



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

Official Plan Amendment D09-03-24
Zoning By-law Amendment D14-04-24
242-246 West Side Road
Applicant: Quartek Group Inc.
Owners: Luigi Lofaso and Tirdad Gharachoirloo

Proposed Change

The City of Port Colborne has received complete applications for an Official Plan Amendment and a Zoning By-law Amendment on the lands legally known as Lots 36 to 40 on Plan 826, in the City of Port Colborne, Regional Municipality of Niagara, municipally known as 242-246 West Side Road. The Official Plan Amendment and Zoning By-law Amendment are being requested to facilitate the development of a 112-unit apartment building. Enclosed with this notice is a map showing the property.

The application for Official Plan Amendment proposes to amend the Official Plan to facilitate the development of a 112-unit apartment building, with site-specific policies to permit a density of not more than 198 units per hectare and parking on the main floor.

The application for Zoning By-law Amendment proposes to change the zoning of the subject lands from the existing First Density Residential (R1) zone and Third Density Residential (R3) zone to a new site-specific Fourth Density Residential (R4-XX) zone. The Draft Zoning By-law Amendment which includes applicable site-specific amendments to the R4 zone referenced above is available for public inspection on the City's website on the "Current Applications" page.

Public Meeting

Date: Tuesday, November 5, 2024
Time: 6:30 pm
Place: City Hall, 66 Charlotte Street, Port Colborne ON
Third Floor Council Chambers
Virtual participation is also available via Zoom
(Contact the Deputy Clerk below for meeting details)

More Information

The Planning information report will be made available through the Public Meeting Agenda on the City's "Council Calendar" webpage by Thursday, October 31, 2024. All materials submitted as part of this application, such as proposed plans and reports, can be obtained on the City of Port Colborne website, on the "Current Applications" page, or by contacting Planning staff. For more information about this matter, including for assistance accessing information about appeal rights, please contact:

Diana Vasu

Planner
City of Port Colborne
66 Charlotte Street
Port Colborne, ON L3K 3C8
Phone: (905) 228-8120
Email: diana.vasu@portcolborne.ca
File Numbers: D09-03-24 and D14-04-24

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 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, November 5, 2024, 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, November 5, 2024.

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.

Location Map



Dated at the City of Port Colborne this 15th day of October, 2024.