



Community Notice: Statutory Public Meeting

5088 Highway 140
Proposed Zoning By-law Amendment
Applicant: Stantec Consulting Ltd., on behalf of
Asahi KASEI Battery Separator Canada

City File: D14-06-25

In accordance with the provisions of the Planning Act, this is to advise that a statutory public meeting has been scheduled by the City's Development and Government Relations Department for a Proposed Zoning By-law Amendment for 5088 Highway 140 in the City of Port Colborne.

Meeting Details

Members of the public are invited to provide input at the Statutory Public Meeting

Date: Tuesday, December 2nd, 2025

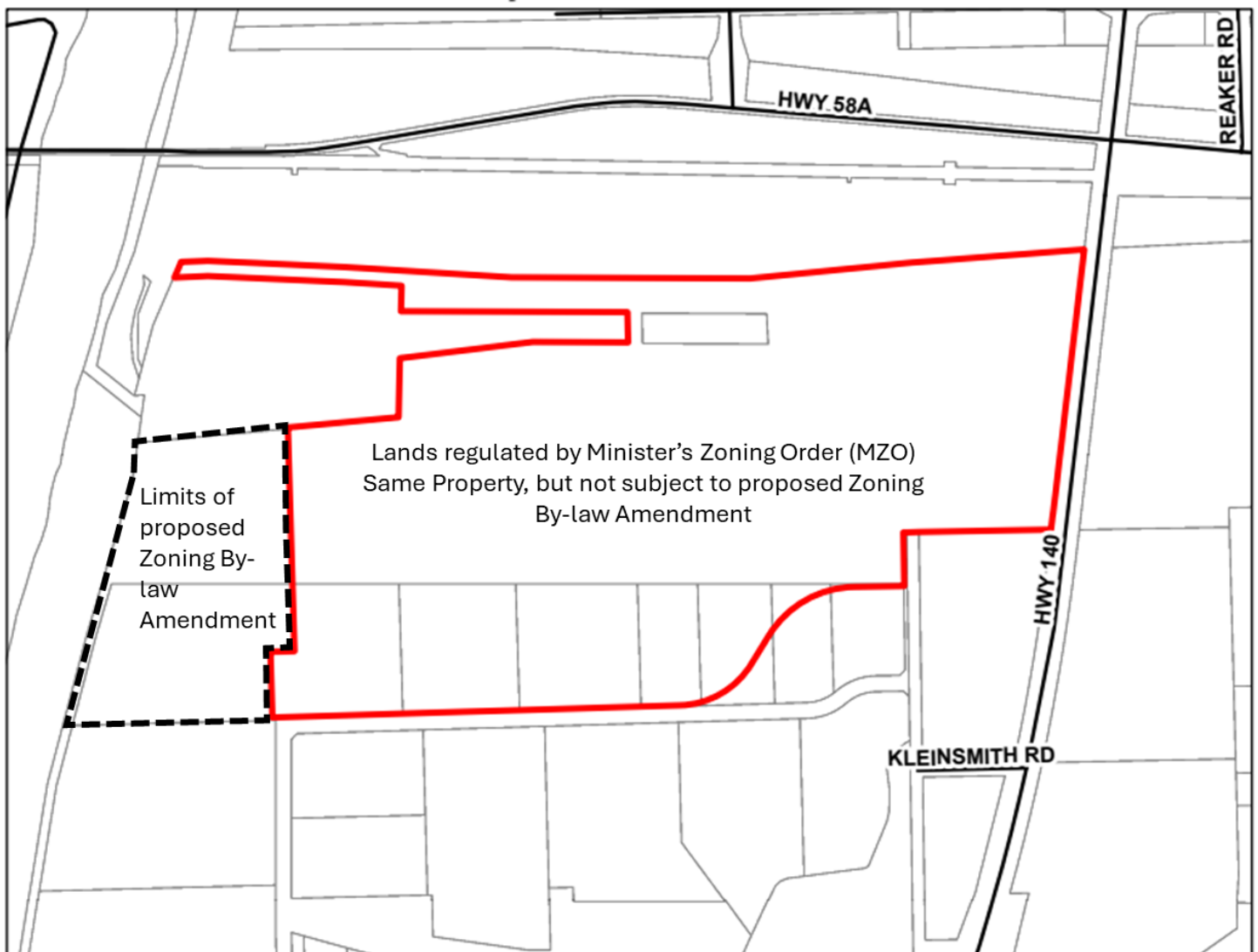
Time: 6:30 pm

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

Virtual participation is also available via Zoom

(Contact the Deputy Clerk for meeting details)

A decision about the application will not be made by City Council at this meeting.



Application Details

- The limits of the Subject Lands that form part of the proposed Zoning By-law Amendment are presently zoned Heavy Industrial (HI)
- The primary objective of the amendment is to establish consistent zoning provisions across the entire property, with the intent of integrating the new lands with the remaining, MZO-regulated portions of the site.
- The application proposes amendments to the HI zone in order support the proposed development of a high voltage electric substation, a stormwater management pond, and two berms – one surrounding the high voltage electric substation and one along the west property limit, close to the Welland Canal.
- The proposed amendment seeks to remove the two existing Holding provisions and re-zone the lands to the Heavy Industrial (HI) Zone with special provisions
- The proposed amendment includes both text changes and mapping changes to show the new Site-Specific Zone on the Subject Lands.

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 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, December 2, 2025, 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, December 2, 2025.

More Information

For more information about this matter, including information about appeal rights, contact please contact Kelly Martel, Planning Manager at kelly.martel@portcolborne.ca or (905) 228-8130

A copy of the Department’s Public Meeting Report along with the proposed amendments will be available for inspection on Thursday November 27th, 2025 by contacting the Clerk’s Division at (905) 228-8118 or on the City’s website at www.portcolborne.ca under “Committees, Boards and Council Calendar”.

Legal Notice

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.