



Notice of Public Meeting Notice of Complete Application

Proposed Official Plan and Zoning By-law Amendment

174 Mitchell Street and Lot 26 on Plan 19 Nickel Street

Owner: 2866403 Ontario Inc. (c/o Ajay Kahlon)

Agent/Applicant(s): Adam Moote of LandPro Planning Solutions Inc.

Proposed Change

The City of Port Colborne has received a complete application for proposed Official Plan and Zoning By-law Amendments submitted by Adam Moote of LandPro Planning Solutions Inc. on behalf of the owner 2866403 Ontario Inc. (c/o Ajay Kahlon) for the lands known as Part of Lots 15 and 16 on Plan 849, municipally known as 174 Mitchell Street and the lands known as Lot 26 on Plan 19, on the northeast corner of Nickel and Mitchell Street formerly in the Township of Humberstone, now in the City of Port Colborne, Regional Municipality of Niagara. A sketch of the subject lands is shown on the reverse of this notice.

An Official Plan Amendment is being requested to redesignate the 174 Mitchell Street property from Medium Density Residential to a Medium Density Residential special policy area designation. The proposed site-specific policies seek to expand on Policy 3.2.1 c) i) and ii) to permit a maximum density of 192 units per hectare and to reflect an apartment building as a permitted use in order to allow the conversion of the existing building to a 12-unit apartment building.

The application for Zoning By-law Amendment proposes to change the zoning of 174 Mitchell Street from Third Density Residential with Conversion Holding provision (R3-CH) to a site-specific Fourth Density Residential zone (R4). The site-specific amendment seeks to reduce the minimum lot frontage from 18 metres to 14.158 metres; reduce the minimum lot area per unit from 125 square metres to 52.22 square metres; reduce the minimum front yard setback from 9 metres to 0 metres; reduce the minimum interior side yard setback from 3 metres to 0 metres; reduce the minimum landscaped area from 25% to 0%; reduce the minimum floor area per unit from 50 square metres to 24 square metres; as well as recognize the existing lot coverage of 43.5%, existing driveway width of 3.6 metres and existing 0 metre landscape buffer. The above is proposed in order to permit the conversion of the existing building to a 12-unit apartment building.

Additionally, the lands known as Lot 26 on Plan 19 are proposed to be rezoned from Fourth Density Residential to a site-specific Fourth Density Residential zone to permit additional parking spaces for the proposed apartment building conversion referenced above. The site-specific zoning proposes a 0 metre landscape buffer.

More Information

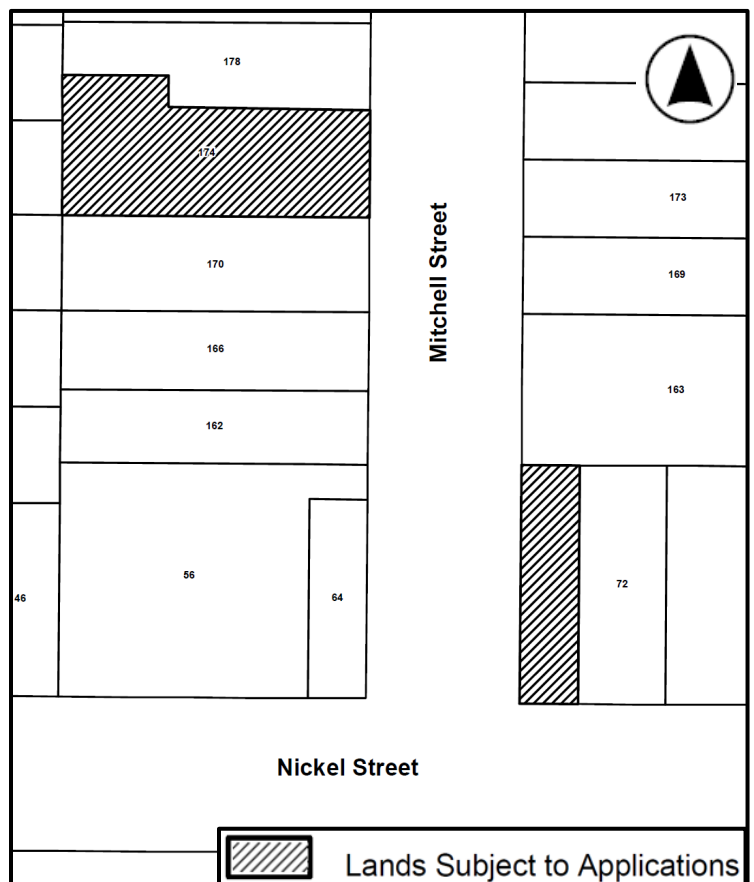
For more information on the proposed changes please contact Chris Roome, Planner, at Chris.Roome@portcolborne.ca or 905-835-2900 ext. 205.

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, February 6, 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)



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 February 6, 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. It is recommended that you register with the Clerk in order to delegate in-person at the meeting, however it is not required.

A copy of the Department's Public Meeting Report will be available for inspection on February 1, 2024, by contacting the Clerk's Division at 905-835-2901 ext. 115 or on the City's website at www.portcolborne.ca under "Council Meeting Calendar".

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.

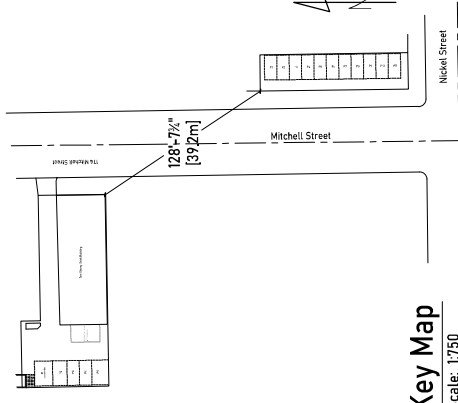
Ontario Regulation 545/06

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.

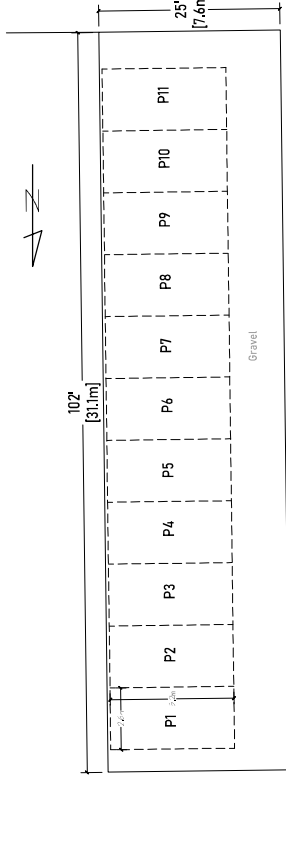
If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Port Colborne before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion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

Dated at the City of Port Colborne this 16th day of January, 2024.



Key Map

Scale: 1/750



Off-site Parking

Scale: 1/150

Mitchell Street

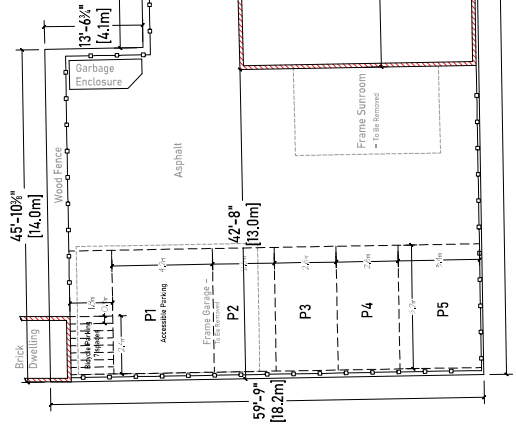
Port Colborne
271102000706105
Plan 19, Lot 26, NP857
Zoning R4

Lot Area: 236.9m²

Mitchell Street

Parking Spaces

- 174 Mitchell: Offsite:**
- 1 Accessible 11 Regular
 - 4 Regular
 - 7 Bicycle



LOT COVERAGE

Lot Area	626.7m ²
Building	294.8m ²
Garage	41.0m ²
TBR	-63.3m ²
Total:	272.5m ²

Percentage of Lot: 43.5%

174 Mitchell Street

Port Colborne
271102000713100
Plan 849, Pt Lot 15 & 16
Zoning R3-CH

174 Mitchell Street

Frontage 14.16m

Parking

Scale: 1/150

DATE	27/11/23
BY	J. N. [Signature]
REVISION	19/12/23

PROJECT TITLE

2866403 On Inc. -
Mitchell Street

ADDRESS

174 Mitchell Street,
Port Colborne

SHEET INDEX

SHEET 1 - Site Plan

SITE PLAN