



Notice of Passing

Zoning By-law Amendment

File No. D14-03-25

Applicant: N/A (City-Initiated)

The entire area of the City of Port Colborne

Date of Passing: October 14, 2025

Date of Notice: October 15, 2025

Last Day for Filing a notice of Appeal: November 5, 2025

Take notice that the Council of the City of Port Colborne passed By-law 7391/82/25 on the 14th day of October, 2025, under Section 34 of the Planning Act, R.S.O. 1990, as amended.

Location of the lands affected by the Zoning By-law Amendment (By-law 7391/82/25): The Zoning By-law Amendment applies to all lands in the City of Port Colborne. Note: No key map has been provided as the amendments apply to the entire area of the City of Port Colborne

The purpose and effect of the Zoning By-law Amendment (By-law 7391/82/25): The purpose of the Zoning By-law Amendment is to establish updated parking regulations for apartment uses.

Summary of Zoning By-law Changes

- Revise the minimum parking rate for apartment buildings from 1.25 spaces per unit to 1.1 spaces per unit; and,
- Introduce a revised definition of “Apartment Building, Public” to allow any apartment building providing affordable housing to qualify for reduced parking requirements.

Public Consultation

Public consultation included an open house, which was held at the Golden Puck Room of the Vale Centre on September 16, 2025, where a poster board outlining the proposed changes to the parking rate was available for review; and, a Statutory Public Meeting held on October 7, 2025. Notice of the Public Meeting was circulated in accordance with the Planning Act. The Notice was advertised in the paper on September 13 and September 15 and posted on the City’s Website on September 16. Copies of the proposed amendment were made available on the City’s website and at City Hall for public viewing. There were no members of the public in attendance at the meeting and no formal written submissions were received.

The Agenda meeting package for the October 7, 2025, Public Meeting is available on the City’s Council, Boards and Committees Calendar. The Recommendation Report No. 2025-199 was considered by Council on October 14, 2025 and is available on the City’s Council, Boards and Committees Calendar.

Opportunity to Appeal

Only the minister, the applicant, or a specified person(s), public body or registered owner of any land to which By-law 7391/82/25 applies who made oral submissions at a public meeting or written submissions to City Council prior to the passing of By-law 7391/82/25 may appeal a decision of the municipality or planning board to the Ontario Land Tribunal.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Take notice that an appeal to the Ontario Land Tribunal with respect to all or part of this application may be made by filing a notice of appeal with the City Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting Port Colborne (City) as the Approval Authority or by mail, 66 Charlotte Street, Port Colborne, no later than 4:30 p.m. on November 5, 2025. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. If the e-file portal is down, you can submit your appeal to planningappeals@portcolborne.ca. Please consult the OLT’s website at <https://olt.gov.on.ca> or call 1-866-448-2248 for information regarding how to file an appeal.

The Notice of Appeal must:

1. Set out the reasons for the appeal; and
2. Be accompanied by the fee of \$1,100.00 (or as prescribed by the OLT) per application, payable online through OLT e-file or by certified cheque or money order to the “Minister of Finance”. A copy of the Ontario Land Tribunal Fee Schedule may be found on their website at <https://olt.gov.on.ca/appeals-process/fee-chart/>.

The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. An Appellant may request a reduction of the filing fee(s) to \$400.00 if the Appellant is a private citizen or eligible community group. The request for a reduction in

the fee must be made at the time of filing the appeal(s). A Request for Lower Fee form can be found on the Ontario Land Tribunal website: <https://olt.gov.on.ca/wp-content/uploads/2023/02/OLT-Request-for-Lower-Fee-Form.html>

More Information

A copy of the approved amendment is available for inspection in the Clerk's office, located at City Hall, 66 Charlotte Street, Port Colborne, during regular office hours (from 8:30 a.m. to 4:30 p.m. Monday to Friday), or on the October 14, 2025 Council Meeting Agenda By-law No. 7391/82/25. For more information on the purpose and effect of the Official Plan Amendment, please contact Kelly Martel, Planning Manager, at 905-228-8130, or email at kelly.martel@portcolborne.ca. The personal information accompanying your submission is being collected under the authority of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, and can form part of the public record which may be released to the public.

Dated at the City of Port Colborne this 15th day of October, 2025.