

New Official Plan

Council Workshop

Dillon Consulting Limited

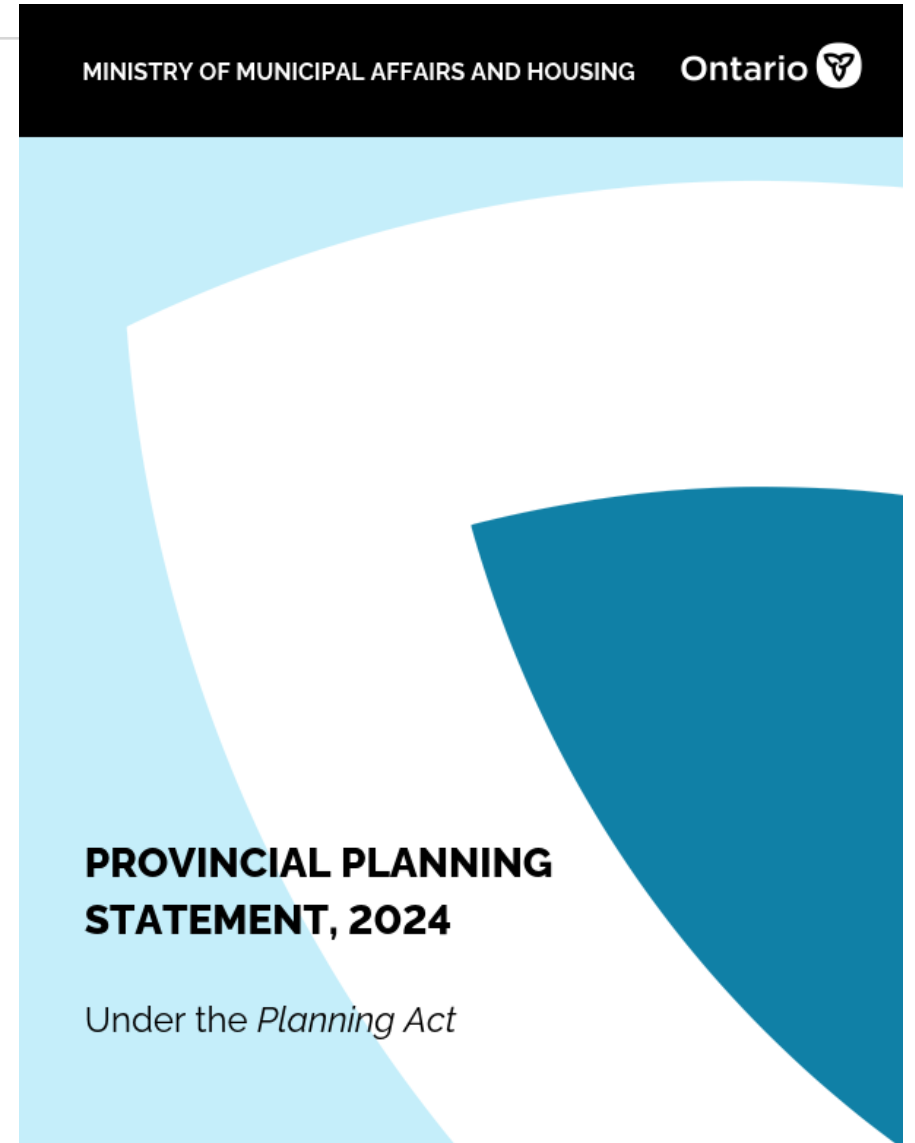
October 2025



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A New Official Plan

- The new Official Plan will:
 - ✓ Provide a dynamic long-term vision for growth to 2055
 - ✓ Align with Provincial Planning Statement (2024)
 - ✓ Implement recent changes to the *Planning Act* (and other applicable policies, regulations, etc.)
 - ✓ Feature a robust agency, community and stakeholder engagement program
 - ✓ Deliver a concise, user-friendly, strategic document to guide change



What can we expect from the New OP?

- The New Official Plan will also:
 - ✓ Ensure that the City has an appropriate amount of land to 2055 for the full range of uses – including residential, commercial and employment uses
 - ✓ Provide Staff and Council with a flexible tool for decision-making
 - ✓ Provide guidance for new infrastructure and public facility investment, such as roads, sewers, schools, and parks
 - ✓ Ensure that the City has updated policies for protecting and enhancing the City's natural heritage system
 - ✓ Include policies to plan for climate change impacts and environmental sustainability
 - ✓ Establish a range of community improvement initiatives
 - ✓ Help to implement the Strategic Plan 2023-2026



Project Phasing

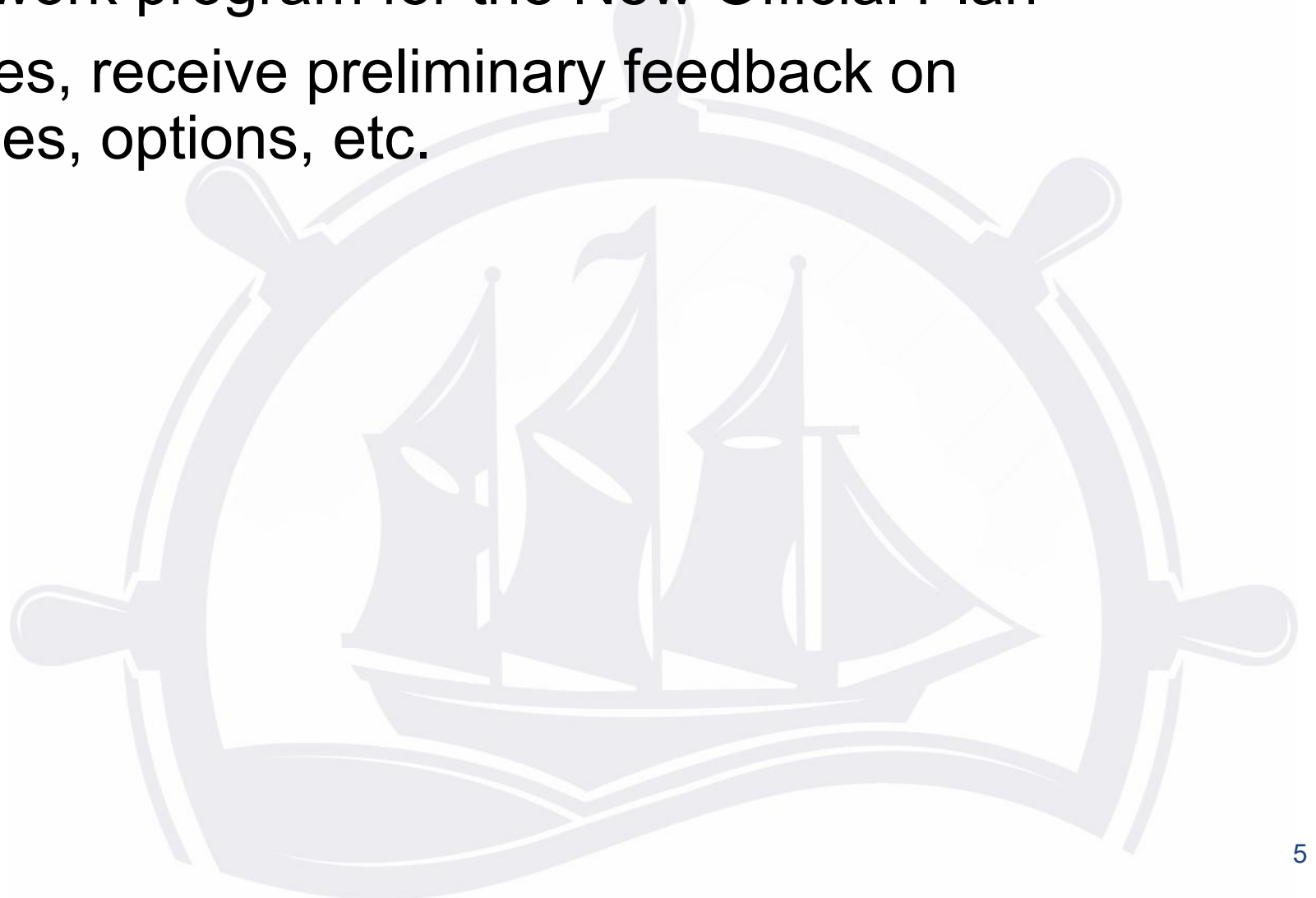


- Final Work Plan
- Engagement and Consultation Plan
- Background and Policy Directions Discussion Paper
- Draft 1 of the New Official Plan
- Draft 2 Official Plan
- Final Draft Official Plan
- Final Official Plan

↑
We are here

Presentation Purpose

- Launch the technical work program for the New Official Plan
- Introduce policy themes, receive preliminary feedback on potential themes, issues, options, etc.



The Vision and Key Themes

Vision



Housing



Environment



Agriculture



Industry and
Employment



*To provide an
exceptional small-
town experience in
a big way*

Retail and
Commercial



Official Plan Vision



Port Colborne is a thriving, vibrant, and diverse rural and urban lakefront community that is rooted in our cultural heritage and the natural landscapes of Lake Erie. Our community is welcoming, inclusive, and accessible to all ages and abilities.

Official Plan Vision



We work together to build a community that is walkable with a thriving downtown, complete streets, and varied and affordable housing options, while protecting our farmland and natural heritage features.

Official Plan Vision



Inspired by our commitment to maintain proper infrastructure, we also plan for expansive parks, green spaces, and community gathering spaces ensuring a healthy community for current and future generations.

Official Plan Vision



We have places to work and promote economic development, tourism, and arts and culture that support our community. Port Colborne is a growing community, and our Official Plan creates a strong foundation to support future growth.

Planning for Growth



- The PPS (2024) directs municipalities to plan for between 20 and 30 year time horizon (2045 min – 2055 max)
- Growth forecasts are to be based on the Ontario Ministry of Finance's projections (*but may be modified as appropriate or be based on previously approved Provincial forecasts)
- The starting point for the new Official Plan will be the development and confirmation of the appropriate 30-year population, housing and employment forecasts for the City Port Colborne





Planning for Growth

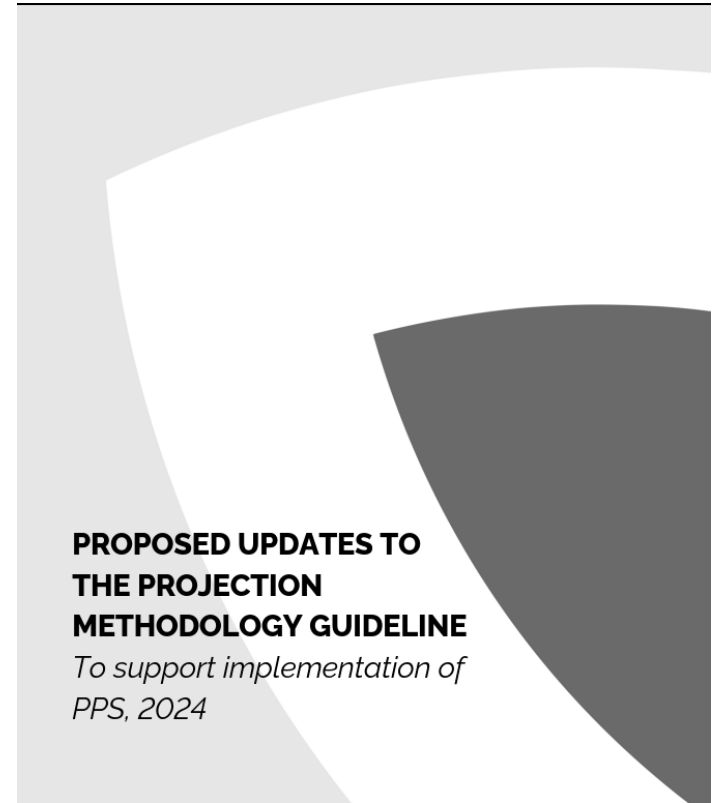
- City's recent Development Charges By Law Study (10-year horizon) identified the following growth forecast:

	Population	Housing	Employment
2021	20,540	8,710	5,960
2024	20,910	8,985	6,997
2036	24,870	10,975	8,664
Change	3,960	1,990	1,667
Percent	+19%	+22%	+24%





- The approach for confirming the City's growth forecast is to use the **Ontario Ministry of Finance's** projections as the starting and where appropriate, take into consideration recent, relevant local development trends to identify the 2055 forecasts for the City
- The Province recently issued a draft **projection methodology guideline**, which will inform the detailed approach
- The population, housing and employment forecasts will be used as the basis for assessing long term land needs for employment lands, residential lands and other land uses





Key Questions

1. What are the critical factors that will drive growth in Port Colborne over the next 30 years?
2. What are the city's top priorities for development?
3. Where should growth opportunities be focused?



Housing Supply Options and Intensification



- The PPS (2024) directs municipalities to plan **a full range of housing options**; to plan complete communities and to plan for **all types of residential intensification**
- Official Plans are to include minimum intensification targets and identify Strategic Growth Areas as the focus for future growth and development
- Housing construction is a top-line priority for the Province



Housing Supply Options and Intensification



A full range of housing types



Single Detached Dwellings



Semis / Multiples



ADUs

- The new Official Plan can provide guidance, policies and/or criteria for how best to plan for a full range of housing options (e.g. locations, height, density, etc.).

Housing Supply Options and Intensification



A full range of housing types



Street Townhouses



Low-Rise Apartment



Mid-Rise Apartments

- The new Official Plan should provide guidance, policies and/or criteria for how best to plan for a full range of housing options (e.g. locations, height, density, etc.).

Housing Supply Options and Intensification



A full range of housing types



Laneway Housing



Stacked Townhomes



Tiny Homes

- The new Official Plan should provide guidance, policies and/or criteria for how best to plan for a full range of housing options (e.g. locations, height, density, etc.).

Housing Supply Options and Intensification



A full range of housing types



Low-Rise Mixed Use



Mid-Rise Mixed Use



High-Rise Mixed Use / Res

- The new Official Plan should provide guidance, policies and/or criteria for how best to plan for a full range of housing options (e.g. locations, height, density, etc.).

Housing Supply Options and Intensification



- The 2023 Growth Analysis Review (prepared by Dillon) indicated that the City had (at the time) a sufficient supply of residential land to accommodate future projected population and housing growth (this conclusion will need to be re-assessed and validated based on the 2055 forecast).
- The 2023 Growth Analysis Review also identified the need for the **City to better define its urban structure** and identify **priority areas for intensification (i.e SGAs)**.
- One of the City's HAF initiatives is to undertake a more comprehensive review of infill development opportunities and constraints to help inform the City's overall approach to housing supply in the built-up area.



Housing Supply Options and Intensification



- Current Official Plan has a minimum intensification target of 15%
- OP identifies two areas – the Downtown and Main Street West (Humberstone)
- The new PPS allows municipalities to identify SGA within the built-up area and also in greenfield areas
- Planning for long-term sustainable growth may require the City to consider other additional strategic growth areas and to be more specific about where and how to grow



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Key Questions



1. What areas should be the focus of intensification? Are the current locations (Downtown / Humberstone) appropriate? Are there other locations?
2. How precisely should SGAs be defined?
3. Are there housing options that need more policy support / direction in the new Official Plan?

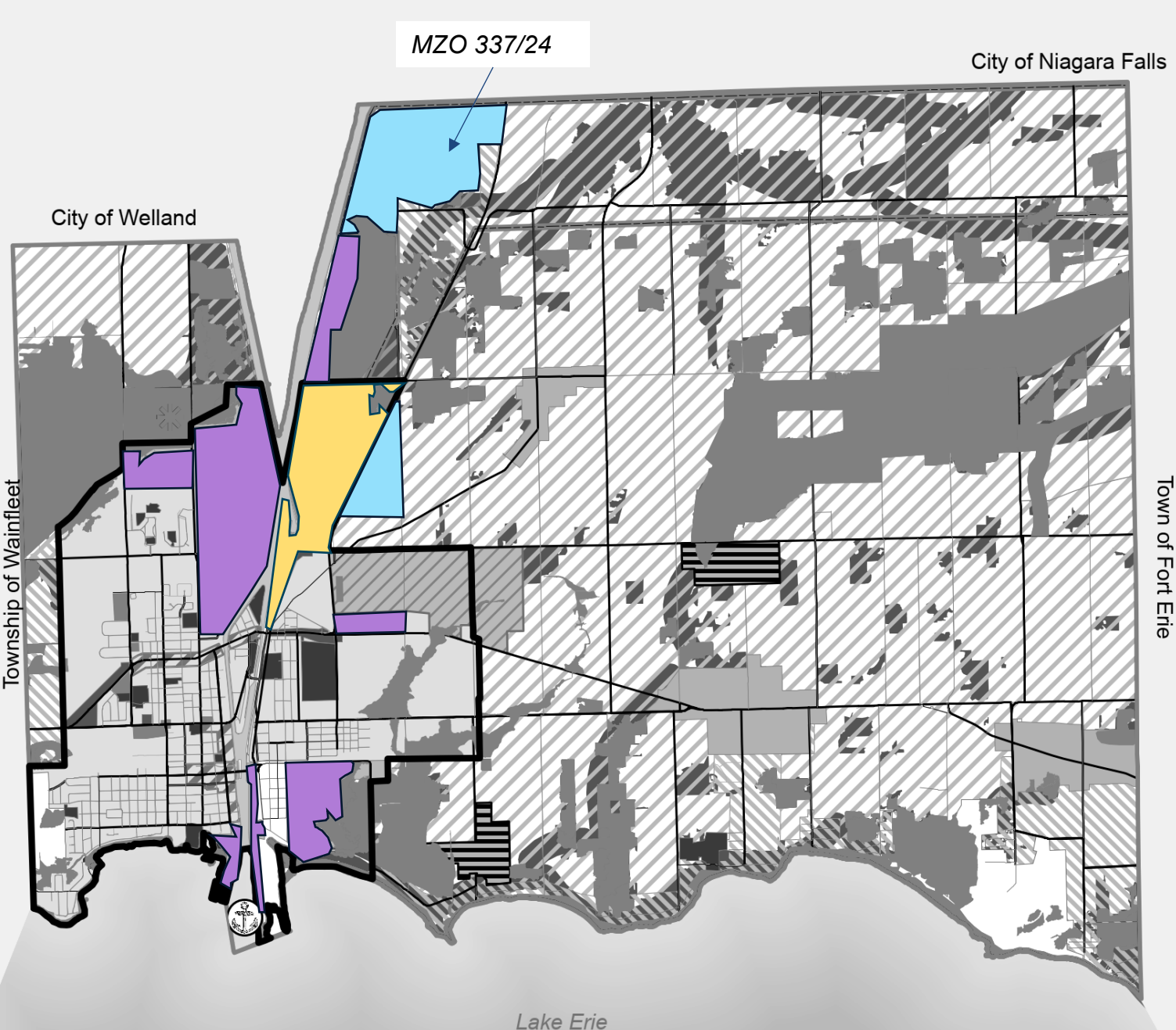


Planning for Employment



- PPS directs municipalities to:
 - Plan for long term employment growth
 - To protect employment areas from incompatible and/or sensitive land uses
 - To protect employment areas in proximity to major goods movement facilities/corridors
 - Plan employment areas for range of manufacturing, R&D in connection with manufacturing, warehousing and goods movement and associated retail/office uses








Planning for Employment



- Port Colborne is attractive for employment land development
- Current Official Plan identifies three types of employment are designations (Gateway Economic Centre, Industrial/Employment Area and Rural Employment)
- There is an opportunity to review and update the supply of employment lands in the City to align with long term needs
- We will also need to update permitted uses to align with PPS (focusing on manufacturing, warehousing, goods movements, associated retail, office, etc.)

-  Gateway Economic Centre
-  Industrial / Employment Area
-  Rural Employment Area

Key Questions



1. How aggressive should the Official Plan be in attracting employment lands investment?
2. Are there new employment areas we should consider?



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- PPS directs municipalities to:
 - Protect natural features and areas for the long term
 - Maintain, restore and where possible improve diversity and connectivity of natural features and the long-term ecological function and biodiversity of natural heritage systems
 - Protect, improve and restore water quality and quantity



Environment



- The City's current Official Plan is generally consistent with the PPS and is organized around Environmental Protection Areas and Environmental Conservation Areas
- A more detailed review of the current policy framework will yield specific gaps to be addressed
- Generally, the area of focus is expected to focus on:
 - Mapping (ensuring that the most up to date mapping is incorporated into the OP)
 - EIS policies





1. What are the other environmental priorities that need to be reflected in the Official Plan?

- Urban forestry, for example, should the OP include a canopy target?
- Climate change?
- Low impact development? / green infrastructure
- Energy efficiency?
- Shoreline health?





- PPS directs municipalities to:
 - Implement an agricultural systems approach
 - Protect prime agricultural lands for long term agricultural uses
 - Protect against land fragmentation
 - Promote agricultural uses, agricultural-related uses and on-farm diversified uses
 - Focus rural development in rural settlement areas
- PPS (2024) also provides new direction for ADUs in agricultural areas



Agriculture



- Updates are intended to help the City's rural and agricultural areas have opportunities to growth and thrive.
- Updates will leverage the extensive exercise done on agricultural mapping in 2022 in the Niagara Official Plan (NOP), which was endorsed by Port Colborne's City Council at that time.



Key Question



1. What are the priorities for agriculture and the City's rural area?



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Next Steps for the Official Plan

- Prepare growth forecasts
- Complete Policy Directions Discussion Paper
- Launch public engagement program



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Summary of Questions

1. What are the critical factors that will drive growth in Port Colborne over the next 30 years?
2. What are the city's top priorities for development?
3. Where should growth opportunities be focused?
4. What areas should be the focus of intensification? Are the current locations (Downtown / Humberstone) appropriate? Are there other locations?
5. How precisely should SGAs be defined?
6. Are there housing options that need more policy support / direction in the new Official Plan?
7. What are the other environmental priorities that need to be reflected in the Official Plan?
8. What are the priorities for agriculture and the City's rural area?



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