

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) 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 ___ day of _____, ____.

William C Steele Mayor

Amber LaPointe Clerk

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

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TO THE
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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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STATEMENT OF COMPONENTS

PART A

The Preamble does not constitute part of this Amendment.

PART B

The Amendment, consisting of the following map, 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 for site specific amendments as required by the City of Port Colborne Official Plan for the development of the subject lands.

Location

The lands affected by this amendment are shown on **Schedule A** of this amendment. The lands are on the east side of King Street, just north of Killaly Street West, in the City of Port Colborne, in the Regional Municipality of Niagara, municipally known as 547 King Street.

Basis

Currently, the subject lands are designated as Urban Residential in 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 to permit increased residential density for the use of the property.

It is intended to concurrently approve an Amendment to the 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

Introductory Statement

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:

Lands shown on Schedule A permitted to be developed for apartment buildings at a density rate of 383 units per hectare and no requirement for ground-related residential or commercial uses.

Details of the Amendment

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.

Notwithstanding Policy 3.2.1. c) of the Official Plan for the City of Port Colborne, the lands may be developed for apartment building subject to the following:

- i) Apartment building with a density of 383 units per hectare; and,
- lii) No ground related residential or commercial uses.

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**