



# Notice of Public Meeting and Complete Application

## Proposed Official Plan and Zoning By-law Amendment

631 Lorraine Road

Owner: Whiskey Run Golf Club LTD

Agent/Applicant(s): Steven Rivers/ South Coast Consulting

### Proposed Change

The City of Port Colborne has received a complete application for proposed Official Plan and Zoning By-law Amendments submitted by Steven Rivers of South Coast Consulting on behalf of the owner Whiskey Run Golf Course Ltd for the lands known as Part of Lot 20, Concession 1, formerly in the Township of Humberstone, now in the City of Port Colborne, Regional Municipality of Niagara, municipally known as 631 Lorraine Road. A sketch of the subject lands is shown on the reverse of this notice.

An Official Plan Amendment is being requested to redesignate the lands from Agricultural to Rural to permit the severance of 3 lots for residential purposes. The lots are proposed to contain one single detached dwelling per lot.

The application for Zoning By-law Amendment proposes to change the zoning of the proposed residential lots from a special provision of the Agricultural Zone (A-11) to Rural Residential (RR). The zoning of the retained lot is proposed to be changed from A-11 to a special provision of the Rural zone (RU-XX). The proposed special provision will be similar to the existing special provision in the A-11 zone and will state, in addition to the uses permitted in the Rural (RU) zone, this land may also be used for the purpose of a golf course and uses, buildings and structures accessory thereto. The proposal is being requested to permit the severance of 3 residential lots containing one detached dwelling each and to maintain consistency with the proposed Official Plan Amendment.

### More Information

For more information on the proposed changes please contact Chris Roome, Planner, at Chris.roome@portcolborne.ca or 905-228-8120.

**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.

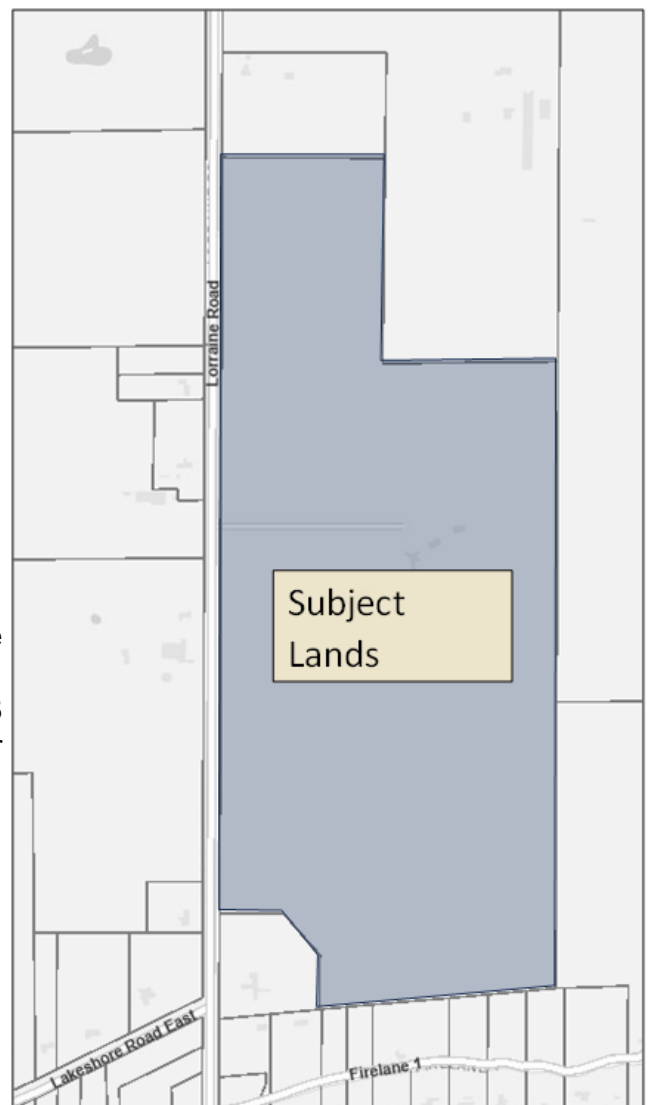
### Public Meeting

Date: Tuesday, April 2, 2024 6:30 pm  
Time: City Hall, 66 Charlotte Street –  
Place: Third Floor Council Chambers

**\*Virtual participation is also available via Zoom\***  
(Contact the Deputy Clerk below for meeting details)

A copy of the Department's Public Meeting Report will be available for inspection in the afternoon of March 28<sup>th</sup>, 2024, by contacting the Clerk's Division at 905-228-8118 or on the City's website at [www.portcolborne.ca](http://www.portcolborne.ca) under "Council Meeting Calendar".

Dated at the City of Port Colborne this 13<sup>th</sup> day of March, 2024.



## How to Participate?

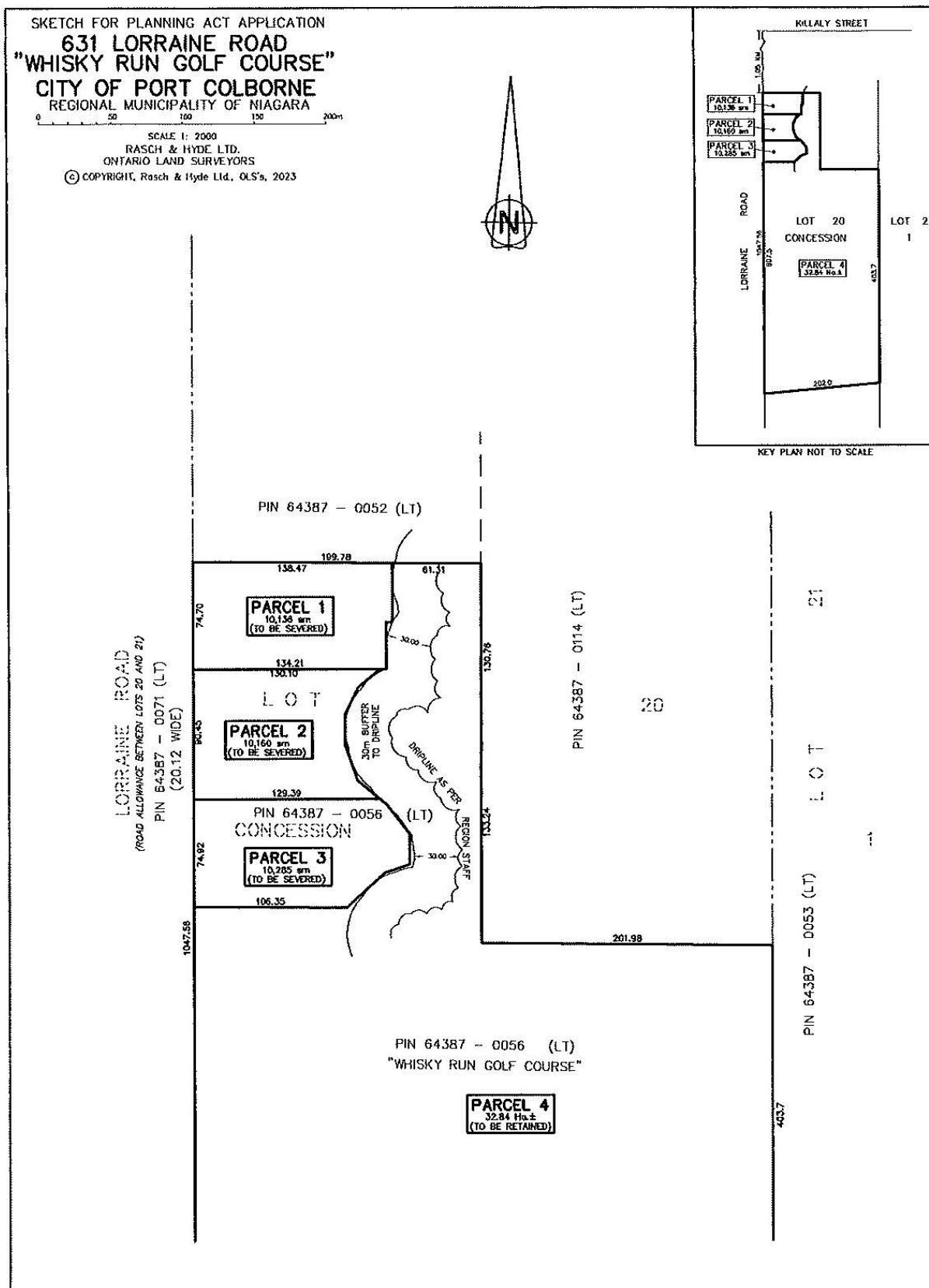
**Observe the meeting:** Any interested members of the public can attend the meeting in-person or watch the meeting live on the City's YouTube channel. The link to the meeting is available on the City's Committees, Boards and Council Calendar:

[https://calendar.portcolborne.ca/meetings?\\_mid\\_=79262](https://calendar.portcolborne.ca/meetings?_mid_=79262).

**Submit a written comment:** Written comments can be submitted through email to [deputyclerk@portcolborne.ca](mailto: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, April 2<sup>nd</sup>, 2024, 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 with the Deputy Clerk is not required; however, it is encouraged. For pre-registration, please contact the Deputy Clerk at [deputyclerk@portcolborne.ca](mailto:deputyclerk@portcolborne.ca). 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 at [deputyclerk@portcolborne.ca](mailto:deputyclerk@portcolborne.ca) by no later than noon on Tuesday, April 2<sup>nd</sup>, 2024.



## 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](mailto: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 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](mailto: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.