



Notice of Passing

City of Port Colborne Zoning By-law Amendment

File No. D14-02-20

Applicant(s): Steven Rivers

Owner: Hometown Properties Inc.

168 and 176 Elm St

Take notice that the Council of the Corporation of the City of Port Colborne passed By-law 6855/03/21 on the 25th day of January, 2021, under Section 34 of the Planning Act, R.S.O. 1990, as amended.

Location of the lands affected by the Zoning By-law Amendment (By-law 6855/03/21): as Lots 121 to 123 on Plan 12, and Part of Lots 368 and 369 on Plan 16, in the City of Port Colborne, Regional Municipality of Niagara, municipally known as 168 and 176 Elm Street. See the reverse side of this notice for a map showing the property.

The purpose and effect of the Zoning By-law Amendment (By-law 6853/01/21): The zoning of the land is changed from I – Institutional to R4-56. The provisions of the R4-56 zone are shown below:

Notwithstanding the provisions of the Fourth Density Residential zone, the following special regulations shall apply:

- | | |
|---------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| a) Minimum Front Yard | 4.5 metres |
| b) Minimum Interior Side Yard | 1.5 metres |
| c) Minimum Corner Yard | 1.5 metres |
| d) Minimum Rear Yard | 1.5 metres |
| e) Maximum Lot Coverage | 25 percent |
| f) Maximum Height | As existing |
| g) Max Gross Floor Area | 1450 square metres |
| h) Minimum Landscape Area | 25 percent |
| i) Minimum Floor Area / Unit | 35 square metres |
| j) Minimum Number of Parking Spaces | 1 space per residential dwelling unit |
| k) Landscape Buffer Between the Edge
of any Parking Area Abutting a Public
Road | 0 metres |
| l) Landscape Buffer Between the Edge
of any Parking Area Abutting a
Residential Zone | 1.5 metres |
| m) Minimum Setback of a Building for
the Purpose of Human Habitation
to a Functioning Railway
Right-of-way | 1.5 metres |

Note: Written correspondence was received and considered in the decision-making process.

For more information on the purpose and effect of the amendment please contact David Schulz, Planner at 905-835-2900, ext 202 or through email at david.schulz@portcolborne.ca.

Copies of the Zoning By-law Amendment are available for inspection in the Clerk's office, located at City Hall, 66 Charlotte Street, Port Colborne, during regular office hours (from 8:30 a.m. to 4:30 p.m. Monday to Friday).

Opportunity to Appeal

Any person or agency may appeal to the Local Planning Appeal Tribunal in respect of the By-laws by filing with the Clerk of the City of Port Colborne **not later than the 18th day of February 2021** a notice of appeal setting out the objection to the By-laws and the reasons in support of the objections together with a certified cheque or money order in the amount of \$1,100.00 payable to the Minister of Finance for each appeal. If you wish to appeal to the Local Planning Appeal Tribunal, a copy of an appeal form is available from the Ontario Land Tribunals website at www.olt.gov.on.ca.

LEGAL NOTICE

ONTARIO REGULATION 545/06

i. Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

ii. No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Dated at the City of Port Colborne this 29th day of January, 2021.

Charlotte Madden, Deputy City Clerk
City of Port Colborne
66 Charlotte Street, Port Colborne, Ontario
L3K 3C8

