



Notice of Public Meeting Notice of Complete Applications

Proposed Redline Revisions to the Approved Draft Plan of Subdivision and Proposed Zoning By-law Amendment

Applicant: Joe Tomaino – Upper Canada Consultants
Owner: Rosedale Estates Ltd.
Rosedale Estates – 100 Oxford Boulevard
Port Colborne

Proposed Change

The City of Port Colborne has received complete applications submitted by Joe Tomaino of Upper Canada Consultants on behalf of the owner Rosedale Estates Ltd. for proposed changes to the existing approved draft plan of subdivision (known as Rosedale Estates) and an associated Zoning By-law Amendment for the lands known as Lot 30, Concession 3, municipally known as 100 Oxford Boulevard (Rosedale Estates). A sketch of the proposed development is provided on the third page of this Notice.

Draft Plan of Subdivision

The proposed redline revision to the draft plan proposes to revise the approved Draft Plan of Subdivision to contain 131 single-detached dwelling lots and 118 street townhouses (total of 249 units), representing an increase from the currently approved 119 single-detached lots and 57 apartment units (176 units).

Zoning By-law Amendment

The Zoning By-law Amendment proposes to amend Zoning By-law 6575/30/18 to rezone the subject lands from First Density Residential (R1), Public and Park (P), Neighbourhood Commercial (NC-31), and Fourth Density Residential (R4-32) to a site-specific Third Density Residential (R3) and Public and Park zone (P). The site-specific amendment proposes to include special provisions requesting reductions to the minimum lot frontages, lot areas, front and side yard setbacks, and landscaped area. A copy of the proposed Zoning By-law Amendment can be obtained by contacting David Schulz, Senior Planner, using the contact information below.

Public Meeting

Date: Tuesday, January 9, 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 these applications such as proposed plans and reports can be obtained by contacting David Schulz by using the contact information below. The Planning information report will be made available through the Public Meeting Agenda on the City's "Council Calendar" webpage on Thursday, January 4th, 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) 835-2900 x202
Email: david.schulz@portcolborne.ca
File Numbers: D12-03-23 & D14-09-23

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: Any interested members of the public can 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>.

Participate: Any person may attend the public meeting to make written or verbal representation either in support of or in opposition to the proposed *Planning Act* application. You may attend the meeting in-person or by joining electronically. If you wish to make a verbal representation by joining the meeting electronically, you must register no later 12:00 p.m. on January 4, 2024, by emailing the Port Colborne Clerk's Office at deputyclerk@portcolborne.ca. The Clerks Office will provide any such person with instructions on how to make their electronic verbal representation.

Legal Notice

If you wish to be notified of the decision of the City of Port Colborne on the proposed Draft Plan of Subdivision and/or 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

Draft Plan of Subdivision

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 is not entitled to appeal the decision of the City of Port Colborne 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 add the person or public body as a party.

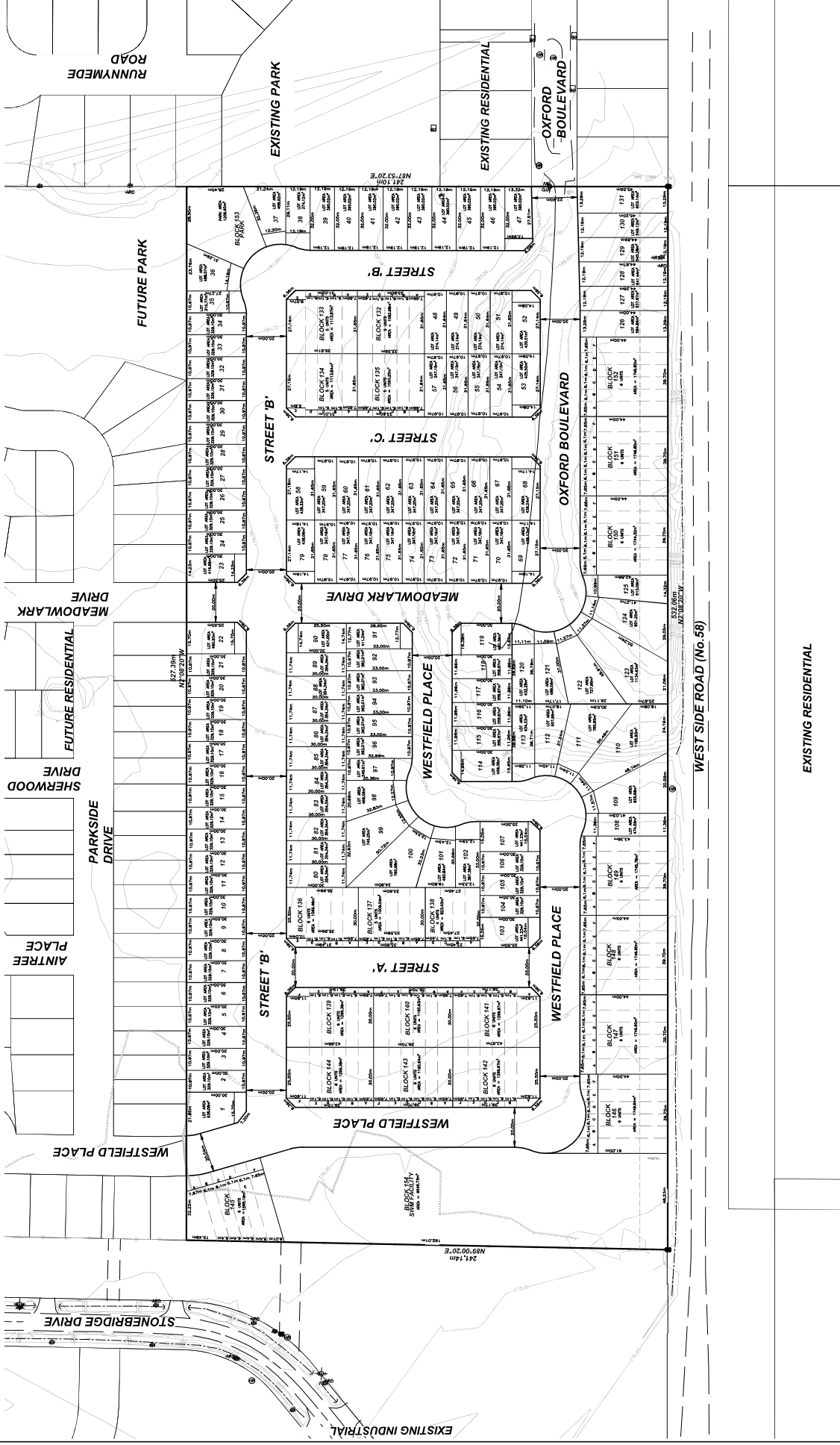
Zoning By-law Amendment

If a person or public body would otherwise have an ability to appeal the decision 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.

Dated at the City of Port Colborne this 20th day of December, 2023.

ROSDALE ESTATES CITY OF PORT COLBORNE

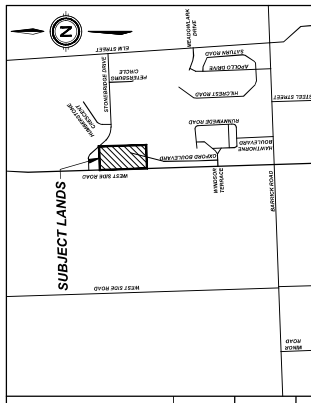


DENSITY CALCULATIONS:

SINGLES - 131 UNITS x 2,929 people per dwelling = 383,70 PEOPLE
 BLOCK TOWNS - 118 UNITS x 2,189 people per block townhouse = 258,30 PEOPLE

SUB TOTAL = 642.00 PEOPLE
 LIVE/WORK/EMPLOYMENT - 250 UNITS x 10% = 25 JOBS
 TOTAL = 667.00 PEOPLE AND JOBS

NO. OF PEOPLE / TOTAL AREA (ha) = 667.00 / 12.768 ha = 52.24 PERSONS AND JOBS PER HECTARE



DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION

PART OF LOT 88, CONVESSION 8, FORMERLY IN THE TOWNSHIP OF HUMBERSTONE, IN THE COUNTY OF WELLAND, NOW IN THE CITY OF PORT COLBORNE, REGIONAL MUNICIPALITY OF NIAGARA

OWNER'S CERTIFICATE

BEING THE REGISTERED OWNER, I HEREBY AUTHORIZE UPPER CANADA CONSULTANTS TO SUBDIVIDE THE LANDS SHOWN ON THIS PLAN FOR APPROVAL.

ROSDALE ESTATES LTD.
 NO. 20th / 23 DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ARE CORRECTLY SHOWN.

J. D. JAMES LTD.
 DATE: Nov 23, 2023

REQUIREMENTS OF SECTION 51 (17) OF THE PLANNING ACT

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LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS AREA(ha) AREA(%)
SINGLE FAMILY RESIDENTIAL	LOT 1-131	131 5.487 49.97%
PARK	BLOCK 132-152	118 2.868 22.45%
STORMWATER TREATMENT AREA	BLOCK 154	0.121 0.95%
STORMWATER TREATMENT AREA	BLOCK 154	0.055 0.43%
TOTAL	249	12.768 100.00%

DEVELOPABLE AREA = 12.768ha
 DEVELOPABLE DENSITY = 19,502 units/ha

ISSUED FOR	DATE	BY
REDLINE REVISION	2023-11-23	AS
ISSUED FOR DRAFT PLAN APPROVAL		AS
REVISION		AS

UPPER CANADA CONSULTANTS
 ENGINEERS / PLANNERS

30 Hurontario Drive, Unit 3
 St. Catharines, Ontario
 L2W 1A3
 Phone: (905) 688-9200
 Fax: (905) 688-6274

DRAWING TITLE	DRAFTING	AS
DRAFT PLAN OF SUBDIVISION	DATE	NOVEMBER 23, 2023
REVISION	PRINTED	NOVEMBER 24, 2023
(267-870718)	SCALE	1:1000
DWG. No.		5331-DP
REV.		0