



Notice of Passing Zoning By-law Amendment File No. D14-02-25

Applicant: N/A (City-Initiated)

The entire area of the City of Port Colborne

Date of Passing: October 14, 2025

Date of Notice: October 15, 2025

Take notice that the Council of the City of Port Colborne passed By-law 7393/84/25 on the 14th day of October, 2025, under Section 34 of the Planning Act, R.S.O. 1990, as amended.

Location of the lands affected by the Zoning By-law Amendment (By-law 7393/84/25): The Zoning By-law 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 Zoning By-law Amendment (By-law 7393/84/25): The purpose of the Zoning By-law Amendment 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:

- 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; and,
- 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).

A concurrent Official Plan Amendment (D09-01-25) to implement Official Plan policies ADUs was also approved by Council during the October 14, 2025, Council meeting. A separate Notice of Adoption, which outlines the specific details of the Official Plan policies, 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, a Statutory 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. 7393/84/25. 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 14th day of October, 2025.