



Notice of Adoption

Official Plan Amendment No. 20

File No. D09-01-25

Applicant: N/A (City-Initiated)

The entire area of the City of Port Colborne

Date of Adoption: October 14, 2025

Date of Notice: October 15, 2025

Take notice that the Council of the City of Port Colborne passed By-law 7392/83/25 on the 14th day of October, 2025, under Section 17 of the Planning Act, R.S.O. 1990, as amended.

Location of the lands affected by the Official Plan Amendment (By-law 7392/83/25): The Official Plan Amendment applies to all lands in the City of Port Colborne. Note: No key map has been provided as the amendments apply to the entire area of the City of Port Colborne

The purpose and effect of the Official Plan Amendment (By-law 7392/83/25): The purpose of Official Plan Amendment No. 20 is 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 that would:

- 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; and,
- 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.

A concurrent Zoning By-law Amendment (D14-02-25) to implement zoning regulations for ADUs was also approved by Council during the October 14, 2025, Council meeting. A separate Notice of Passing, which outlines the specific details of the zoning change, has been prepared.

Public Consultation

Public consultation included an open house, which was held at the Golden Puck Room of the Vale Centre on September 16, 2025; and, during the Public Meeting held on October 7, 2025. Notice of the Public Meeting was circulated in accordance with the Planning Act. The Notice was advertised in the paper on September 13 and September 15 and posted on the City's Website on September 16. Copies of the proposed amendment were made available on the City's website and at City Hall for public viewing. As a result of public consultation, written and oral submissions were received and considered. The Agenda meeting package for the October 7, 2025, Public Meeting is available on the City's Council, Boards and Committees Calendar. The Recommendation Report No. 2025-198 was considered by Council on October 14, 2025 and is available on the City's Council, Boards and Committees Calendar. Comments received were considered as part of Council's decision-making process.

Opportunity to Appeal

The Planning Act does not permit appeals to the Official Plan Amendments or Zoning By-law Amendments that implement ADU policies, with the exception of the Minister.

More Information

A copy of the approved amendment is available for inspection in the Clerk's office, located at City Hall, 66 Charlotte Street, Port Colborne, during regular office hours (from 8:30 a.m. to 4:30 p.m. Monday to Friday), or on the October 14, 2025 Council Meeting Agenda By-law No. 7392/83/25. For more information on the purpose and effect of the Official Plan Amendment, please contact Kelly Martel, Planning Manager, at 905-228-8130, or email at kelly.martel@portcolborne.ca. The personal information accompanying your submission is being collected under the authority of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, and can form part of the public record which may be released to the public.

Dated at the City of Port Colborne this 15th day of October, 2025.