



Notice of Public Meeting Notice of Complete Application Proposed Official Plan and Zoning By-law Amendment Proposed Draft Plan of Subdivision

Official Plan Amendment D09-02-24
Zoning By-law Amendment D14-03-24
Draft Plan of Subdivision D12-01-24
Mapleview Subdivision
Applicant: NPG Planning Solutions Inc.
Owner: 1000046816 Ontario Ltd.

Proposed Change

The City of Port Colborne has received complete applications for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision on the lands legally known as Part of Lots 31, 32 & 33, Concession 1, and part of the road allowance between Townships of Wainfleet and Humberstone, and part of the road allowance between Lots 32 & 33. See enclosed with this notice for a map showing the property.

The application for Official Plan Amendment proposes to amend the Official Plan to facilitate the proposed Draft Plan of Subdivision with the following policy change:

1. Notwithstanding section 3.2 of the Official Plan for the City of Port Colborne, low density residential uses may be permitted to a maximum net density of 30 units per hectare, medium density residential uses may be permitted to a maximum density of 95 units per hectare, and high-density residential uses may be permitted to a maximum density of 150 units per hectare.

The application for Zoning By-law Amendment proposes to change the zoning of the subject lands from the existing special Neighbourhood Commercial zone (NC-27-H), the special Second Density Residential zone (R2-28-H), the special Third Density Residential zone (R3-29-H), and special Fourth Density Residential zone (R4-30-H), to a new site-specific Fourth Density Residential (R4) zone, site-specific Mixed-Use (MU) zone, Environmental Protection (EPA) zone and Public and Park (P) zone. The Draft Zoning By-law Amendment which includes applicable site-specific amendments referenced above will be available for public inspection on the City's website on the "Current Applications" page a minimum of 20-days prior to the meeting, or by contacting David Schulz, Senior Planner, below.

Associated Applications

A complete application for a Draft Plan of Subdivision has been submitted to the City of Port Colborne. The Draft Plan of Subdivision (File no. D12-01-24) proposes 96 single-detached lots, 783 townhouse units, and 1,231 apartment units.

Public Meeting

Date: Tuesday, June 4, 2024

Time: 6:30 pm

Place: City Hall, 66 Charlotte Street –
Third Floor Council Chambers

Virtual participation is also available via Zoom

(Contact the Deputy Clerk below for meeting details)

More Information

All materials submitted as part of this application such as proposed plans and reports can be obtained on the City of Port Colborne website, on the "Current Applications" page, or by contacting David Schulz, Senior Planner, below. The Planning information report will be made available through the Public Meeting Agenda on the City's "Council Calendar" webpage by Thursday, May 30, 2024.

For more information about this matter, including information about appeal rights, please contact:

David Schulz, MCIP, RPP

Senior Planner

City of Port Colborne

66 Charlotte Street

Port Colborne, ON L3K 3C8

Phone: (905) 228-8117

Email: david.schulz@portcolborne.ca

File Numbers: D09-02-24 & D14-03-24

NOTE: If you are receiving this notice as the owner of land that contains multiple residential units, please post this in a location that is visible to all tenants.

How to participate?

Observe the meeting: Any interested members of the public can attend the meeting in-person, or watch the meeting live on the City's YouTube channel at <https://www.youtube.com/user/cityofportcolborne>

Submit a written comment: Written comments can be submitted through email to deputyclerk@portcolborne.ca or by mail or drop-off to the Deputy Clerk at 66 Charlotte Street, Port Colborne, ON, L3K 3C8. Written comments must be received by no later than noon on Tuesday, June 4, 2024, in order to be included in the addendum package and circulated to City Council. All written comments will become part of the public record.

Orally participate in-person: Oral comments can be provided at the public meeting. Pre-registration is not required; however, it is encouraged. The Mayor will call on registered delegates prior to opening the floor to non-registered participants. Speakers will be permitted up to 10 minutes to provide their oral comments.

Orally participate virtually via Zoom: Oral comments can be provided virtually through the Zoom meeting. Pre-registration is required for this method. Interested participants must pre-register with the Deputy Clerk by no later than noon on Tuesday, June 4, 2023.

Legal Notice

Ontario Regulation 543/06

If you wish to be notified of the decision of the Council of the City of Port Colborne on the proposed Official Plan Amendment, you must make a written request to the City of Port Colborne City Clerk, 66 Charlotte Street, Port Colborne, ON L3K 3C8 or cityclerk@portcolborne.ca

If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Port Colborne to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Port Colborne before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Port Colborne before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Ontario Regulation 544/06

If you wish to be notified of the decision of the Council of the City of Port Colborne in respect of the proposed plan of subdivision, you must make a written request to the City of Port Colborne City Clerk, 66 Charlotte Street, Port Colborne, ON L3K 3C8 or cityclerk@portcolborne.ca

If a person or public body would otherwise have the ability to appeal the decision of the Council of the City of Port Colborne but does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of Port Colborne in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of Port Colborne in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Ontario Regulation 545/06

If you wish to be notified of the decision of the Council of the City of Port Colborne on the proposed zoning by-law amendment, you must make a written request to the City of Port Colborne City Clerk, 66 Charlotte Street, Port Colborne, ON L3K 3C8 or cityclerk@portcolborne.ca

If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Port Colborne to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Port Colborne before the by-law is passed, the person or public body is not entitled to appeal the decision.

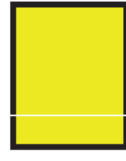
If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Port Colborne before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Lands Subject to Amendments and Draft Plan of Subdivision

(LOCALLY KNOWN AS MAIN STREET WEST)
REGIONAL ROAD NO.3

KILLALY STREET WEST

LEGEND



Single Detached
Dwellings -96 Units



Townhouses
-783 Units



Mixed Use/Apartment
Building -1,231 Units



Park & Open
Space

