



# Notice of Public Meeting

## Notice of Complete Application

### Proposed Zoning By-law Amendment

**Applicant: Garden City Development c/o Matt Kernahan**  
**Owner: 2600261 Ontario Inc.**  
**Northland Estates**  
**City of Port Colborne**

#### **Proposed Change**

The City of Port Colborne has received a complete application submitted by Matt Kernahan of Garden City Development on behalf of the owner 2600261 Ontario Inc. for a proposed 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 and the previously approved Zoning By-law Amendment 7141/83/23 to amend the site-specific R3-73 zone and its special provisions. The site-specific special provisions are proposed to be amended to reduce the minimum lot area for townhouses, reduce minimum front and corner side yard setbacks, reduce the minimum parking space width for obstructed spaces, and increase the maximum dwelling height.

The Zoning By-law Amendment application is being sought to implement proposed changes to the approved Northland Estates Draft Plan of Subdivision. A concurrent redline revision to the approved Draft Plan of Subdivision (File D12-03-24) is currently under review which proposes to decrease the number of single-detached dwellings from 120 to 44 units, increase the number of townhouse dwellings from 46 to 189 units, the addition of 4 semi-detached dwelling units, and overall lot and subdivision layout alterations to incorporate the proposed changes. The total number of dwelling units is proposed to increase from 216 to 287.

#### **Public Meeting**

Date: Tuesday, November 12, 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, November 7, 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:

#### **David Schulz, MCIP, RPP**

Manager of Planning  
 City of Port Colborne  
 66 Charlotte Street  
 Port Colborne, ON L3K 3C8  
 Phone: (905) 228-8117  
 Email: david.schulz@portcolborne.ca  
 File Number: D14-09-24

**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?

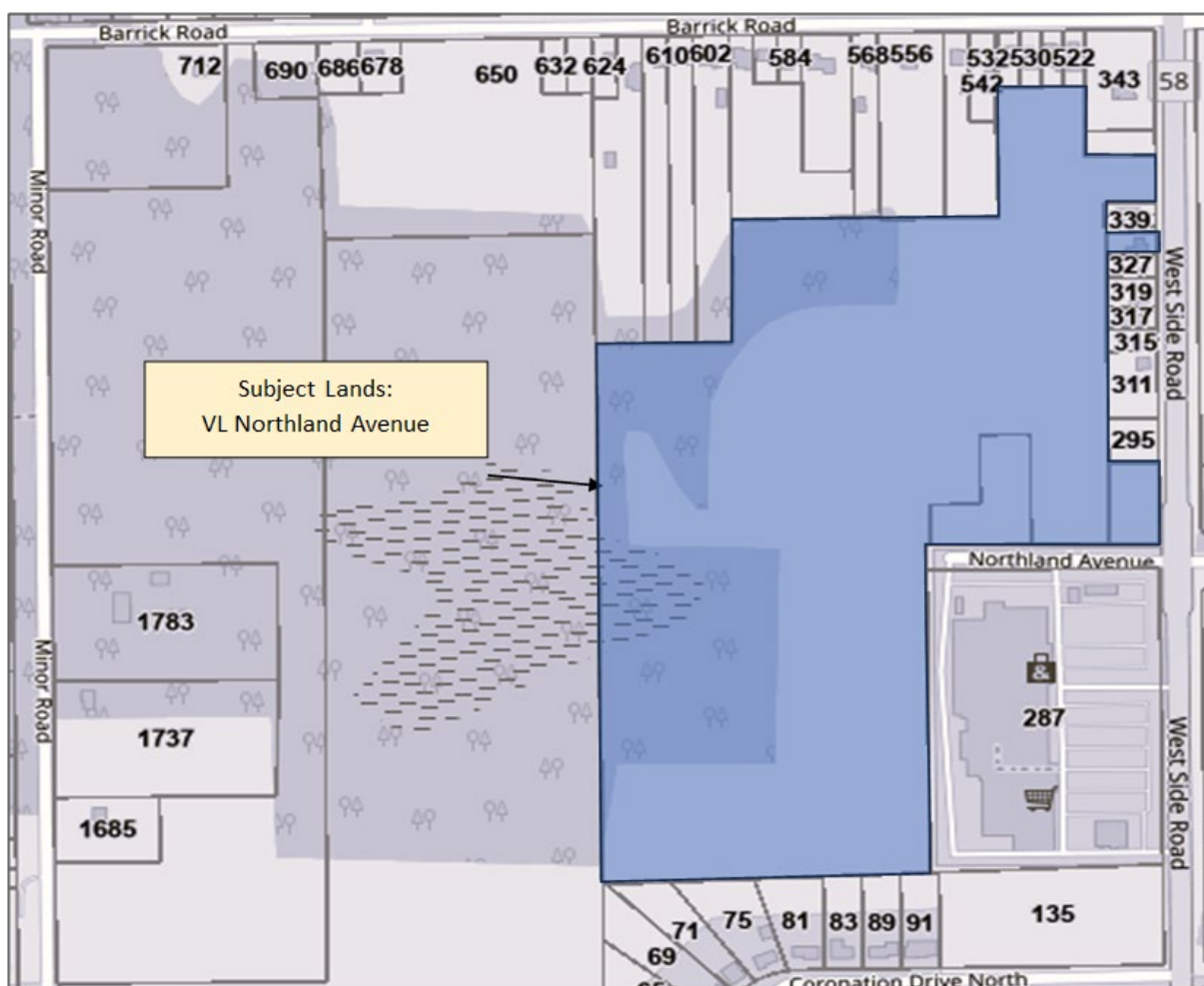
**Observe the meeting:** Any interested members of the public can attend the meeting in-person, or watch the meeting live on the City's YouTube channel at [youtube.com/user/cityofportcolborne](https://youtube.com/user/cityofportcolborne).

**Submit a written comment:** Written comments can be submitted through email to [deputyclerk@portcolborne.ca](mailto: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 12, 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 12, 2024.

## Location Map



## 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](mailto: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.