



Notice of Public Meeting Notice of Complete Application

Proposed Zoning By-law Amendment
179 Mellanby Avenue and 56-56 ½ Main Street West
Owner: 1000367026 Ontario Inc.
Agent/Applicant: Rachelle Larocque – The Biglieri Group

Proposed Change

The City of Port Colborne has received a complete application for a proposed Zoning By-law Amendment submitted by Rachelle Larocque of The Biglieri Group for the lands legally known as Lots 27 and 45, and Part of William Street, Plan 784 on the southeast corner of Mellanby Avenue and Main Street West, municipally known as 179 Mellanby Avenue and 56-56 ½ Main Street West. A sketch of the subject lands is shown on the reverse of this notice.

The application for Zoning By-law Amendment proposes to change the zoning to a site-specific Downtown Commercial zone to permit an eight-storey, 101 residential unit mixed use apartment building, with 131.58 square metres of ground floor commercial space. The site-specific amendment also seeks to reduce the minimum landscaped area, increase the maximum gross floor area, reduce the number of parking spaces to 0.5 spaces per unit, and establish a maximum building height of 25.9 metres.

More Information

For more information on the proposed changes please contact David Schulz, Senior Planner, at david.schulz@portcolborne.ca or 905-835-2900 ext. 202.

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, January 9th, 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 January 9, 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 January 4th, 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 Regulations 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 20th day of December, 2023

