



Notice of Public Meeting

Proposed Zoning By-law Amendment

V/L Neff Street

Owner: Grandstone Living Inc

Agent/Applicant: Marc Vaillancourt

Proposed Change

The City of Port Colborne has received a complete application for a proposed Zoning By-law Amendment submitted by Marc Vaillancourt of Grandstone Living Inc. for the lands known as Part of Lot 2 on Plan 762, on the north side of Neff Street, formerly in the Township of Humberstone, now in the City of Port Colborne, Regional Municipality of Niagara, municipally known as vacant lot on Neff Street. 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 Fourth Density Residential (R4) to Downtown Commercial (DC). Due to the irregular shape of the lot, special provisions are being sought to reduce the landscape buffer from 3m to 0m. The Zoning By-law Amendment is being requested to permit the construction of a multi-unit residential building on the subject property.

More Information

For more information on the proposed changes please contact Chris Roome, Planner, at chris.roome@portcolborne.ca or 905-835-2900 x 205.

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.

Virtual Public Meeting

Date: Tuesday, May 17th, 2022

Time: 6:30 pm

Place: City Hall, 66 Charlotte Street – Third Floor Council Chambers

*** Virtual participation available via Zoom ***

(contact the Deputy Clerk below for meeting details)

Meeting Details

The Public Meeting will be held in-person, with the meeting live-streamed on the City's YouTube channel at www.youtube.com/watch?v=AhRkX0UH9kg

Anyone wishing to 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 orally participate in the meeting, they must pre-register with the Deputy Clerk. Written submissions and virtual participation requests must be received by noon on Tuesday, May 17, 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.

For more information about this matter, including information about appeal rights, contact Chris Roome at chris.roome@portcolborne.ca or call (905) 835-2900 x205.

The owner or agent must be present virtually at the Public Meeting.

A copy of the Department's Public Meeting Report will be available for inspection on May 12, 2022 by contacting the Clerk's Division at 905-835-2901 x115 or on the City's website at www.portcolborne.ca under "Council Meeting Calendar".

Legal Notice

Section 5 (11) (5) of Ontario Regulation 545/06 under the Planning Act

i. If a person or public body would otherwise have an ability to appeal the decision of Council of the City of Port Colborne to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Council of the City of Port Colborne before the by-law is passed, the person or public body is not entitled to appeal the decision.

ii. If a person or public body does not make oral submissions at a public meeting, or make written submissions to Council of 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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Dated at the City of Port Colborne this 21st day of April, 2022.

