

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. X 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 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**

**PREPARED BY:
CITY OF PORT COLBORNE
DEPARTMENT OF PLANNING & DEVELOPMENT**

Date

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

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

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

Date: _____

**AMENDMENT NO. 8 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.

Also attached is **PART C** – The Appendices, which do not constitute part of this Amendment. These appendices contain the background data, planning considerations and public involvement associated with this Amendment.

PART A - THE PREAMBLE

Purpose

The purpose of Official Plan Amendment No. **X** is to amend and refine land use designations on Schedule G – Westwood Park Secondary Plan of the Port Colborne Official Plan in order to facilitate the development of Phase 3 of the Westwood Estates Subdivision.

A site-specific policy amendment is proposed along with the mapping modifications to reduce the required wetland buffer.

Location

The lands affected by this amendment are legally described as Part Lot 33, Concession 1 Humberstone, City of Port Colborne. The property does not have a municipal address.

Basis

Currently, the subject lands are subject to a mix of land use designations prescribed in the Westwood Park Secondary Plan. An application has been made to initiate amendments to the City of Port Colborne's Official Plan and Zoning By-law as they relate to these lands in order to permit the use of the property for primarily residential purposes

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 "RD – Residential Development" Zone to Residential Third Density Zone site-specific (R3-X), Residential Fourth Density Zone site-specific (R4), Public and Park Zone (P), Environmental Protection (EP) and Environmental Conservation Layer (EC).

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. X 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

Lands shown on Schedule A are within the Westwood Park Secondary Plan. The current designations of the lands are amended by refining the location and extent of natural heritage features and floodlines, stormwater management facilities, parks and open space and low and medium density residential areas.

The Neighbourhood Commercial Special Policy Areas are deleted in their entirety.

Text Changes

The following site-specific policy is added to Section 5.3.3.7 a) of the Westwood Park Secondary Plan:

“Notwithstanding Policy 5.3.3.7 a) (vi), a minimum wetland buffer of 11.36 metres is permitted for the southern wetland, subject to the completion and approval of an Environmental Impact Study and any prescribed mitigation measures.”

IMPLEMENTATION AND INTERPRETATION

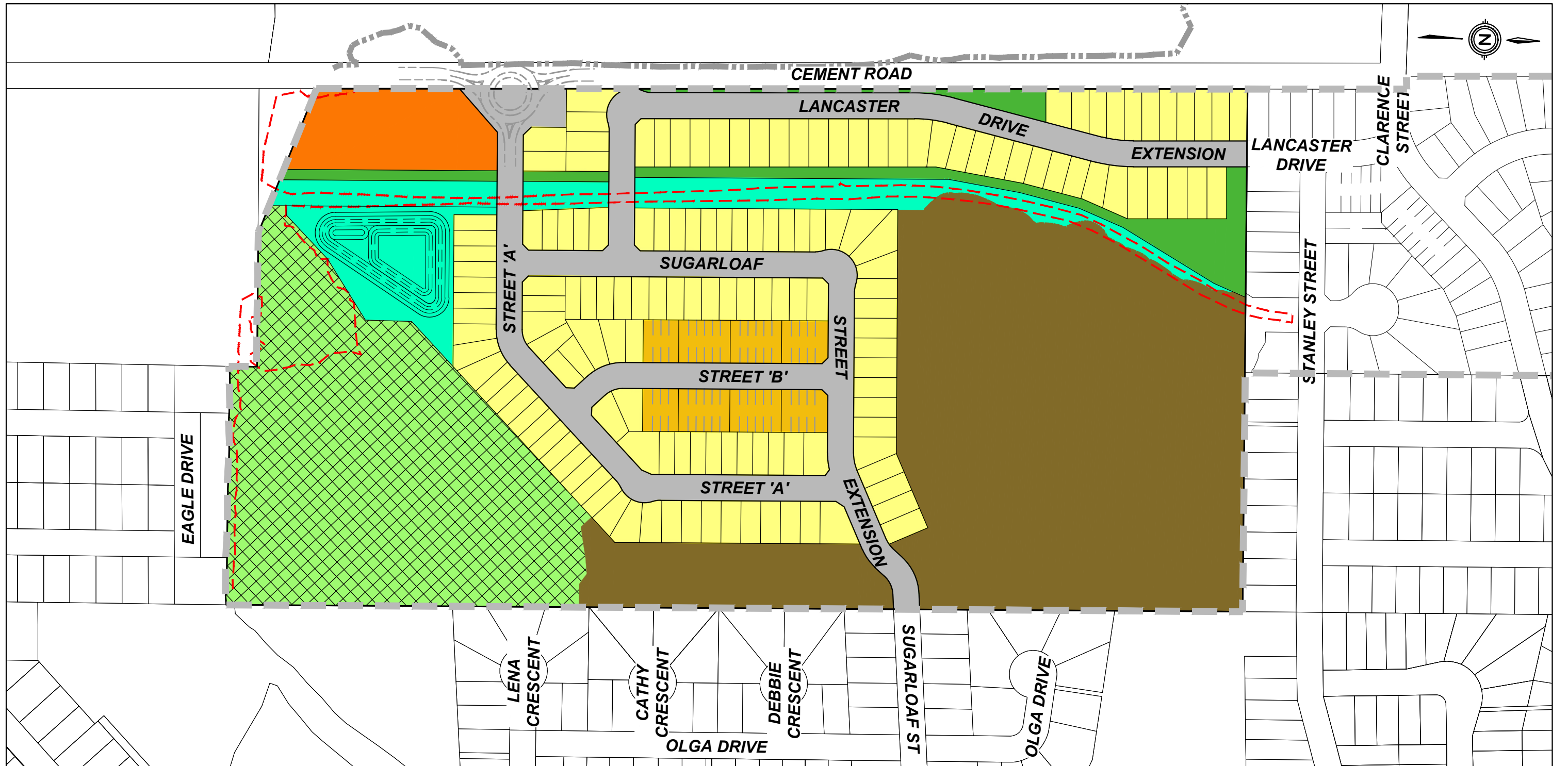
The implementation and interpretation of this amendment shall be in accordance with the respective policies of the Port Colborne Official Plan and an amendment to the City Zoning By-law to rezone the subject lands.

PART C – THE APPENDICES

The following appendices do not constitute part of Amendment No. 8 but are included as information to support the Amendment.

APPENDIX I – Draft Minutes of the Public Meeting on X Date

APPENDIX II – Department of Planning & Development Report 2025 XX



LEGEND

- | | | |
|---------------------------------|----------------------------|------------------------------|
| LOW DENSITY RESIDENTIAL | ENVIRONMENTAL PROTECTION | SECONDARY PLAN BOUNDARY |
| MEDIUM DENSITY RESIDENTIAL | ENVIRONMENTAL CONSERVATION | AMENDED REGULATORY FLOODLINE |
| MEDIUM/HIGH DENSITY RESIDENTIAL | ROAD NETWORK | REGIONAL FLOODLINE |
| STORMWATER MANAGEMENT | | |
| PARK | | |

WESTWOOD ESTATES - PHASE 3
SCHEDULE 'A' OF OFFICIAL PLAN AMENDMENT No. _____

MAYOR: _____

CLERK: _____

