



Community Notice: Statutory Public Meeting

Additional Dwelling Units (ADUs) Proposed Official Plan and Zoning By-law Amendment

City File: D09-01-25 & D14-02-25

In accordance with the provisions of the Planning Act, this is to advise that a statutory public meeting has been scheduled by the City's Development and Government Relations Department for a City-initiated Official Plan Amendment and Zoning By-law Amendment to establish an updated policy and regulatory framework for Additional Dwelling Units (ADUs).

Meeting Details

Members of the public are invited to provide input at the Statutory Public Meeting

Date: Tuesday, October 7th, 2025

Time: 6:30 pm

Place: City Hall, 66 Charlotte Street – Third Floor Council Chambers

Virtual participation is also available via Zoom

(Contact the Deputy Clerk for meeting details)

A decision about the application will not be made by City Council at this meeting.

Note: No key map has been provided as the amendments apply to the entire area of the City of Port Colborne

Application Details

The City of Port Colborne has initiated Official Plan and Zoning By-law Amendment applications to establish an updated policy and regulatory framework for Additional Dwelling Units (ADUs) throughout Port Colborne's Urban Area, Hamlet Areas, Rural Areas and Agricultural Areas.

Summary of Proposed Official Plan Changes

- Permit up to four (4) residential units per lot in the urban area, consisting of one primary dwelling and up to three additional dwelling units (ADUs).
- Permit up to three (3) residential units per lot in hamlet and rural areas, consisting of one primary dwelling and up to two ADUs.
- Permit up to two (2) residential units per lot in agricultural areas, consisting of one primary dwelling and one ADU.
- Exempt ADUs from density limits in the Official Plan, allowing them without triggering maximum density thresholds.
- Establish general policy criteria for ADUs, including:
 - Compatibility with lot size and layout
 - Adequate servicing (municipal or private)
 - Avoidance of hazardous areas
 - Compatibility with rural/agricultural character and nearby farm operations
 - Compliance with Minimum Distance Separation (MDS) where applicable

Summary of Proposed Zoning By-law Changes

- Expand permissions for ADUs to include single detached, semi-detached, duplex, townhouse, and street townhouse dwellings (currently only permitted in single detached).
- Increase the maximum number of units per lot to match the Official Plan: up to four in urban areas, three in hamlet/rural areas, and two in agricultural areas.
- Update development standards: increase maximum floor area to 45% of the gross floor area of the primary dwelling, allow greater lot coverage, and set minimum setbacks and height limits for detached ADUs.
- Establish clear criteria for ADUs, including:
 - Adequate lot size and layout
 - Proper servicing (municipal or septic)
 - On-site parking (one space per ADU, stacking permitted)
 - Compliance with zoning, Ontario Building Code, and Fire Code
 - Avoidance of hazardous areas and compatibility with surrounding character (including MDS in rural/agricultural areas)

More Information

For more information about this matter, including information about appeal rights, contact please contact Kelly Martel, Planning Manager at kelly.martel@portcolborne.ca or (905) 228-8130

A copy of the Department's Public Meeting Report along with the proposed amendments will be available for inspection on October 2, 2025 by contacting the Clerk's Division at (905) 228-8118 or on the City's website at www.portcolborne.ca under "Committees, Boards and Council Calendar".

Dated at the City of Port Colborne this 2nd day of September, 2025