



Notice of Public Meeting

Proposed Official Plan and Zoning By-law Amendment

9 Chestnut Street
Lots 504 to 511, Plan 8
Applicant: City of Port Colborne

Proposed Change

The City of Port Colborne has initiated applications for Official Plan and Zoning By-law Amendment for the lands legally known as Lots 504 to 511, on Plan 8, in the City of Port Colborne, Regional Municipality of Niagara, municipally known as 9 Chestnut Street (Chestnut Park). See the reverse side of this notice for a map showing the property.

The Official Plan Amendment proposes to amend the Official Plan to facilitate the proposed development of a public apartment building on the subject lands at an increased density and on a local road notwithstanding Policies 3.2.1 c) i) and ii).

The application for Zoning By-law Amendment proposes to change the zoning from Public and Park (P) to a special provision of the Fourth Density Residential (R4) zone. The Zoning By-law Amendment is being sought to permit the construction of a residential apartment building on the subject lands. The proposed special R4 zone will allow a reduction in lot area per unit, reduction in minimum front yard setback, reduction in minimum corner side yard setback, an increase to the minimum rear yard setback for separation distance purposes, and a reduction of landscape buffer abutting a residential or Public and Park zone.

Public Meeting

Date: Tuesday, November 1st, 2022
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)

More Information

Materials such as proposed plans and reports can be obtained by contacting the Planning Division and/or David Schulz, using the contact information below.

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.

Meeting Details
<p>The Public Meeting will be live streamed on the City’s YouTube channel at https://www.youtube.com/user/cityofportcolborne</p> <p>Anyone wishing to observe or participate in the meeting can attend virtually or in person and is encouraged to submit a written submission that will be circulated to City Councillors prior to the meeting and become public. If anyone wishes to virtually speak at the meeting, they must pre-register with the Deputy Clerk. Written submissions and virtual participation requests must be received by noon on Tuesday, November 1st, 2022, by emailing deputyclerk@portcolborne.ca or calling (905) 835-2901 x115. Written submissions can also be submitted to the mail slot in the front-left of City Hall, 66 Charlotte Street.</p> <p>Registration is not required to observe the meeting in-person in the Council Chambers or virtually using the YouTube link above.</p> <p>For more information about this matter, including information about appeal rights, contact David Schulz at david.schulz@portcolborne.ca or call (905) 835-2900 x202.</p>

Legal Notice
<p>If you wish to be notified of the decision 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</p>

If a person or public body would otherwise have an ability to appeal the decision 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 11th day of October, 2022.

