



Notice of Public Meeting

Notice of Complete Applications

Proposed Draft Plan of Subdivision and Zoning By-law Amendment

Applicant: Upper Canada Consultants c/o Matt Kernahan
Owner: 2600261 Ontario Inc.
Northland Estates
City of Port Colborne

Proposed Change

The City of Port Colborne has received complete applications submitted by Matt Kernahan of Upper Canada Consultants on behalf of the owner 2600261 Ontario Inc. for a proposed Draft Plan of Subdivision and Zoning By-law Amendment at Northland Estates, legally known as Concession 2 Pt Lot 31, Concession 2 Pt Lot 31 RP 59R12021 Parts 1 & 2, and Con 2 Pt Lot 31 RP 59R11866 Parts 2 to 5.

The Zoning By-law Amendment proposes to amend Zoning By-law 6575/30/18 to rezone the subject lands from R3 (Third Density Residential), RD (Residential Development), and EC (Environmental Conservation) to a site-specific MU (Mixed Use) zone, EC (Environmental Conservation), (P) Public & Park, and a site-specific R3 zone.

The site-specific MU zone is being sought to permit a maximum height of 14 metres for residential and non-residential buildings. The site-specific R3 zone is being sought to permit a minimum lot area of 180 square metres and a minimum interior side yard of 1.5 metres for townhouse dwellings, and a minimum lot area of 327 square metres for detached dwellings.

The Draft Plan of Subdivision proposes to divide the subject lands into 122 lots for single-detached dwellings, 10 blocks for 50 street-townhouse dwellings, one mixed use commercial and residential block, a park, one block for a stormwater management facility and an environmental conservation block.

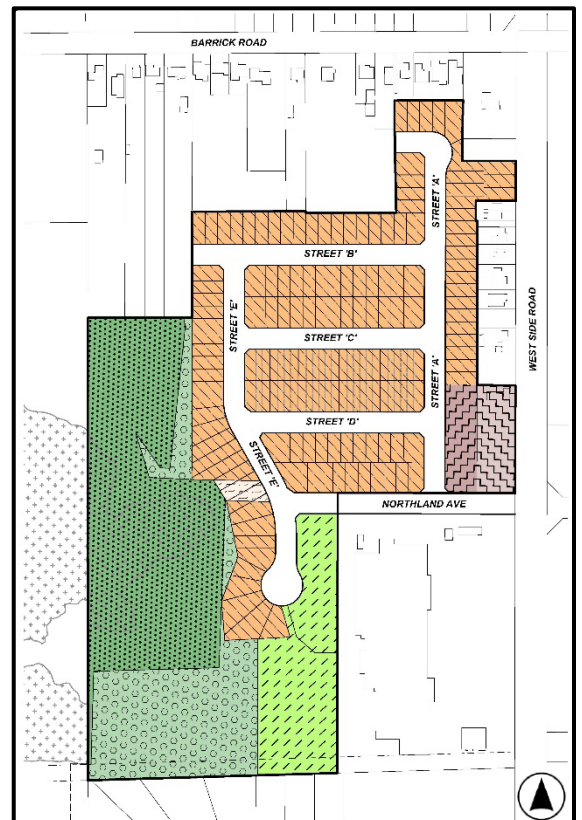
Public Meeting

Date: Tuesday, September 20th, 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

The Public Meeting will be live streamed on the City's YouTube channel at <https://youtu.be/pwTQpkNHbjw>

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, September 20th, 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 David Schulz at david.schulz@portcolborne.ca or call (905) 835-2900 x202.

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

Legal Notice

If you wish to be notified of the decision of the City of Port Colborne on the proposed Draft Plan of Subdivision and/or 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

Draft Plan of Subdivision

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of Port Colborne in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the City of Port Colborne to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of Port Colborne in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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.

Zoning By-law Amendment

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 30th day of August, 2022.