



Notice of Public Meeting Notice of Complete Application

Proposed Official Plan and Zoning By-law Amendment

650 Main Street West

Owner: Priscilla Facey

Agent/Applicant(s): Jesse Auspitz – NPG Planning Solutions

Proposed Change

The City of Port Colborne has received a complete application for proposed Official Plan and Zoning By-law Amendments submitted by Jesse Auspitz of NPG Planning Solutions on behalf of the owner Priscilla Facey for the lands known as Part of Lot 32, Concession 2, formerly in the Township of Humberstone, now in the City of Port Colborne, Regional Municipality of Niagara, municipally known as 650 Main Street West. A sketch of the subject lands is shown on the reverse of this notice.

An Official Plan Amendment is being requested to redesignate the lands from Highway Commercial to a site-specific Highway Commercial designation to permit the development of a mixed-use building consisting of a combination of ground-floor commercial and residential units, together with upper-storey residential units. The six-storey mixed-use building is proposed to contain 95 residential units and 326 square meters (3,509 sq. ft.) of commercial space.

The application for Zoning By-law Amendment proposes to change the zoning from Highway Commercial (HC) to a site-specific Mixed-Use zone (MU). The proposal is being requested to permit the construction of a six-storey mixed-use building which is proposed to contain 95 residential units and 326 square meters (3,509 sq. ft.) of commercial space. The site-specific zoning also seeks the following special provisions:

Minimum Front Yard Setback	4.15 meters where 9 meters is required.
Minimum Rear Yard Setback	3 meters where 4.5 meters is required.
Minimum Side Yard Abutting a Residential Zone	5 meters where 10 meters is required.
Maximum Height	20 meters where 11 meters is required.
Parking Spaces Required	132 where 136 parking spaces are required.
Parking Space Dimension – Standard Space Obstructed on One Side	2.6 meters wide where 3 meters is required.
Landscape Buffer	3 meters where 4 meters is required for a parking area with 100 spaces or greater.
Ingress and Egress	A driveway width of 6 meters where 7.5 meters is required where 2-way traffic is permitted.
Loading Spaces	A loading space is permitted in a rear yard abutting residential uses.
Minimum Landscaped Open Space within Parking Areas	A minimum landscaped open space of 0% where 10% is required within parking areas with over 100 spaces.

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, October 3rd, 2023

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?

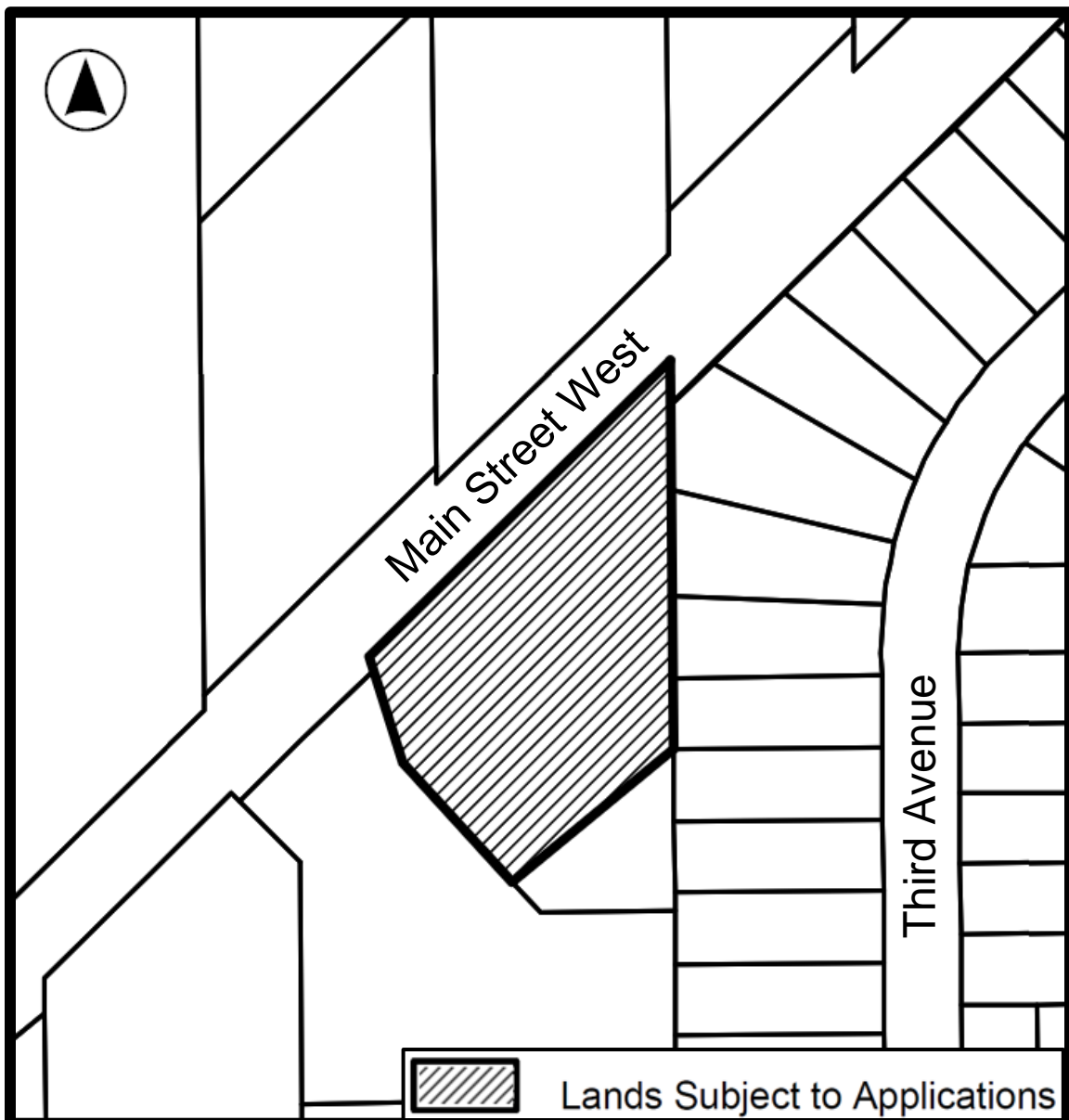
Observe the meeting: Any interested members of the public can attend the meeting in-person or watch the meeting live on the City's YouTube channel. The link to the meeting is available on the City's Committees, Boards and Council Calendar:
https://calendar.portcolborne.ca/meetings?_mid_=79262.

Submit a written comment: Written comments can be submitted through email to 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, October 3rd, 2023, 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 with the Deputy Clerk is not required; however, it is encouraged. For pre-registration, please contact the Deputy Clerk at deputyclerk@portcolborne.ca. 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 at deputyclerk@portcolborne.ca by no later than noon on Tuesday, October 3rd, 2023.

A copy of the Department's Public Meeting Report will be available for inspection by September 28th, 2023, 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 13th day of September, 2023.