



# Notice of Public Meeting Notice of Complete Application

Proposed Zoning By-law Amendment  
395 Elm Street  
Owner: 13489116 Canada Inc.  
Agent/Applicant: Antech Design & Engineering

## Proposed Change

The City of Port Colborne has received a complete application for a proposed Zoning By-law Amendment submitted by 13489116 Canada Inc. and Antech Design & Engineering for the lands legally known as Lot 29 on Plan 24, Parts 4 & 6 on Plan 59R-9034, and Concession 1, Part of Lot 29, being Part of Lot 2 on Plan 59R-2366, on the east side of Elm Street, formerly in the Township of Humberstone, now in the City of Port Colborne, Regional Municipality of Niagara, municipally known as 395 Elm Street and the vacant hydro corridor to the south. 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 from Second Density Residential with Conversion Holding (R2-CH) and Second Density Residential (R2) to a special Downtown Commercial zone to permit an 82-unit apartment building. The special Downtown Commercial zoning proposes to further amend the zoning by-law to permit 0.95 parking spaces per unit, where 1.25 spaces per unit is typically required; permit an aisle width of 6 metres, where an aisle width of 7.5 metres is typically required; permit a landscape buffer of 1 metre, where a landscape buffer of 3 metres is typically required; and permit a minimum landscaped area of 20% of the lot area, where 25% is typically required.

## 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, September 5th, 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](https://calendar.portcolborne.ca/meetings?_mid_=79262).

**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, September 5th, 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](mailto: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](mailto:deputyclerk@portcolborne.ca) by no later than noon on Tuesday, September 5th, 2023.

A copy of the Department's Public Meeting Report will be available for inspection on August 31st, 2023 by contacting the Clerk's Division at 905-835-2901 ext 115 or on the City's website at [www.portcolborne.ca](http://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](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 15<sup>th</sup> day of August, 2023.

