

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 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

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. 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**

INDEX

The Statement of Components

Part A – The Preamble

Purpose

Location

Basis

Part B – The Amendment

Introductory Statement

Details of the Amendment

Implementation & Interpretation

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 to adopt a Secondary Plan 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 bordered by Main Street to the north, Killaly Street to the south, Lorraine Road to the east, and Elizabeth Street to the west.

Basis

Currently, the subject lands are designated as Urban Residential and Environmental Protection Areas 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 the use of the property for mixed uses.

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, and R1- First Density Residential" Zones to R3- Third Density Residential Zone with site-specific regulations for residential portions and HC Highway Commercial for proposed commercial area.

PART B - THE AMENDMENT

All of this part of the document entitled **PART "B"** – "The Amendment" consisting of the following 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

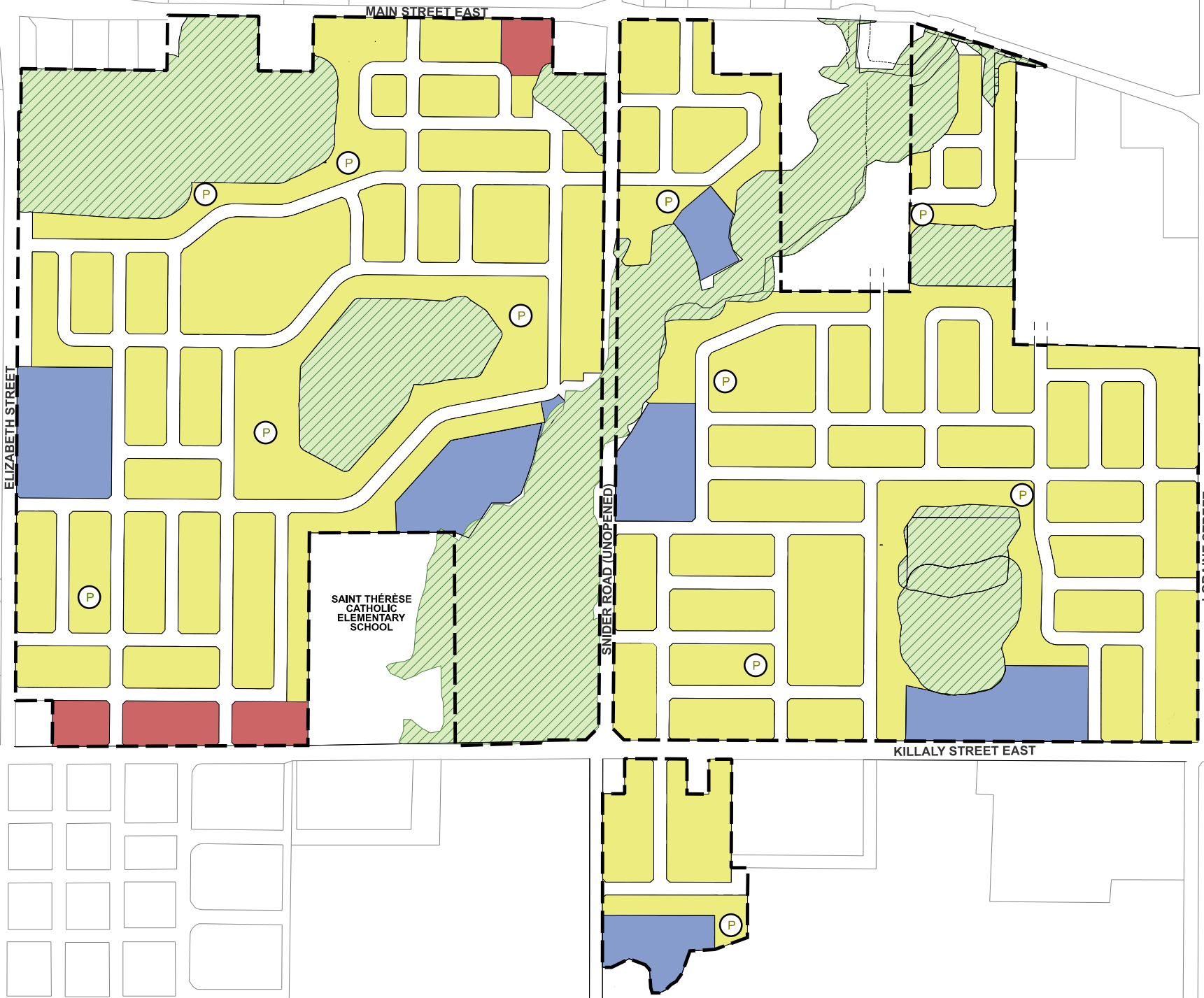
Lands shown on Schedule A are to be included as part of the Secondary Plan submitted with this application.

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.

Scheule A – Killaly Secondary Plan

N



LEGEND

- Study Area
- Residential
- Commercial
- Parks*
- Stormwater Management Pond*
- Environmental Protection

*Location of parks and stormwater management pond are subject to change at the detailed design stage.

**KILLALY MASTER PLAN
SCHEDULE 'A' OF OFFICIAL PLAN AMENDMENT No. _____**

MAYOR: _____

CLERK: _____



PORT COLBORNE