



Notice of Public Meeting Notice of Complete Application

Proposed Official Plan and Zoning By-law Amendment

135 Coronation Drive

Owner: Sobeys Capital Inc. c/o Phil Busby

Agent/Applicant(s): John Henricks and Jeremy Tran- 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 John Henricks and Jeremy Tran on behalf of the owner Sobeys Capital Inc. for the lands known as Lot 8 to 13 on Registered Plan 61, on the north side of Coronation Drive, formerly in the Township of Humberstone, now in the City of Port Colborne, Regional Municipality of Niagara, municipally known as 135 Coronation Drive. 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 Commercial Plaza to an Urban Residential special policy area designation. The proposed site-specific policies seek to expand on Policy 3.2.1 to allow an increase in density for stacked townhouses, providing a range of 70 to 100 units per hectare. Additionally, the special policy area seeks to add policies related to the siting of buildings, visual barriers for parking, landscaping and principal entrances so as to enhance the visual quality from the public realm.

The application for Zoning By-law Amendment proposes to change the zoning from Commercial Plaza (CP) to a site-specific Fourth Density Residential zone (R4). The proposal is being requested to develop six stacked townhouse blocks with a total of 114 dwelling units. The site-specific zoning also seeks to reduce the minimum lot area per unit from 125 square metres to 114 square metres; reduce the minimum corner side yard balcony setback from 7.5 metres to 6.4 metres; and, reduce the minimum lower-level terrace corner side yard setback from 7.5 metres to 4.5 metres. A total of 144 parking spaces are proposed to be provided on site (1.26 spaces/unit).

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, July 11th, 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, July 11th, 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, July 11th, 2023.

A copy of the Department's Public Meeting Report will be available for inspection on July 6th, 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 19th day of June, 2023.