



Notice of Public Meeting

Notice of Complete Applications

Proposed Draft Plan of Subdivision and Zoning By-law Amendment

Applicant: Design Plan Services Inc. c/o Kimberley Harrison-McMillan
Owner: SG Real Estate Opportunities III LP
VL & 563 Killaly Street East
City of Port Colborne

Proposed Change

The City of Port Colborne has received complete applications submitted by Kimberley Harrison-McMillan of Design Plan Services Inc. on behalf of the owner SG Real Estate Opportunities III LP for a proposed Draft Plan of Subdivision and Zoning By-law Amendment at 563 Killaly Street East and adjacent vacant lot, legally known as Part of Lots 23 & 24, Concession 1, Geographic Township of Humberstone, Regional Municipality of Niagara, now in the City of Port Colborne. A sketch of the proposed development is provided on the third page of this Notice.

Zoning By-law Amendment

The Zoning By-law Amendment proposes to amend Zoning By-law 6575/30/18 to rezone the subject lands from R1-CH (First Density Residential with Conversion Holding), and RD (Residential Development) to a site-specific R4 (Fourth Density Residential) zone and R4-H (Fourth Density Residential with Holding provision). The site-specific R4 zone is being sought to permit block townhouses, street townhouses, semi-detached and apartment buildings with reductions in lot areas and frontage, reduction in yard setbacks, and an increase in height. Additionally, one of the units is being proposed to permit a Neighbourhood Commercial use. The R4-H zone is proposed to be subject to the completion of a Stage 4 Archaeological Assessment prior to the Holding provision being removed. A copy of the proposed Zoning By-law Amendment can be obtained by contacting David Schulz, Senior Planner, using the contact information below.

Draft Plan of Subdivision

The Draft Plan of Subdivision proposes to divide the subject lands into eight blocks for 108 block townhouses, 30 street townhouses, 10 semi-detached dwellings, and 138 stacked townhouse units. One block is proposed to be set aside for the archaeological area in accordance with the findings of the completed studies. The block and stacked townhouses are proposed to be under a condominium development, while street townhouses and semi-detached dwellings will be freehold lots fronting on public roads.

Public Meeting

Date: Tuesday, October 3, 2023
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 below for meeting details)

More Information

All materials submitted as part of these applications such as proposed plans and reports can be obtained on the City of Port Colborne website under the “Current Applications” page. The Planning information report will be made available through the Public Meeting Agenda on the City’s “Council Calendar” webpage on Thursday, September 28, 2023. For more information about this matter, including information about appeal rights, please contact:

David Schulz, MCIP, RPP

Senior Planner
City of Port Colborne
66 Charlotte Street
Port Colborne, ON L3K 3C8
Phone: (905) 835-2900 x202
Email: david.schulz@portcolborne.ca
File Numbers: D12-02-23 & D14-06-23

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. The link to the meeting is available on the City's Committees, Boards and Council Calendar:
https://calendar.portcolborne.ca/meetings?_mid_=79262.

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, October 3, 2023, 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 with the Deputy Clerk is not required; however, it is encouraged. For pre-registration, please contact the Deputy Clerk at deputyclerk@portcolborne.ca. 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 at deputyclerk@portcolborne.ca by no later than noon on Tuesday, October 3, 2023.

Legal Notice

If you wish to be notified of the decision of the City of Port Colborne on the proposed Draft Plan of Subdivision and/or 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

Draft Plan of Subdivision

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of Port Colborne in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the City of Port Colborne to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of Port Colborne in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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.

Zoning By-law Amendment

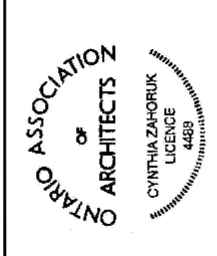
If a person or public body would otherwise have an ability to appeal the decision of the City of Port Colborne to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Port Colborne before the by-law is passed, 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.

Dated at the City of Port Colborne this 13th day of September, 2023.



CYNTHIA ZAHORUK ARCHITECTS
3077 NEW STREET,
BURLINGTON, ON L7N1M6
905.331.1480



ONTARIO ASSOCIATION OF ARCHITECTS

NOTES:
1. THE ARCHITECT HAS CONDUCTED VISUAL CHECKS AND VERIFIED ALL DIMENSIONS AND JOB CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE CLIENT IMMEDIATELY UPON COMMENCEMENT OF CONSTRUCTION.
2. THE ARCHITECT HAS CONDUCTED VISUAL CHECKS AND VERIFIED ALL DIMENSIONS AND JOB CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE CLIENT IMMEDIATELY UPON COMMENCEMENT OF CONSTRUCTION.
3. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE ARCHITECT.
4. ALL DIMENSIONS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE COPIED, REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION FROM THE ARCHITECT.
5. I DO NOT SCALE THE DRAWINGS.

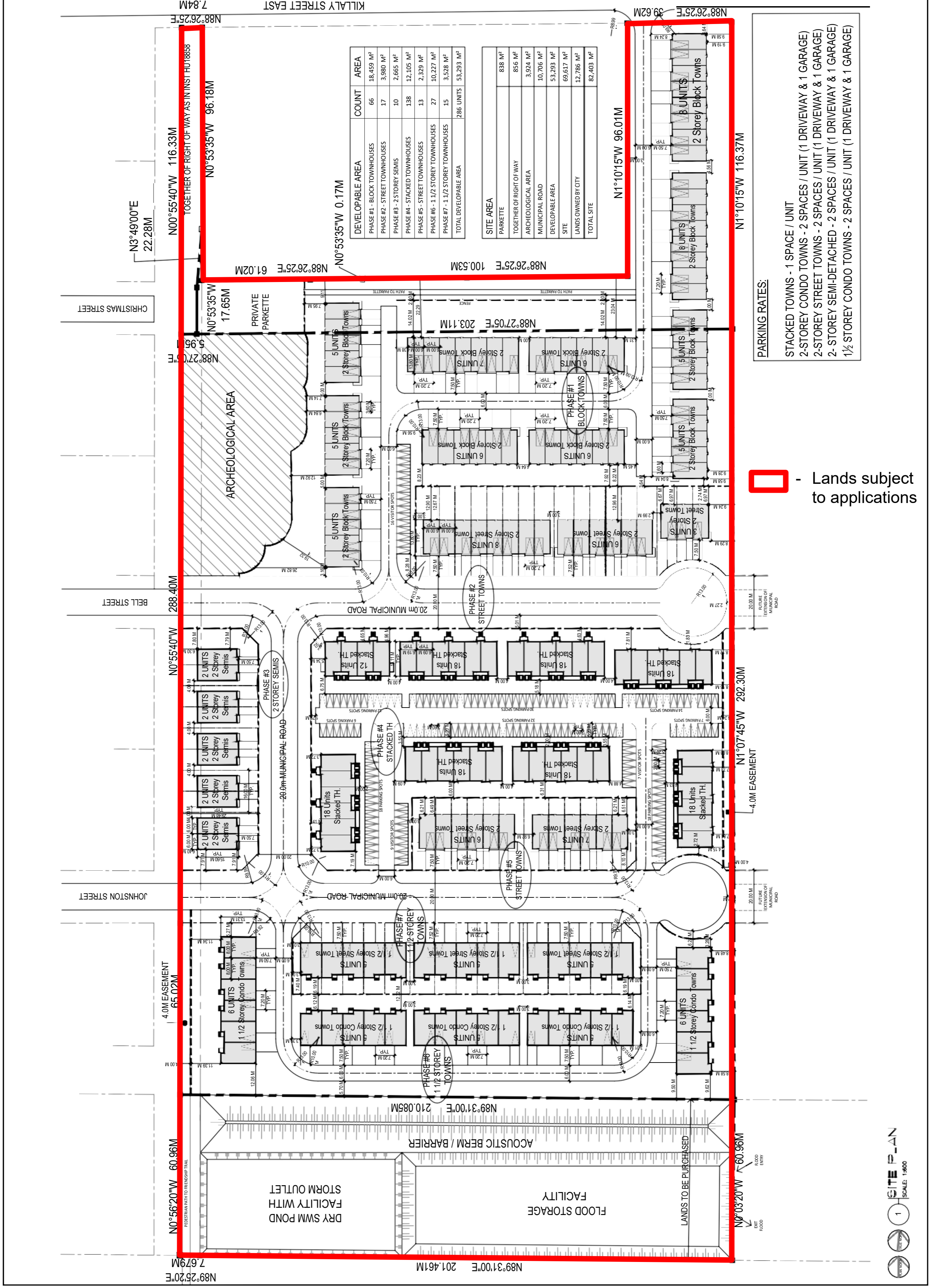
DATE	REVISION
08/07/2022	ISSUED FOR PRE-CON.
25/07/2023	ISSUED FOR ZBA.

SCALE: AS NOTED
DRAWN BY: KREM
PRINT DATE: 25/07/2023

PROPOSED TOWNHOUSES
KILLALY STREET EAST
PORT COLBORNE, ONTARIO

PROPOSED SITE PLAN

A1.0



DEVELOPABLE AREA	COUNT	AREA
PHASE #1 - BLOCK TOWNHOUSES	66	18,459 M ²
PHASE #2 - STREET TOWNHOUSES	17	3,980 M ²
PHASE #3 - 2 STOREY SEMIS	10	2,665 M ²
PHASE #4 - STACKED TOWNHOUSES	138	12,105 M ²
PHASE #5 - STREET TOWNHOUSES	23	2,329 M ²
PHASE #6 - 1 1/2 STOREY TOWNHOUSES	17	10,227 M ²
PHASE #7 - 1 1/2 STOREY TOWNHOUSES	15	3,528 M ²
TOTAL DEVELOPABLE AREA	286 UNITS	53,293 M ²

SITE AREA	VALUE
PARKETTE	838 M ²
TOGETHER OF RIGHT OF WAY	856 M ²
ARCHEOLOGICAL AREA	3,924 M ²
MUNICIPAL ROAD	10,706 M ²
DEVELOPABLE AREA	53,293 M ²
SITE	69,617 M ²
LANDS OWNED BY CITY	12,786 M ²
TOTAL SITE	82,403 M ²

PARKING RATES:
 STACKED TOWNS - 1 SPACE / UNIT
 2-STOREY CONDO TOWNS - 2 SPACES / UNIT (1 DRIVEWAY & 1 GARAGE)
 2-STOREY STREET TOWNS - 2 SPACES / UNIT (1 DRIVEWAY & 1 GARAGE)
 2-STOREY SEMI-DETACHED - 2 SPACES / UNIT (1 DRIVEWAY & 1 GARAGE)
 1 1/2 STOREY CONDO TOWNS - 2 SPACES / UNIT (1 DRIVEWAY & 1 GARAGE)

- Lands subject to applications