAPET) 20.78m (MAX)	
<b>ACCOMMODATION DATA:</b>	
6 - 6 STOREY APARTMENT BUILDINGS DEVELOPMENT TOTAL	62 UNITS/BUILDING 372 UNITS
<b>SUITE BREAKDOWN:</b>	
62 SUITES PER BUILDING:	
31 1-BEDROOM SUITES PER BUILDING	
31 2-BEDROOM SUITES PER BUILDING	
<b>INTERIOR AMENITY AREAS (PER BUILDING):</b>	
FITNESS ROOM	36.0m <sup>2</sup>
RECREATION ROOM	68.5m <sup>2</sup>
TOTAL INTERIOR AMENITY AREA PER BUILDING	104.5m <sup>2</sup>
<b>ANCILLARY SPACES (PER BUILDING):</b>	
BICYCLE STORAGE ROOM	124.3m <sup>2</sup>
TENANT STORAGE LOCKER ROOMS	305.3m <sup>2</sup>
TOTAL ANCILLARY SPACES AREA PER BUILDING	429.6m <sup>2</sup>
GRAND TOTAL INTERIOR AMENITY AREA	627.0m <sup>2</sup>
GRAND TOTAL ANCILLARY SPACES AREA	2,577.6m <sup>2</sup>
<b>PARKING REQUIRED:</b>	
372 x 1.5 SPACES/UNIT	558 SPACES
TOTAL REQUIRED PARKING	558 SPACES
<b>PARKING PROVIDED:</b>	
2-LEVEL PARKADE SURFACE LEVEL	148 SPACES
590 SPACES	
TOTAL PROVIDED PARKING (2.00 SPACES/UNIT)	738 SPACES
<b>COVERAGE:</b>	
BUILDING AREA:	
BUILDING 1	1018.5 m <sup>2</sup>
BUILDING 2	1018.5 m <sup>2</sup>
BUILDING 3	1018.5 m <sup>2</sup>
BUILDING 4	1018.5 m <sup>2</sup>
BUILDING 5	1018.5 m <sup>2</sup>
BUILDING 6	1018.5 m <sup>2</sup>
COMMERCIAL BUILDING	558.0 m <sup>2</sup>
PARKADE	1946.3 m <sup>2</sup>
TOTAL COVERAGE AREA	8615.3 m <sup>2</sup> (21.0%)



### SHORT-TERM BICYCLE PARKING - ROLLING RACK

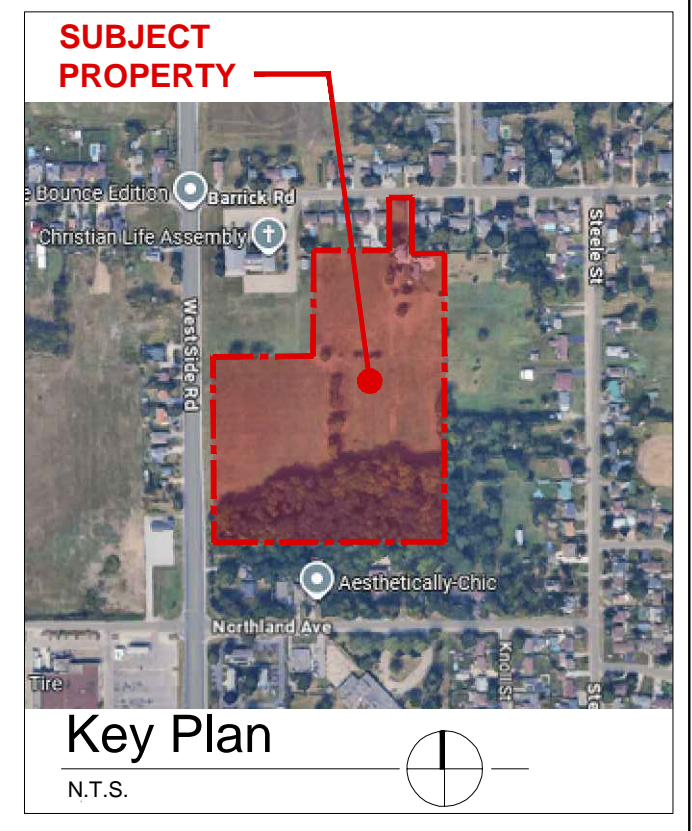
WASTE MANAGEMENT NOTE:  
GARBAGE AND RECYCLING TO BE STORED INSIDE EACH BUILDING (REFER TO FLOOR PLANS) AND MOVED TO GARBAGE PICK UP PAD (GPP) FOR PICK UP ON COLLECTION DAYS

FIRE ROUTE WILL NOT HAVE ANY CENTRE LINE TURNING RADII OF LESS THAN 12m OR A CHANGE OF GRADIENT NOT MORE THAN 1 IN 12.5 (8%) OVER A MINIMUM DISTANCE OF 15m.



### SITE PLAN

SCALE 1:750



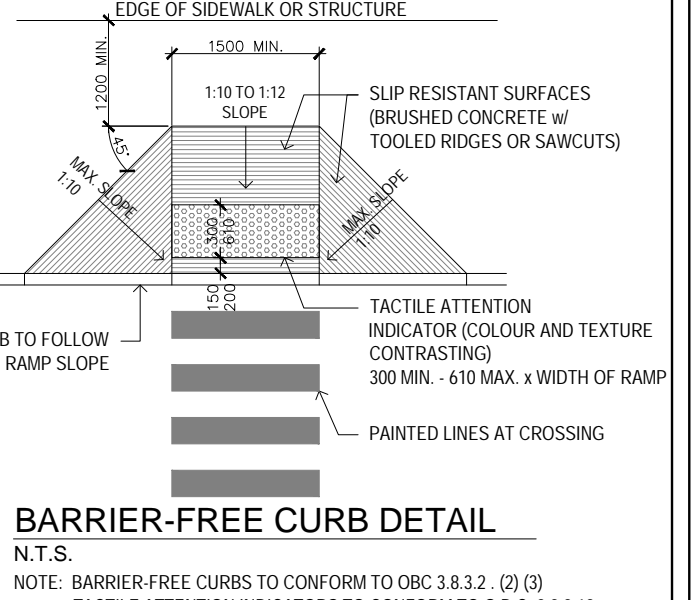
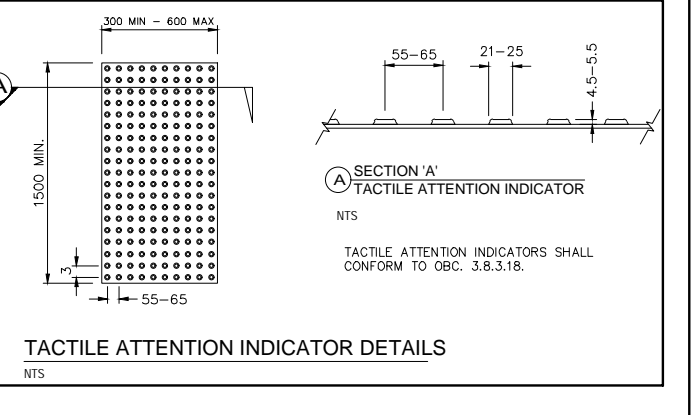
### LEGEND

- GPP GARBAGE PICK-UP PAD. GARBAGE TO BE STORED INDOORS AND MOVED TO GPP ON COLLECTION DAY.
- BARRIER-FREE CURB WITH CURB TRANSITION AND SLIP RESISTANT SURFACE (DETAIL ATTACHED)
- AIR INTAKE OR AIR EXHAUST AWAY WITH METAL GRATE FROM UG PARKING STRUCTURE BELOW. CONFORM LOCATION WITH MECHANICAL DWGS.
- SIAMASE CONNECTION (FIRE DEPARTMENT)
- BARRIER-FREE PARKING SPACE SIGN
- PARKING SPACE (V FOR VISITOR SPACE)
- BARRIER-FREE PARKING SPACE & TYPE (A OR B)
- \*STOP SIGN
- \*ACCESSIBLE PASSENGER LOADING ZONE SIGN
- SHORT TERM BICYCLE STORAGE AREA
- FIRE ROUTE SIGN AS PER CITY OF PORT COLBORNE FIRE SERVICE POLICY
- TACTILE ATTENTION INDICATOR
- FIRE ROUTE
- UNOBSTRUCTED LENGTH FROM F.H. TO S.C. (45m MAX)
- FIRE HYDRANT
- AREA DRAIN (100mm Ø)
- LANDSCAPE DRAIN (75mm Ø)

### BARRIER-FREE CIRCULATION

NOTE: SIDEWALKS DESIGNED TO ACHIEVE THE FOLLOWING:

- PROVIDE BARRIER-FREE WALKWAYS BETWEEN ALL BARRIER-FREE ENTRANCES, BARRIER-FREE PARKING, PASSENGER LOADING AREAS, MUNICIPAL SIDEWALKS AND OUTDOOR AMENITIES I.E. SEATING AREAS, PLAYGROUNDS, PARKS.
- BE A MINIMUM OF 1.1m WIDE AND PROVIDE SUFFICIENT ADDITIONAL SPACE TO ACCOMMODATE EXPECTED SITE FURNISHINGS, EQUIPMENT AND SIGNAGE SO AS NOT TO RESTRICT THE REQUIRED CLEAR PATH OF TRAVEL.
- WHERE TWO SIDEWALKS MEET, THEY SHALL MEET AT THE SAME GRADE (I.E. NO STEPS).
- A CONTINUOUS SLOPE SHALL NOT BE GREATER THAN 5% WITH A CROSS-SLOPE BETWEEN 1% AND 2%.
- SLOPES GREATER THAN 5% MUST BE DESIGNED AS A RAMP IN ACCORDANCE TO 2024 OBC 3.8.3.4.
- DO NOT INCLUDE EXPOSED AGGREGATES OR RIDGES WHICH ALLOW WATER OR ICE ACCUMULATION. POURED IN PLACE CONCRETE WITH A BROOM FINISH PERPENDICULAR TO THE PATH OF TRAVEL (PREFERRED) OR ASPHALT.
- PROVIDE TEXTURED SURFACE AT KEY LOCATIONS (SIDEWALK EDGES, ROAD INTERSECTIONS) TO INDICATE CHANGES IN THE PATH OF TRAVEL.
- FLUSH CURBS ARE REQUIRED AT ALL INTERSECTING ROADWAYS.
- WHERE BARRIER-FREE PARKING SPACES OR LOADING ZONES ARE PROVIDED NOT IMMEDIATELY ADJACENT TO A MAIN ENTRANCE, FLUSH CURBS MUST BE PROVIDED ALONG THE BARRIER-FREE PATH OF TRAVEL.
- EXTERIOR RAMPS AT BARRIER-FREE ENTRANCES SHALL HAVE A LEVEL AREA ADJACENT TO THE ENTRANCE DOORWAY OF AT LEAST 1.7m x 1.7m, SO THAT THE LEVEL AREA EXTENDS AT LEAST 0.9m BEYOND THE LATCH SIDE OF THE DOOR OPENING, EXCEPT THAT WHERE THE DOOR OPENS AWAY FROM THE RAMP, THE AREA EXTENDING BEYOND THE LATCH SIDE OF THE DOOR MAY BE REDUCED TO 0.3m.
- ALL BARRIER-FREE (DEPRESSED) CURBS AND SIDEWALKS TO BE CONSTRUCTED IN ACCORDANCE TO LOCAL MUNICIPAL AND/OR REGIONAL GUIDELINES AND STANDARDS.



**GENERAL NOTES**

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND / OR OMISSIONS TO THE OWNER BEFORE PROCEEDING WITH ANY WORK. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT BUILDING CODE REGULATIONS AND BYLAWS HAVING JURISDICTION. ALL WORKMANSHIP AND MATERIALS MUST CONFORM WITH O.B.C. C.S.A. C.M.H.C. U.L.C. E.T.C. STANDARDS AND BE APPROVED BY OWNER. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNTIL IT HAS BEEN SIGNED BY THE ARCHITECT AND A BUILDING PERMIT HAS BEEN ISSUED. CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE. DO NOT SCALE DRAWINGS. WHEN REQUIRED, VERIFY DIMENSIONS WITH THE ARCHITECT. ALL DRAWINGS & SPECIFICATIONS ARE THE PROPERTY OF MARSH KATSIOS ARCHITECT INC. & MUST BE RETURNED UPON COMPLETION OF THIS PROJECT. THIS DRAWING & ALL DETAILS ARE FOR THIS PROJECT ONLY AND SHOULD NOT BE USED FOR ANY OTHER WORK.

NO.	DATE	ISSUED / REVISIONS
1	NOV 18 2025	SCHEMATIC #1 CLIENT REVIEW
2	DEC 12 2025	SCHEMATIC #2 CLIENT REVIEW
3	DEC 17 2025	SCHEMATIC #3 CLIENT REVIEW
4	JAN 7 2026	REVISED PER CLIENT COMMENTS FROM REVIEW OF SCHEMATIC #3
5	JAN 14 2026	REVISED PER CLIENT COMMENTS RESUBMITTED FOR CLIENT REVIEW
6	JAN 23 2026	SCHEMATIC #4 CLIENT REVIEW
7	FEB 23 2026	SCHEMATIC #5 CLIENT REVIEW
8	FEB 25 2026	REVISED PER CLIENT COMMENTS RESUBMITTED FOR CLIENT REVIEW
9	FEB 26 2026	INCLUDED THE 14m HIGHWAY OFFSET INTO THE LANDSCAPED OPEN SPACE AREA CALC.
10	MAR 4 2026	REVISED PER CLIENT COMMENTS RESUBMITTED FOR CLIENT REVIEW
11	MAY 12 2026	RESUBMITTED TO CLIENT

DETAIL SYMBOL	ELEVATION SYMBOL
A - DETAIL NUMBER	A - ELEVATION NO.
B - LOCATION SHEET	B - LOCATION SHEET
C - DETAIL SHEET	C - DETAIL SHEET

**MARSH KATSIOS Architect Inc.**
  
 200 QUEEN'S AVE., SUITE 103, LONDON, ONTARIO N6A1J3
   
 TEL: 519 432-2020    marshk@rogers.com

**MULTI BUILDING RESIDENTIAL APARTMENT COMPLEX**

434 & 484 BARRICK RD., PORT COLBORNE, ON.

**DUNSIRE PROPERTIES INC.**

29 HARRIET ST. HAMILTON, ONTARIO L8R 2E5

DRAWING TITLE

● SITE PLAN, SCHEMATIC #5

FILE	NO. DUNSIRE'S COMP. (DUNSIRE'S) PORT COLBORNE (BARBARA)	PROJ. NO.	25-2455
SCALE	AS SHOWN	DRAWING NO.	<b>SP1</b>
DATE	OCT 31, 2025		
DRAWN	O.M.		
CHECKED	B.K.		
SITE PLAN APPLICATION No.			
PRINTED/PLOTTED			

The Corporation of the City of Port Colborne

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

Being a by-law to amend Zoning By-law 6575/30/18 respecting the land legally known as Concession 2, Part of Lot 30 in the City of Port Colborne, Regional Municipality of Niagara, municipally known as 484 and 434 Barrick Road.

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 Institutional (I-37-H) and Residential Third Density (R3) to Fourth Density Residential (R4) Zone.
3. That Section 37 entitled "Special Provisions" of Zoning By-law 6575/30/18, is hereby further amended by adding the following:

R4-XX

In addition to the uses permitted in the R4 Zone, all the uses permitted in Section 19.2 of Zoning By-law 6575/30/18 shall also be permitted.

Notwithstanding Section 8.7(h) of Zoning By-law 6575/30/18, the maximum permitted building height shall be 22 metres.

4. That this by-law shall come into force and take effect on the day that it is passed by Council, subject to the provisions of the *Planning Act*.
5. The City Clerk is hereby authorized and directed to proceed with the giving notice of the passing of this by-law, in accordance with the *Planning Act*.

Enacted and passed this      day of                      , 2026.

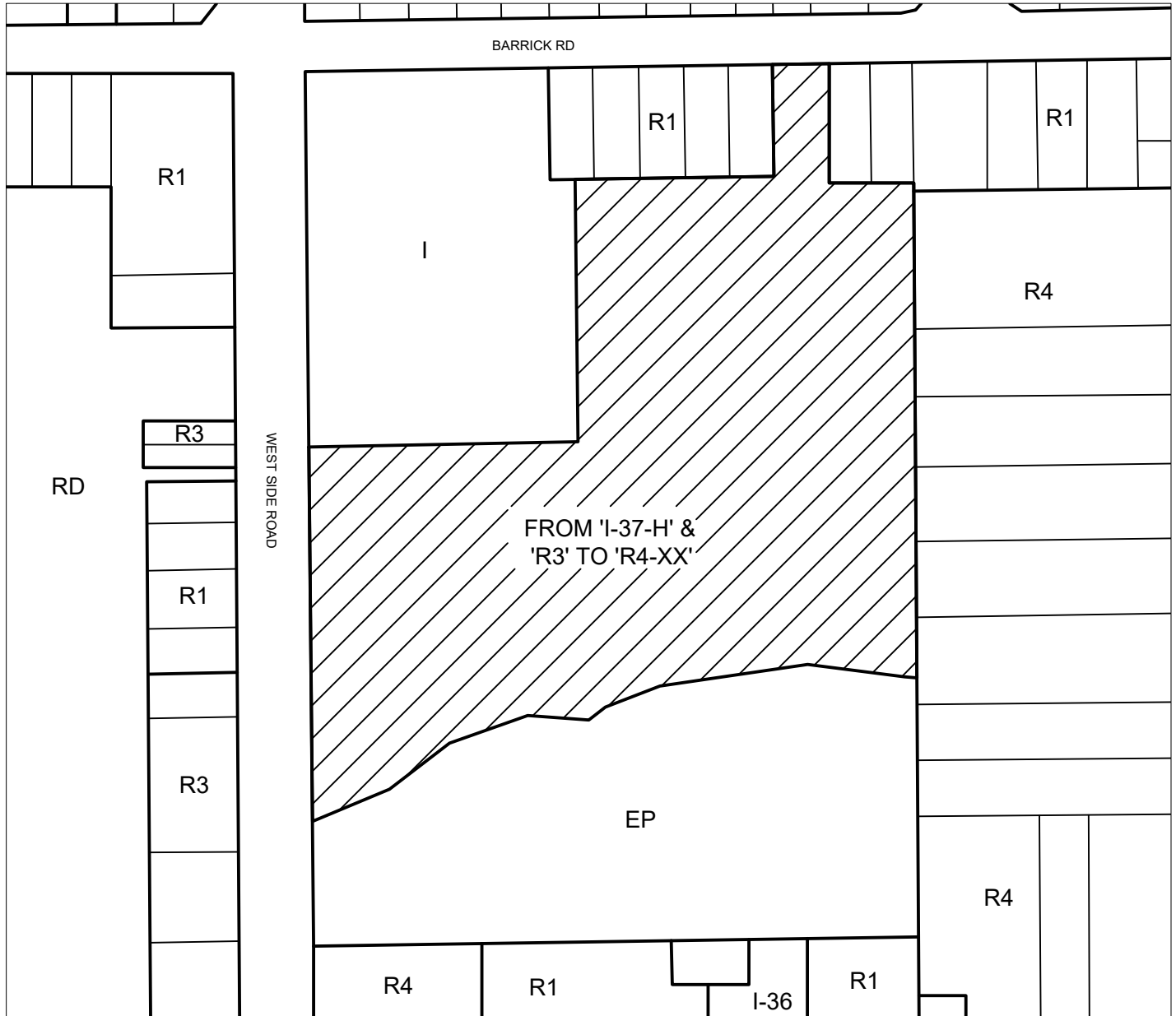
\_\_\_\_\_  
William C Steele  
Mayor

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

# SCHEDULE "A"

## TO ZONING BY-LAW AMENDMENT NO. \_\_\_\_\_

PART OF LOT 30 CONCESSION 2  
IN THE  
CITY OF PORT COLBORNE  
REGIONAL MUNICIPALITY OF NIAGARA



 LAND TO BE REZONED FROM INSTITUTIONAL I-37-H AND THIRD DENSITY RESIDENTIAL R3 TO R4-XX

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DATE

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DATE

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CLERK

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CLERK

**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  
July 7, 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 July 7, 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 7<sup>th</sup> day of July, 2026.

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William C. Steele  
Mayor

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Jessica Beaupre  
Deputy Clerk