



Notice of Public Meeting Proposed Official Plan and Zoning By-law Amendment

Official Plan Amendment D09-02-21
Zoning By-law Amendment D14-09-21
Port Colborne Quarries Pit 3 Expansion
Applicant: David R. Sisco of IBI Group
Owner: Port Colborne Quarries Inc.

Proposed Change

The City of Port Colborne has received complete applications for an Official Plan and Zoning By-law Amendment on the lands legally known as Part of Lots 17, 18, 19, Concession 2, formerly in the Township of Humberstone, now in the City of Port Colborne, Regional Municipality of Niagara, and located on the north side of Main Street East/Highway 3, south of Second Concession Road, and west of Miller Road. See the reverse side of this notice for a map showing the property.

The application for Official Plan Amendment proposes to change the designation of the subject lands from Agricultural to Mineral Aggregate Operation. The application also proposes to add a Special Policy Area to permit the proposed expansion of the quarry.

The application for Zoning By-law Amendment proposes to change the zoning of the subject lands from Agricultural (A) to Mineral Aggregate Operation (MAO), as well as to reduce the minimum setback from a Provincial Highway from 90 metres to 30 metres.

Public Meeting

Date: Tuesday, March 7, 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)

Associated Applications

An application for a Regional Official Plan Amendment (ROPA) has also been submitted to the Niagara Region. The ROPA application proposes text and schedule changes to add the subject lands to the Site Specific Policies of the Niagara Official Plan in order to facilitate an expansion of the existing quarry.

A separate Statutory Public Meeting regarding the Regional Official Plan Amendment (ROPA) application will be held by the Niagara Region on Wednesday, March 8, 2023. A separate notice for this meeting will be distributed by the Niagara Region.

In addition, the applicant has also filed an application for a Category 2 (Below Water Quarry) - Class A Licence to the Ministry of Natural Resources and Forestry under the *Aggregate Resources Act*. The *Aggregate Resources Act* application process includes a separate public consultation and notification process. Any comments submitted to the Region or City of Port Colborne regarding the *Planning Act* application should also be submitted in response to the *Aggregate Resources Act* notices.

More Information

All materials submitted as part of this application such as proposed plans and reports can be obtained on the Port Colborne Quarries website at portcolbornequarries.ca

For more information about this matter, including information about appeal rights, please contact:

David Schulz, MCIP, RPP

Senior Planner

City of Port Colborne

66 Charlotte Street

Port Colborne, ON L3K 3C8

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Email: david.schulz@portcolborne.ca

File Numbers: D09-02-21 & D14-09-21

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.

How to participate?

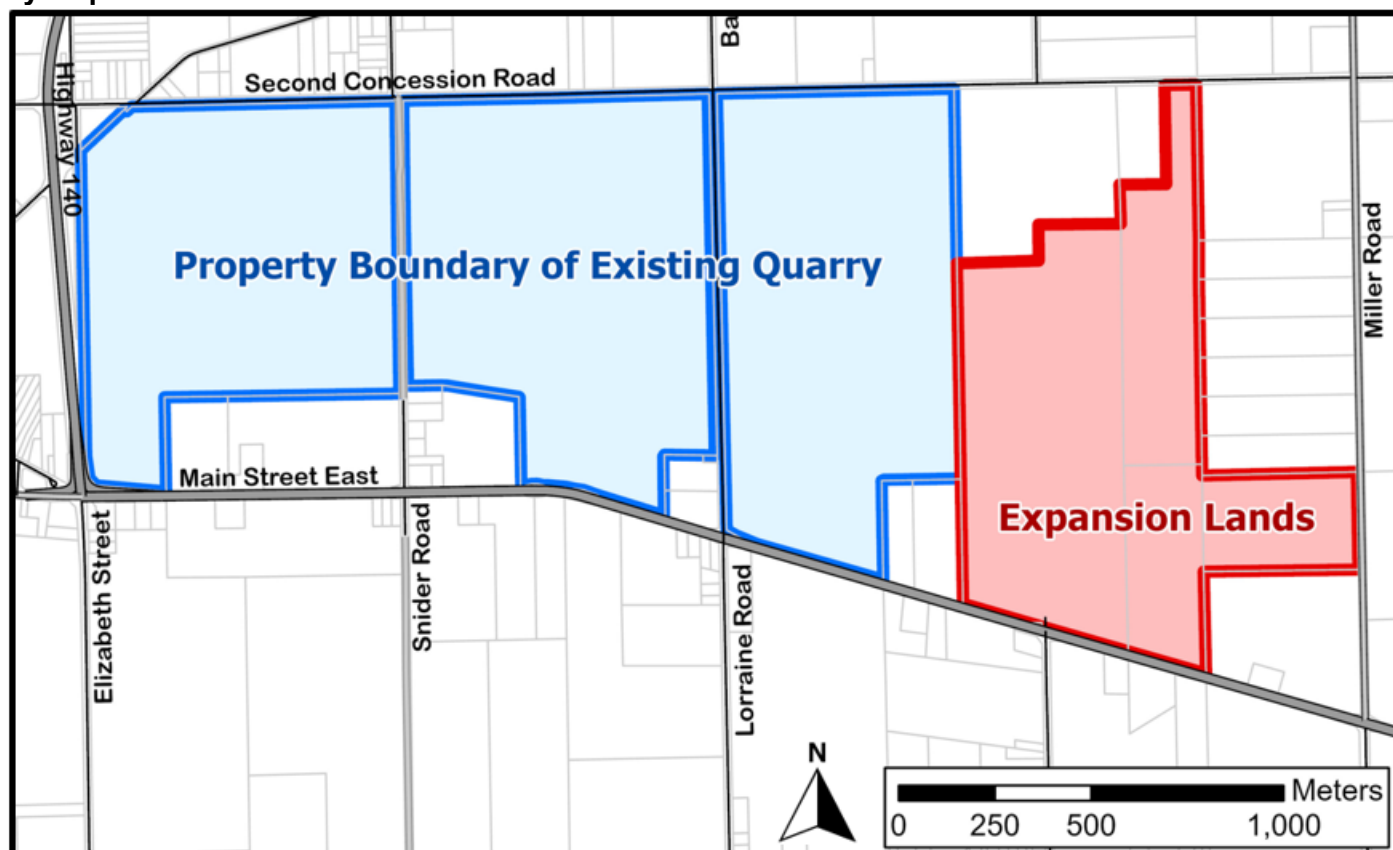
Observe the meeting: Any interested members of the public can attend the meeting in-person, or watch the meeting live on the City's YouTube channel at <https://www.youtube.com/user/cityofportcolborne>

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, March 7, 2023, in order 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 is not required; however, it is encouraged. 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 by no later than noon on Tuesday, March 7, 2023.

Key Map



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 6th day of February, 2023.