



Notice of Public Meeting Notice of Complete Application

Proposed Zoning By-law Amendment

281 Chippawa Road

Owner: Talia Dosa, Tisiana Recine, Salvatore (Bruno) Carrera
Agent/Applicant: Quartek Group Inc. c/o Susan Smyth

Proposed Change

The City of Port Colborne has received a complete application for a proposed Zoning By-law Amendment submitted by Susan Smyth of Quartek Group Inc. for the lands known as Concession 2 Part Lot 25, on the south side of Chippawa Road, formerly in the Township of Humberstone, now in the City of Port Colborne, Regional Municipality of Niagara, municipally known as 281 Chippawa Road 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 Residential Development (RD) to a special provision of the Third Density Residential zone (R3-XX), in order to permit a mix of detached, semi-detached, and block townhouse dwellings. The following special provisions are being requested:

- 1) A reduce the minimum lot area for detached dwellings from 0.04ha (400m²) to 0.032ha (320m²).
- 2) A reduced minimum lot area for semi-detached dwellings from 0.05ha (500m²) to 0.045ha (450m²).
- 3) A reduced minimum lot area for block townhouses from 0.02ha (200m²) to 0.015ha (150m²).
- 4) A reduced front yard setback for detached dwellings from 6.5m to 4.5m.
- 5) A reduced front yard setback for semi-detached dwellings from 6.5m to 4.5m.
- 6) A reduced front yard setback for block townhouses from 7.5m to 4.5m.
- 7) A reduced exterior side yard setback for detached dwellings from 3.5m to 2m.
- 8) A reduced exterior side yard setback for block townhouses from 4.5m to 3m.
- 9) An increased maximum lot coverage for detached dwellings from 50% to 55%.
- 10) That more than one principal building be permitted on the property under condominium ownership.

More Information

For more information on the proposed changes please contact Chris Roome, Planner, at Chris.Roome@portcolborne.ca or 905-835-2900 ext. 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, April 4th, 2023

Time: 6:30 pm

Place: Virtually 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 at <https://www.youtube.com/watch?v=Bp6I-oPbwil>

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, April 4, 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, April 4, 2023.

A copy of the Department's Public Meeting Report will be available for inspection on March 30th, 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 Regulations 545/06

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

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 zoning by-law amendment is adopted/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 proposed zoning by-law amendment is adopted/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 add the person or public body as a party.

Dated at the City of Port Colborne this 15th day of March, 2023.

