



# Notice of Complete Application and Statutory Public Meeting

**Proposed Zoning By-law Amendment  
434 and 484 Barrick Road, Port Colborne**  
Zoning By-law Amendment File: D14-03-26  
Owner/Applicant: Dunsire Properties Inc.  
Agent: Nethery Planning

In accordance with the provisions of the Planning Act, this is to advise that an application for a Zoning By-law Amendment for the lands legally known as Concession 2, Part of Lot 30, in the City of Port Colborne, Regional Municipality of Niagara, municipally known as 434 and 484 Barrick Road has been received and deemed complete by the City of Port Colborne. Enclosed with this notice is a map showing the property.

The Zoning By-law Amendment is being requested to facilitate the development of six (6) six-storey apartment buildings, each containing 62 units, for a total of 372 units; a two-storey parking structure; and, a one-storey commercial building. A statutory public meeting has been scheduled by the City's Planning and Development Department. Details of the meeting are below.

## Meeting Details

Members of the public are invited to provide input at the Statutory Public Meeting. Information on how to participate is included in this notice.

**Date: Tuesday, July 7th, 2026**

**Time: 6:30 pm**

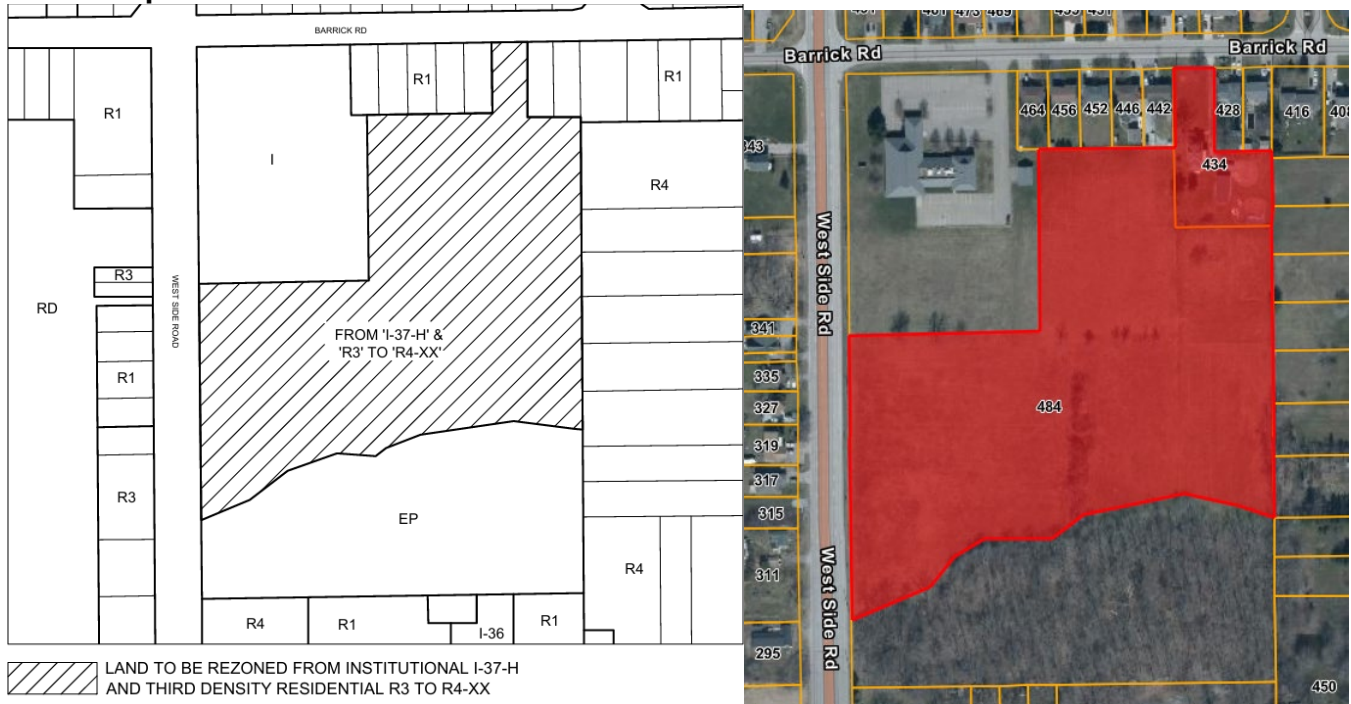
**Place: City Hall, 66 Charlotte Street – Third Floor Council Chambers**

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

(Contact the Deputy Clerk for meeting details)

A decision about the application will not be made by City Council at this meeting.

## Location Map



## Application Details

The application for a Zoning By-law Amendment proposes to change the zoning of the subject lands from the existing Institutional (I-37-H) and Third Density Residential (R3) Zones to a site-specific Fourth Density Residential (R4-XX) Zone. The applicable site-specific amendments to the R4 Zone provide that, in addition to the uses otherwise permitted within the R4 Zone, all uses identified in Section 19.2 of Zoning By-law 6575/30/18 shall also be permitted and that the maximum permitted building height shall be 22 metres.

## More Information

The Planning information report will be made available through the Public Meeting Agenda on the City's "Council Calendar" webpage by Thursday, July 2, 2026. 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 Taya Taraba, Zoning Administrator at [taya.taraba@portcolborne.ca](mailto:taya.taraba@portcolborne.ca) or (905) 228-8124

**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, July 7, 2026, 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, July 7, 2026.

### 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.

Dated at the City of Port Colborne this 22<sup>nd</sup> day of May, 2026.