

The Corporation of the City of Port Colborne

By-law no. _____

Being a by-law to adopt Amendment No. XX 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. XX to the Official Plan for the City of Port Colborne Planning Area, consisting of the attached schedules and explanatory text is hereby adopted.
2. That this By-law shall come into force and take effect on the day of passing thereof.

Enacted and passed this __ day of _____, ____.

Mayor

Clerk

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

“MILLAR’S CROSSING”

Date: _____

AMENDMENT NO. XX
TO THE
OFFICIAL PLAN
FOR THE
CITY OF PORT COLBORNE

“MILLAR’S CROSSING”

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. XX to the Official Plan for the City of Port Colborne.

Date: _____

AMENDMENT NO. XX
TO THE
OFFICIAL PLAN
FOR THE
CITY OF PORT COLBORNE

“MILLAR’S CROSSING”

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PART A - THE PREAMBLE

Purpose

The purpose of Official Plan Amendment No. XX is to amend Schedule A: City Wide Land Use plan and create site-specific policy areas to facilitate the transformation of the subject lands as identified on Schedule 1 to this amendment from vacant and low-rise residential use into a mixed-use subdivision featuring between 309 and 381 new homes in a variety of housing types, including single-detached, semi-detached, townhouses, and condominium units, along with supporting commercial spaces, parks, and new infrastructure, anchored by a high-density, mid-rise mixed-use building with direct access to Elm Street, herein referred to as “Millar’s Crossing”.

Location

The lands affected by this amendment consist of a 4.97-hectare assembly of five parcels four of which do not have assigned municipal addresses. These parcels include PIN 641410024, PIN 641410032, and PIN 641410031, the latter being the only one with an assigned address at 1029 Steele Street, Port Colborne. The fourth and fifth parcels, are parts of PIN 641410386 and PIN 641410393. Together, these parcels form the area designated for the proposed development and represent the “subject lands”, as delineated on Schedule 1 to this amendment.

Basis

Currently, the subject lands are designated Urban Residential on Schedule A (City-Wide Land Use) and are located within the delineated Urban, Built Boundary of the City as per Schedule A1 (Greenfields) of the OP, which permit residential and mixed-use development at varying densities with capped density limits.

An application has been made to amend the City of Port Colborne’s Official Plan and Zoning By-law as they relate to the subject lands in order to permit the use of the property for a new mixed-use subdivision of varying densities, and primarily residential purposes as delineated on the attached schedules to this amendment.

It is intended to concurrently approve an Amendment to the City’s Zoning By-law 6575/30/18, rezoning the subject lands from RD (Residential Development) to R2-XX (Second Density Residential, Site-Specific), from RD (Residential Development) to R3-XX (Third Density Residential, Site-Specific), from RD (Residential Development) to MU-XX (Mixed Use, Site-Specific), from RD (Residential Development) to R4-XX (Site-Specific), from R4 (Fourth Density Residential) to R4-XX (Site-Specific), and RD (Residential Development) to P (Public and Park), subject to site-specific standards as denoted by the “XX” suffix and as per the table of proposed performance standards and proposed zoning schedules provided in Zoning By-law Amendment XX-XXX.

PART B - THE AMENDMENT

All of this part of the document entitled PART “B” – “The Amendment” consisting of the following text and Schedules 1 and 2 constitutes Amendment No. XX to the Official Plan for the City of Port Colborne. The Official Plan of the City of Port Colborne is hereby amended as follows:

Mapping Changes

1. Schedule A: City Wide Land Use is hereby amended by identifying the subject lands as “LANDS SUBJECT TO GENERAL POLICY XX.XXX – Millar’s Crossing on Schedule 1 and LANDS SUBJECT TO POLICIES (a) and POLICY XX.XXX (b)” on Schedule 2.

Text Changes

2. New General Policy XX.XXX for the subject lands (“Millar’s Crossing”).

Notwithstanding any of the Policies of the City of Port Colborne Official Plan, as amended, the subject lands shown on Schedule 1 may be developed as a mixed-use residential subdivision, comprising 309 to 381 new homes in various housing types, including single-detached, semi-detached, townhouses, and condominium units. The development may also feature supporting commercial spaces, live-work units, parks, and new infrastructure, centered around a high-density, mid-rise mixed-use building.

3. New Policies XX.XXX(a) and XX.XXX(b) are added as follows:
 - a. Notwithstanding Policy 3.2.1(b)(i) of the City of Port Colborne Official Plan, as amended, medium-density residential units shall be permitted up to 100 units per hectare on the land as shown on Schedule 2 identified as LANDS SUBJECT TO POLICY XX.XXX (a).
 - b. Notwithstanding Policy 3.2.1(c)(i) of the City of Port Colborne Official Plan, as amended, high-density residential units shall be permitted up to 500 units per hectare on the land as shown on Schedule 2 identified as LANDS SUBJECT TO POLICY XX.XXX (b).

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.

PART C – THE SCHEDULES

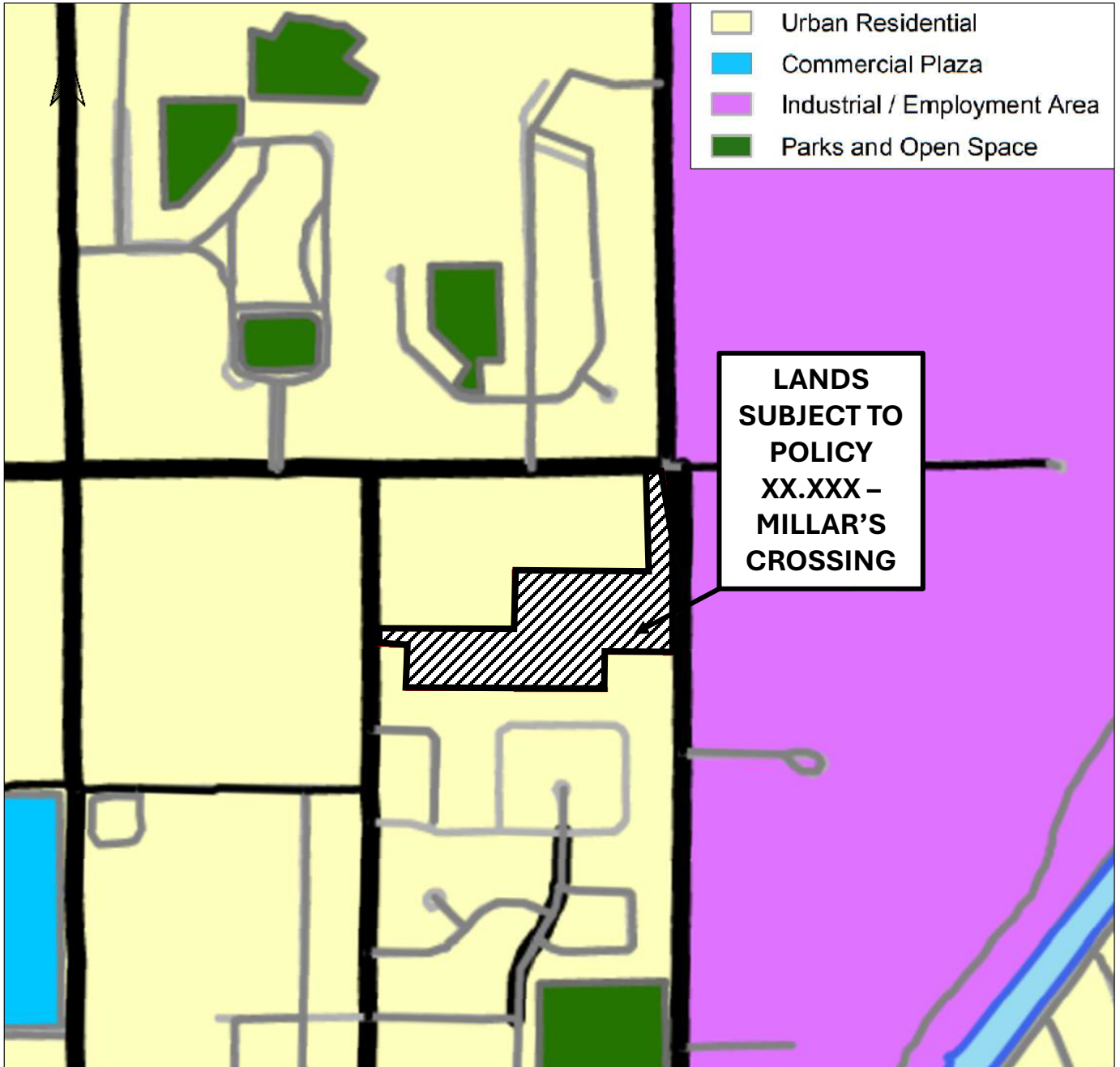
The following schedules constitute part of Amendment No. XX and are included to support the Amendment.

THE CORPORATION OF THE CITY OF
PORT COLBORNE

THIS IS SCHEDULE '1' TO BY-LAW _____ PASSED

THIS _____ DAY OF _____ 2024.

MAYOR _____ CLERK _____



THE CORPORATION OF THE CITY OF
PORT COLBORNE

THIS IS SCHEDULE '2' TO BY-LAW _____ PASSED

THIS _____ DAY OF _____ 2025.

MAYOR _____ CLERK _____

