



## PORT COLBORNE

PLANNING AND LEGISLATIVE SERVICES

## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File No. A01-24-PC

IN THE MATTER OF the Planning Act, R.S.O., 1990, c.P.13, as amended, and Section 10.3 (c) (d) (f) (g), of the City of Port Colborne Zoning By-law 6575/30/18, as amended.

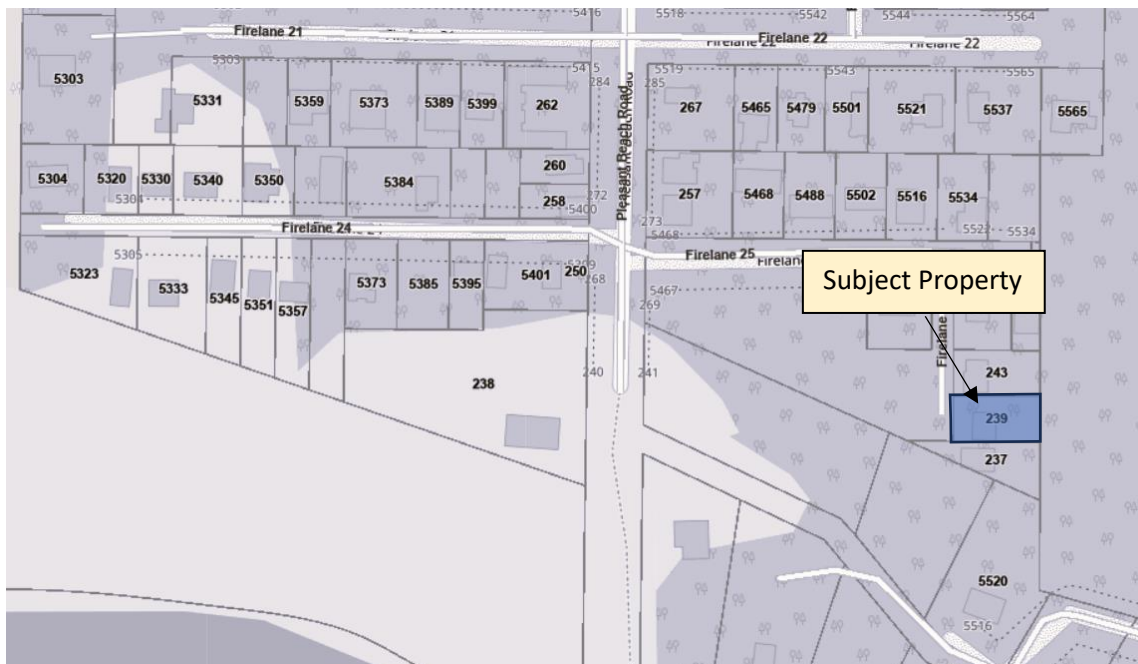
AND IN THE MATTER OF the lands legally known as Lot 18 on Plan 41, in the City of Port Colborne, located in the Rural Residential (RR) zone, municipally known as a 239 Firelane 26.

AND IN THE MATTER OF AN APPLICATION by the owners Ron and Susan Webb for relief from the provisions of Zoning by-law 6575/30/18, as amended, under Section 45 of the Planning Act, R.S.O 1990 c.P 13, to permit construction of a detached dwelling, notwithstanding the following:

1. That an interior yard setback of 1.8m be permitted whereas a minimum of 4m is required;
2. A maximum lot coverage of 28% be permitted whereas a maximum of 15% is required.
3. A front yard setback of 5.16m be permitted whereas 10m is required.

Explanatory Relief from the Zoning By-law: The applicant is requesting permission to construct a detached dwelling. Due to the layout of the proposal, a minor variance is required. A sketch of the subject lands is shown on the reverse side of this notice.

### LOCATION MAP



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

Date: March 13<sup>th</sup>, 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](mailto: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's report may be available for public inspection by Friday, March 8<sup>th</sup>, 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 Virtual Hearing**

The meeting will be held both publicly, in-person, and through a livestream 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. This entry will, eventually, become accessible to the public. 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 P.M. Tuesday, March 12, 2024**, by emailing [taya.taraba@portcolborne.ca](mailto: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 submission process or would like to explore alternative submission methods, please email [taya.taraba@portcolborne.ca](mailto:taya.taraba@portcolborne.ca) or call (905)-228-8124.

The owner or agent must be present, either in person or virtually, at the Hearing. If you do not attend the Hearing, the Committee may adjourn the file or proceed in your absence and come to a decision. If you wish to be notified of the decision of the Committee of Adjustment in respect to this application, you must submit a written request to the Secretary-Treasurer. This will also entitle you to be advised of a possible Ontario Land Tribunal Hearing. In accordance with the *Planning Act*, the Committee of Adjustment's decision may be appealed to the Ontario Land Tribunal by the owner, the Minister of Municipal Affairs and Housing, a specified person or public body that has an interest in the matter.

By order of the Committee of Adjustment,

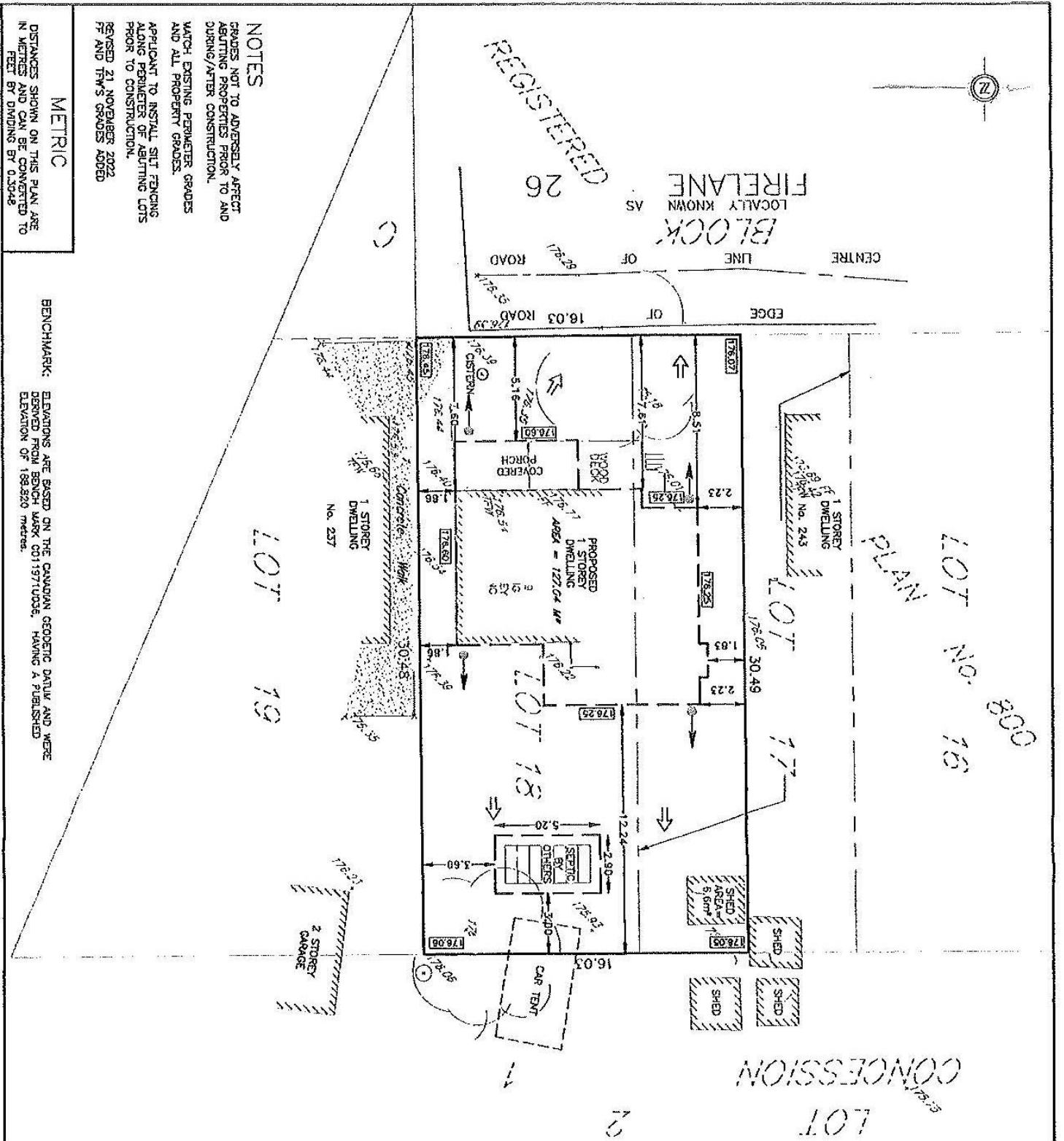
Date of Mailing: February 29<sup>th</sup>, 2024



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Taya Taraba  
Secretary-Treasurer

Sketch



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**CITY OF PORT COLBORNE**  
**LOT GRADING PLAN**  
 LOCATION LOT 18 AND PART OF LOT 17 REGISTERED PLAN No. 800  
 STREET & No. 239 FIRELANE 26  
 BUILDER OWNER RON WEBB  
 EXISTING ELEVATIONS - Date Levels Taken FEBRUARY 11, 2021  
 FINISHED GRADING - Date Levels Taken

SCALE 1 : 200  
 0 5 10 metres

LEGEND	REVISION 1 - NEW BUILDING PLANS
176.07	PROPOSED ELEVATION
176.08	FINISHED ELEVATION
176.09	SLIP DISCHARGE
176.10	DISCHARGE DIRECTION
176.11	DOWN-SLOUT & DIRECTION OF DISCHARGE
176.12	SETBACK MEASUREMENT
176.13	DEGRADEUS TREE
176.14	DEGRADEUS TOP OF FOUNDATION WALL ELEVATION
176.15	DEGRADEUS TOP OF FINISHED FLOOR ELEVATION
176.16	PROPERTY AREA = 488 M <sup>2</sup>
176.17	PROPOSED AGRICULTURAL AREA = 127.04 M <sup>2</sup>
176.18	EXISTING SHED = 6.6 M <sup>2</sup>
176.19	LOT COVERAGE 27.35 %

**Proposed Grading Certificate**

I HEREBY CERTIFY THAT THE PROPOSED GRADING WILL BE COMPATIBLE WITH ADJACENT LANDS AND THAT ALL SURFACE DRAINAGE ORIGINALLY FLOWING THROUGH, ONTO OR OVER THIS SITE IS BEING ACCOMMODATED, AND THAT THIS LOT WILL DRAIN SATISFACTORILY TO THE PRESENT EXISTING GRADES OF ADJACENT PROPERTIES.

Signature: *[Signature]* Date: FEBRUARY 26, 2021

Firm: KIRKUP MASCOBE URE SURVEYING LTD.

Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_  
 MUNICIPALITY

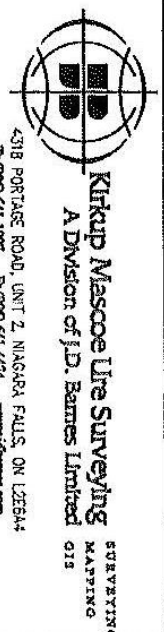
**As Constructed Grading Certificate**

I HAVE TAKEN THE FIELD ELEVATIONS SHOWN (176.0) WITH RESPECT TO THE FINAL GRADING AND DO HEREBY CERTIFY THAT THE BUILDING CONSTRUCTED AND GRADING OF THE LOT IS IN CONFORMANCE WITH THE PREVIOUS SUBMISSION FOR A BUILDING PERMIT. I FURTHER CERTIFY THAT THIS LOT WILL DRAIN SATISFACTORILY AND SUCH GRADING HAS NOT ADVERSELY AFFECTED ADJACENT PROPERTIES.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Firm: KIRKUP MASCOBE URE SURVEYING LTD.

Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_  
 MUNICIPALITY



DRAMA BY: CU/JAC CHECKED BY: RSK REVIEWER NO: 21-49-07-00  
 PLOTTED: JULY 18, 2023 DATED: JULY 18, 2023

**NOTES**  
 GRADES NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES PRIOR TO AND DURING/AFTER CONSTRUCTION.  
 MATCH EXISTING PERIMETER GRADES AND ALL PROPERTY GRADES.  
 APPLICANT TO INSTALL SILT FENCING ALONG PERIMETER OF ADJUTING LOTS PRIOR TO CONSTRUCTION.  
 REVISED 21 NOVEMBER 2022  
 FF AND TWS GRADES ADDED

**METRIC**  
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**BENCHMARK:**  
 ELEVATIONS ARE BASED ON THE CANADIAN GEODETIC DATUM AND WERE DERIVED FROM BENCH MARK CO11971U036, HAVING A PUBLISHED ELEVATION OF 199.820 metres.