

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;

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. _____ to the Official Plan for the City of Port Colborne Planning Area, consisting of the attached map and explanatory text is hereby adopted.

2. That Schedule A is to be included, consisting of the attached map is hereby adopted.

3. That this By-law shall come into force and take effect on the day of passing thereof.

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

William C Steele Mayor

City Clerk

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

Date: _____

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

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
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PART A - THE PREAMBLE

Purpose

The purpose of Official Plan Amendment **No. X** is for site specific amendments to existing designation Urban Residential in the City of Port Colborne Official Plan to permit the development of a residential apartment building on the Subject Lands.

Location

This amendment applies to the lands with a municipal address of 547 King Street and legally known as Part of Lot 9, Plan 769, Humberstone; Part of Lot 10, Plan 769, Humberstone, as in Registered Instrument Number RO359513; City of Port Colborne, in the Regional Municipality of Niagara.

Basis

The Subject Lands are currently designated as Urban Residential on Schedule A, City-Wide Land use of City of Port Colborne Official Plan. An Official Plan Amendment is required to allow for the development of the Subject Lands into a low-rise apartment building. An Official Plan Amendment was submitted to amend the City of Port Colborne Official Plan to seek site specific exemptions to (1) from the requirement to provide ground-oriented residential or commercial uses on the main floor (Policy 3.2.1.c.iii) (2) exemption to providing neighbourhood commercial (Policy 3.2.1.d)

A Zoning By-law Amendment was submitted concurrently, to amend City's Zoning By-law 6575/30/18, rezoning of the lands from the existing "R2 - Second Density Residential Zone" to R4 - Fourth Density Residential Zone with site-specific regulations.

PART B - THE AMENDMENT

All of this part of the document entitled Part B – The Amendment, consisting of the following text and map designated Schedule “A”, constitutes Amendment No. XX to the Official Plan for the City of Port Colborne.

The Official Plan for the Port Colborne Planning Area is hereby amended as follows:

Mapping Changes

That lands shown on "Schedule A to Official Plan Amendment No. XX", shall be identified on Schedule A City Wide Land Use Map of the Official Plan for the Port Colborne Planning Area.

The Official Plan for the Port Colborne Planning Area is hereby amended as follows:

Text Changes

The following site-specific policy is added to Section 3.2.6 of the City of Port Colborne Official Plan:

1. *Notwithstanding Policy 3.2.1. c) i) of the Official Plan for the City of Port Colborne, the high density uses may be permitted to a maximum net density of 383 units per hectare.*
2. *Notwithstanding Policy 3.2.1. c) iii) of the Official Plan for the City of Port Colborne, no ground-oriented residential or commercial uses required.*
3. *Policy 3.2.1.d shall not apply to Subject Lands.*

IMPLEMENTATION AND INTERPRETATION

The implementation and interpretation of this amendment shall be in accordance with the respective policies of the Port Colborne Official Plan and an amendment to the City Zoning By-law to rezone the Subject Lands.

SCHEDULE "A"



**LANDS SUBJECT TO SITE-SPECIFIC OFFICIAL PLAN
AMENDMENT NO.XX**