



PORT COLBORNE

PLANNING AND LEGISLATIVE SERVICES

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File No. A02-24-PC

IN THE MATTER OF the Planning Act, R.S.O., 1990, c.P.13, as amended, and Section 11.3 (a) (b), of the City of Port Colborne Zoning By-law 6575/30/18, as amended.

AND IN THE MATTER OF the lands legally known as Lots 31 to 33 and 57 to 59 on Plan 799, in the City of Port Colborne, located in the Lakeshore Residential (LR) zone, municipally known as a Vacant Lot on Firelane 3.

AND IN THE MATTER OF AN APPLICATION by the owners Peter Smith and Donna Bonato 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 the severance of the subject property in accordance with consent application B05-24-PC, notwithstanding the following:

1. A maximum lot frontage of 18.4 be permitted whereas a minimum of 30m is required.
2. A maximum lot area of 835m² be permitted whereas a minimum of 0.4ha is required.

Explanatory Relief from the Zoning By-law: The applicant is requesting permission to sever the subject lands. Due to the proposed insufficient lot frontage and lot area for Part 1, 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: April 10th, 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.

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, April 5th, 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, April 9, 2024**, by emailing 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 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: March 27th, 2024



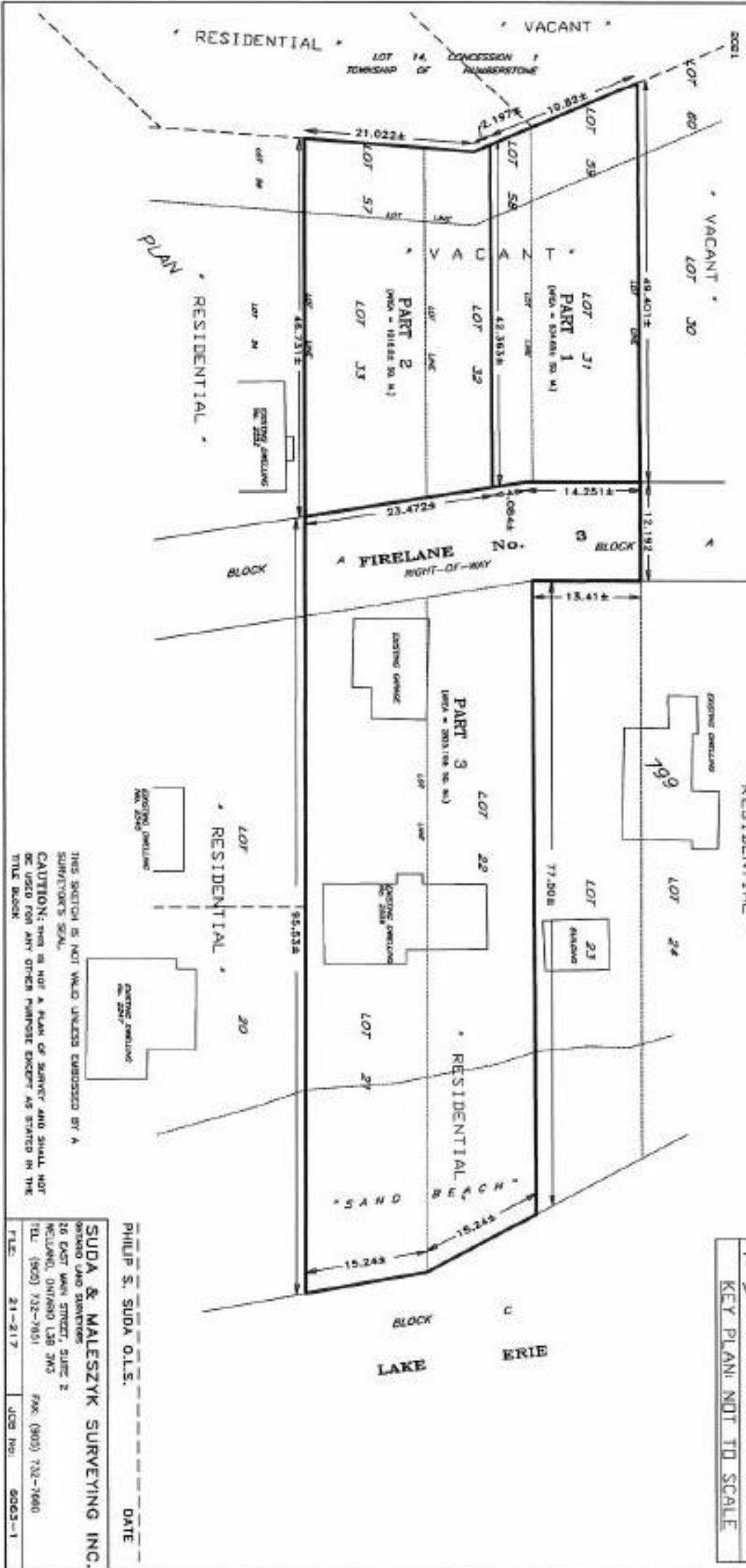
Taya Taraba
Secretary-Treasurer

Sketch

COMMITTEE OF ADJUSTMENT APPLICATION
 18259 FIRELANE 3
 LOTS 21, 22, 31, 32, 33, 57, 58, 59
 AND PART OF BLOCK A
 PLAN 799

IN THE
 CITY OF PORT COLBORNE
 REGIONAL MUNICIPALITY OF NIAGARA

SCALE: 1 : 800



THIS SKETCH IS NOT VALID UNLESS ENDORSED BY A SURVEYOR'S SEAL.
 CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR ANY OTHER PURPOSE EXCEPT AS STATED IN THE TITLE BLOCK.

PHILIP S. SUDA O.L.S. _____ DATE _____
SUDA & MALESZYK SURVEYING INC.
 20 EAST MAIN STREET, SUITE 2
 WELLSVILLE, ONTARIO L9B 3W3
 TEL: (905) 732-7051 FAX: (905) 732-7060
 FILE: 21-217 JOB No: 9003-1