



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

PORT COLBORNE

DEVELOPMENT AND GOVERNMENT RELATIONS DEPARTMENT

Consent Application

File No. B11-24-PC

IN THE MATTER OF the *Planning Act, R.S.O., 1990, c.P. 13, section 53 (1)*;

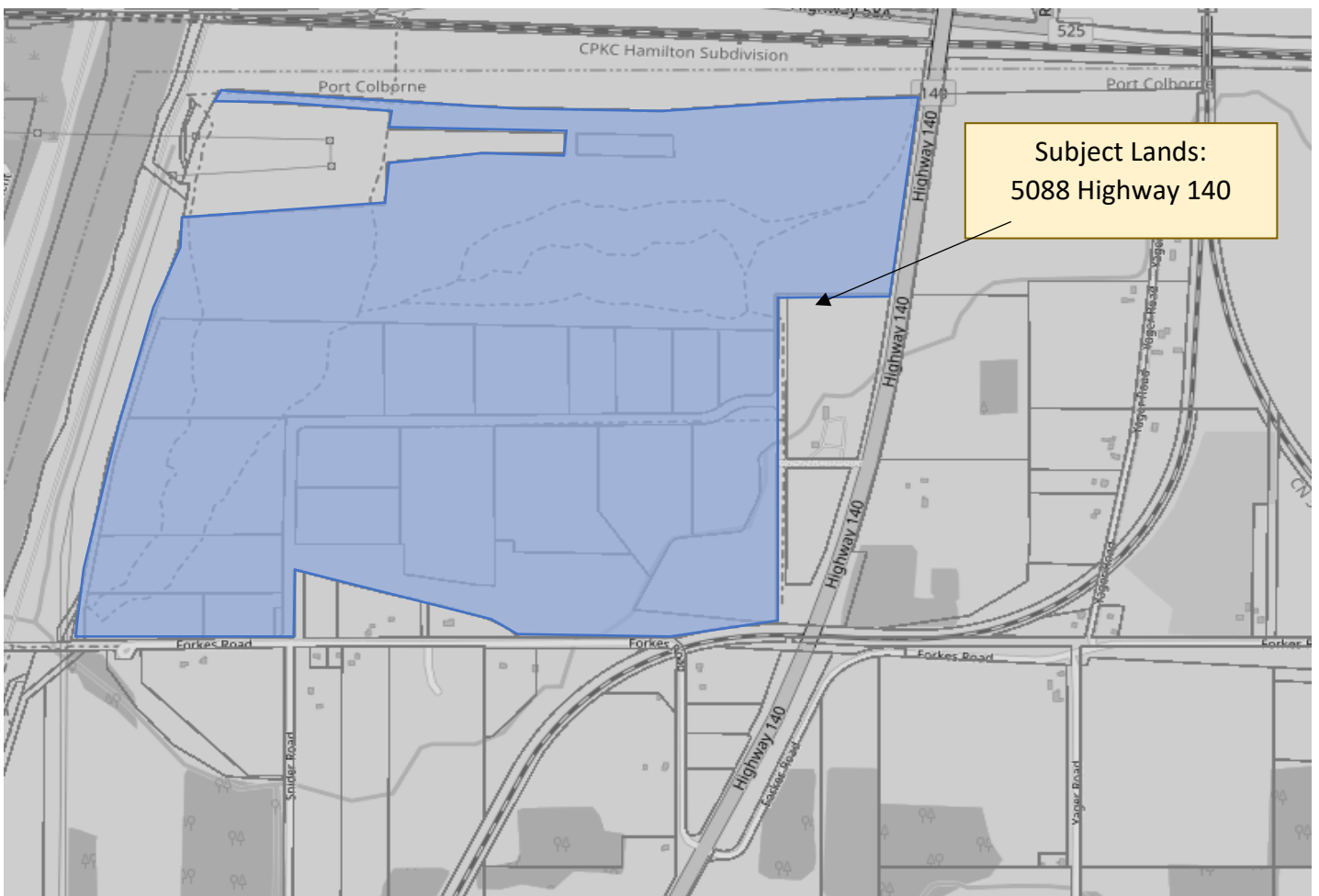
AND IN THE MATTER OF the lands legally known as Concession 5, Part of Lots 16 to 19 and Part Road Allowance, Reference Plan 59R15312, Parts 1, 5, 6, 8 to 11, 14, 16 to 19, 37, 39, and 42, formerly in the Township of Humberstone, now in the City of Port Colborne, located in a special provision of the Heavy Industrial zone (HI-46) and a special provision of the Industrial Development zone (ID-47-H), municipally known as 5088 Highway 140;

AND IN THE MATTER OF AN APPLICATION by the agent Weston Consulting, on behalf of the owners One Forty Development Inc., for consent to sever for the purposes of creating a new industrial lot. The subject parcels are shown as the “lands to be severed” and “lands to be retained” on the proposed sketch, where both the severed and retained lands are to be used for a future industrial use. A sketch of the subject lands is shown on the reverse side of this notice. A higher resolution PDF version of this sketch can be found on the City’s website.

Associated Application

A request for a Minister’s Zoning Order (MZO) has been submitted to the Minister of Municipal Affairs and Housing. The purpose of the MZO (Environmental Registry of Ontario file number 019-8690) is to facilitate the development of an electric battery separator industrial operation. These lands are also the subject of consent application B15-24-PC.

LOCATION MAP



PLEASE TAKE NOTICE that this application will be heard in-person and virtually by the Committee of Adjustment as shown below:

Date: September 11, 2024
Time: 6:00 P.M.
Location: 66 Charlotte Street – Third Floor Council Chambers and Virtually via Zoom

Additional information regarding this application will be available for public inspection. An appointment can be scheduled in the office of the Planning and Development department, Monday to Friday, during the hours of 8:30 A.M. to 4:30 P.M., by telephone at (905)-228-8124 or through email at taya.taraba@portcolborne.ca.

PUBLIC HEARING: You are entitled to participate and express your views about this application, or you may be represented by counsel for that purpose. The Planning Division report is to be made available for public inspection by **Friday, September 6, 2024**.

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.

Electronic Hearing Procedures
How to Get Involved in the Hearing

The meeting will be held in person and will be livestreamed on the City's YouTube channel.

Anyone wishing to participate in the meeting can attend either virtually or in-person and is encouraged to submit a written submission that will be circulated to the Committee of Adjustment prior to the meeting. All comments submitted are part of the public record. If anyone wishes to orally participate in the meeting, they must pre-register with the Secretary-Treasurer. **Written submissions and participation requests must be received by 12:00 p.m. on Tuesday, September 10, 2024**, by emailing taya.taraba@portcolborne.ca or by calling (905)-228-8124. Written submissions may also be submitted to the mail slot located in the front-left of City Hall; 66 Charlotte Street.

If you have any questions about the application(s) or submission process, please email taya.taraba@portcolborne.ca or call (905)-228-8124.

If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Secretary-Treasurer. The Notice of Decision will also explain the process for appealing a decision to the Ontario Land Tribunal. If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect to this application does not make written submissions to the Committee of Adjustment before it gives or refuses to give provisional consent, the Ontario Land Tribunal may dismiss the appeal.

By order of the Committee of Adjustment,

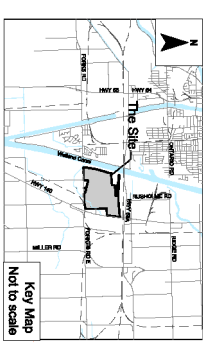
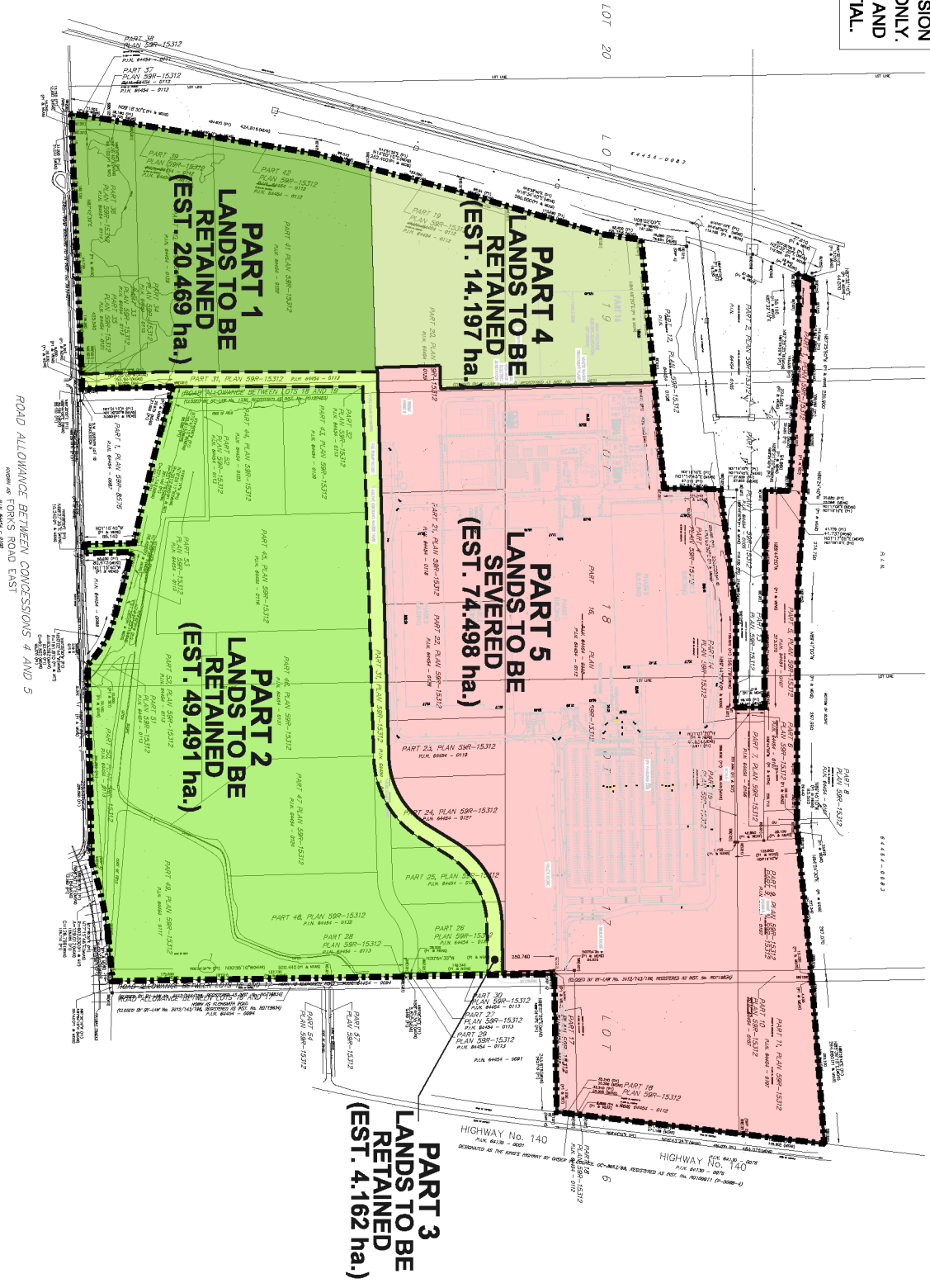


Taya Taraba
Secretary-Treasurer

Date of Mailing: August 28, 2024

SKETCH

DRAFT
FOR DISCUSSION
PURPOSES ONLY.
PRIVILEGED AND
CONFIDENTIAL.

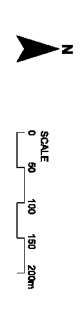


- LEGEND**
- Subject Lands
 - Proposed Site Limit (MZO)
 - Lands to be Severed (Est. 74,498 ha.)
 - Lands to be Retained - Part 1 (Est. 20,469 ha.)
 - Lands to be Retained - Part 2 (Est. 49,491 ha.)
 - Lands to be Retained - Part 3 (Est. 4,162 ha.)
 - Lands to be Retained - Part 4 (Est. 14,197 ha.)

DRAWN / REVISED

18 JUL 2024	Revised boundaries and areas as per Client's Comments
15 JUL 2024	Revised area boundaries; Re-calculate Areas
10 JUL 2024	Issued for Submission
10 JUL 2024	Final Draft

SEVERANCE PLAN
HIGHWAY 58A & HIGHWAY 140
CITY OF PORT COLBORNE
REGION OF NIAGARA



Plan Number: 11746
Date: 2024-06-19
Drawn By: NDC
Printer: MC
CAD: 2024-06-15_Severance Plan_11746.dgn



- Notes:**
- Property Boundary is based on survey completed by MTE (Feb. 2024).
 - Not based on engineering, floodplain or grading analysis.
 - Areas and dimensions are estimated. Areas to be severed and retained to be confirmed via survey.
 - Site Plan for Prepared by Stantec (June 16, 2024).