



PORT COLBORNE

PLANNING AND LEGISLATIVE SERVICES

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File No. A26-23-PC

IN THE MATTER OF the Planning Act, R.S.O., 1990, c.P.13, as amended, and Sections 2.8.1 (a) (ii), 11.3 (d), 11.3 (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 40 on Plan 811, in the City of Port Colborne, located in the Lakeshore Residential (LR) zone, municipally known as 3637 Firelane 12.

AND IN THE MATTER OF AN APPLICATION by the agent Craig Esposti, on behalf of the owner Diane Leon, 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 a reduced interior side yard setback, increased lot coverage, and an increased maximum height of an accessory structure, notwithstanding the following:

1. That a minimum interior side yard setback of 2.05m be permitted whereas 3m is required;
2. That a maximum lot coverage of 16.16% be permitted whereas 15% is required; and
3. That a maximum accessory structure height of 7m be permitted whereas 6m is required.

Explanatory Relief from the Zoning By-Law: The applicant is requesting permission to permit the construction of a detached dwelling and accessory structure. Due to the layout of the proposal, a minor variance is required.

LOCATION MAP



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

Date: February 14, 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 905-835-2900, Ext. 204, 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's report may be available for public inspection by Friday, February 8, 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, February 13, 2024**, by emailing taya.taraba@portcolborne.ca or by calling (905) 835-2900 ext. 204. 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 or call (905) 835-2900 ext. 204.

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.

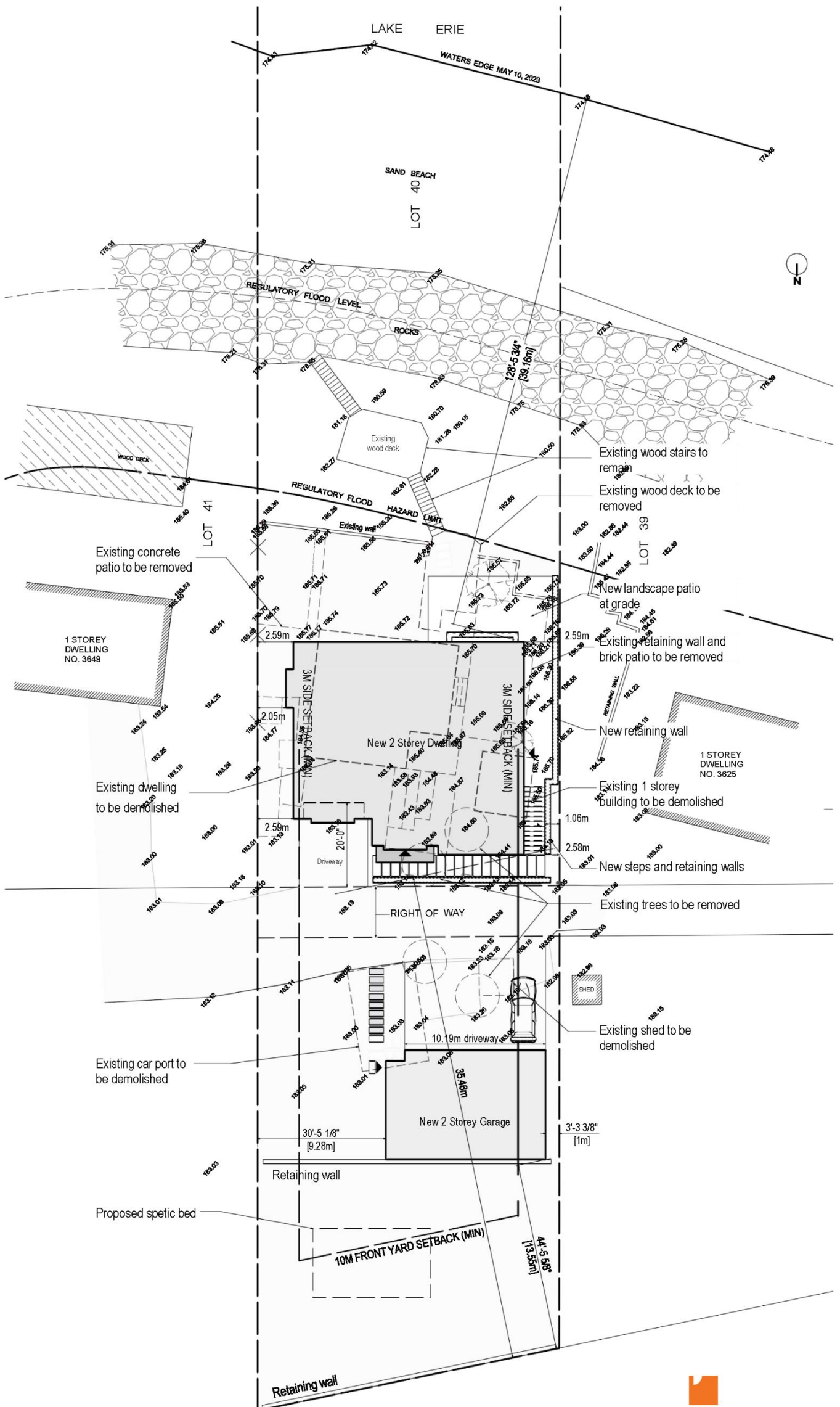
By order of the Committee of Adjustment,

Date of Mailing: January 30, 2024



Taya Taraba
Secretary-Treasurer

SKETCH



LEON RESIDENCE

Site Plan • 1:250 • 3637 Firelane 12, Port Colborne, ON • Nov. 13, 2023 • C.A.V. Application