



# Notice of Public Meeting Notice of Complete Application

## Proposed Zoning By-law Amendment

Zoning By-law Amendment D14-07-24

3077 Highway 3

Applicant: Thomas Lawrence

### **Proposed Change**

The City of Port Colborne has received a complete application for a proposed Zoning By-law Amendment submitted by Thomas Lawrence for the lands known as Concession 1 Part of Lot 12, in the City of Port Colborne, Regional Municipality of Niagara, municipally known as 3077 Highway 3. Enclosed with this notice is a map showing the property.

The application for Zoning By-law Amendment proposes to change the zoning from Hamlet Development (HD) to Hamlet Residential (HR) to permit a severance for future residential purposes.

### **Public Meeting**

Date: Tuesday, November 5, 2024

Time: 6:30 pm

Place: City Hall, 66 Charlotte Street, Port Colborne ON  
Third Floor Council Chambers

**\*Virtual participation is also available via Zoom\***

(Contact the Deputy Clerk below for meeting details)

### **More Information**

The Planning information report will be made available through the Public Meeting Agenda on the City's "Council Calendar" webpage by Thursday, October 31, 2024. 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 Planning staff. For more information about this matter, including for assistance accessing information about appeal rights, please contact:

#### **Diana Vasu**

Planner

City of Port Colborne

66 Charlotte Street

Port Colborne, ON L3K 3C8

Phone: (905) 228-8120

Email: [diana.vasu@portcolborne.ca](mailto:diana.vasu@portcolborne.ca)

File Number: D14-07-24

**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?**

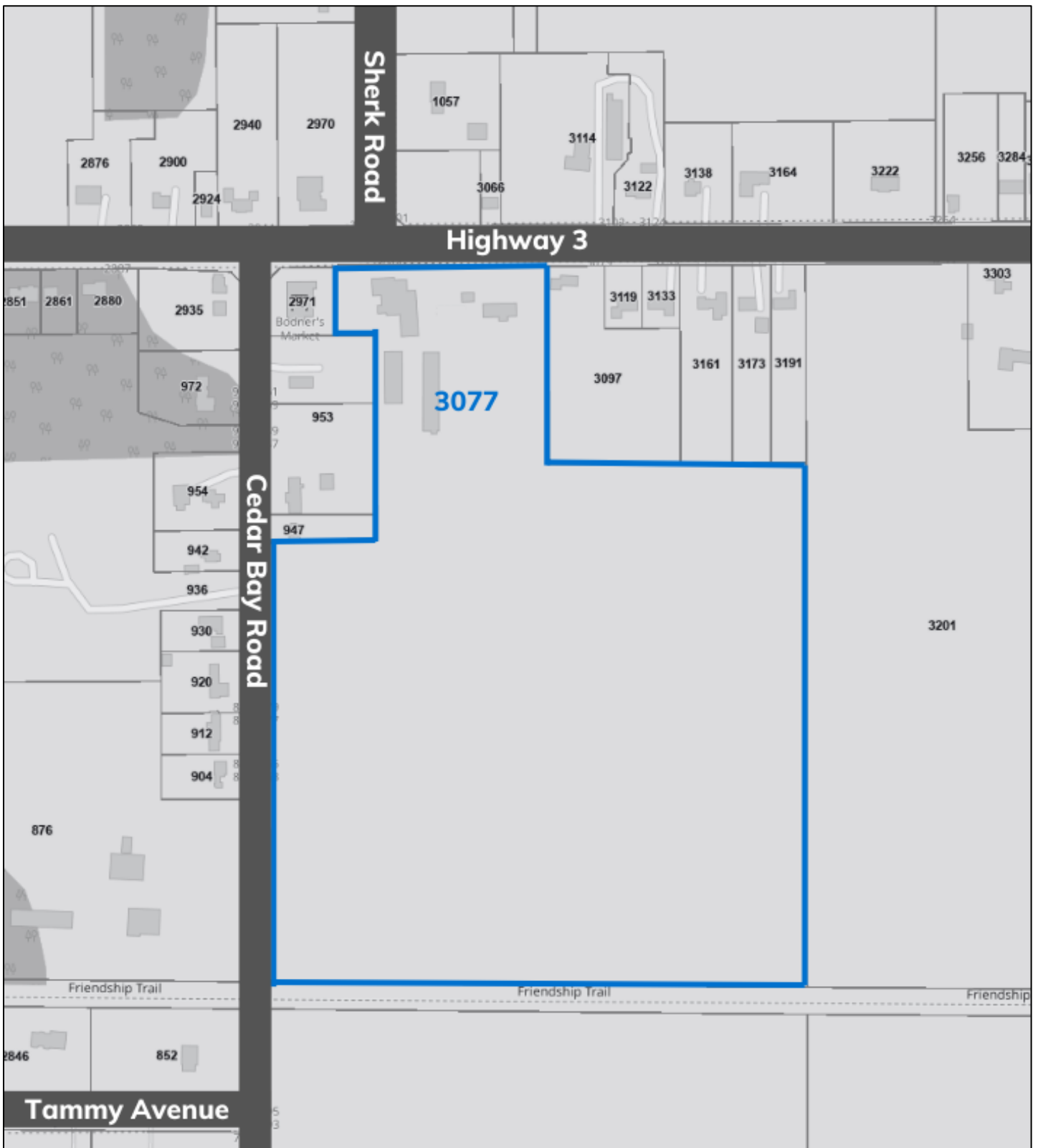
**Observe the meeting:** Any interested members of the public can attend the meeting in-person, or watch the meeting live on the City's YouTube channel at [youtube.com/user/cityofportcolborne](https://youtube.com/user/cityofportcolborne).

**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, November 5, 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 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, November 5, 2024.

## Location Map



## Legal Notice

### **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.

Dated at the City of Port Colborne this 15<sup>th</sup> day of October, 2024.