



# PORT COLBORNE

PLANNING AND LEGISLATIVE SERVICES

## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

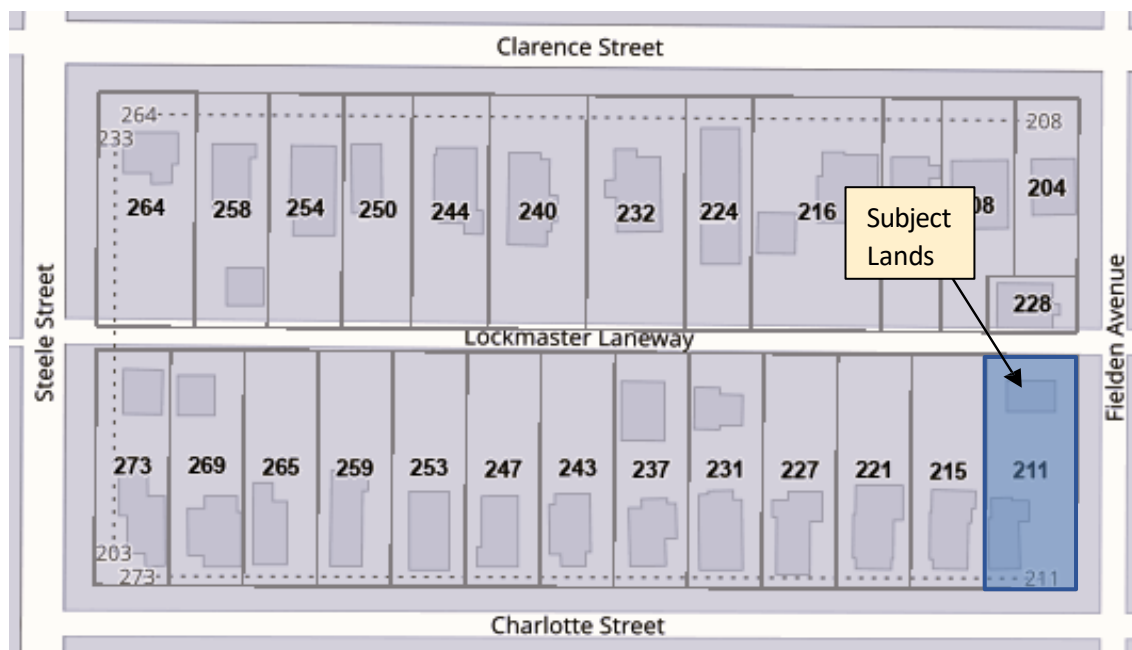
File No. B06-24-PC

IN THE MATTER OF the Planning Act, R.S.O., 1990, c.P. 13, Section 53 (1).

AND IN THE MATTER OF the lands legally known as Plan 27 Lot 228, New Plan 786, in the City of Port Colborne, located in the Second Density Residential (R2) zone, municipally known as 211 Charlotte Street.

IN THE MATTER OF AN APPLICATION by the agent Carol Moroziuk, on behalf of the owners 1448022 Ontario Ltd., for consent to sever for the purposes of creating a new residential lot and establishing a servicing easement. The subject parcels are shown as Parts 1, 2, and 3 on the proposed sketch, where Part 1 is to be severed for a future residential use, Part 2 is to be retained for an existing residential use, and Part 3 is to be established as a servicing easement for Part 1. A sketch of the subject lands is included as part 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 10, 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, April 5, 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.

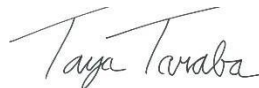
Anyone wishing to participate in the meeting can attend either virtually or in-person and is encouraged to submit a written submission that will be circulated to the Committee of Adjustment prior to the meeting. This entry will, eventually, become accessible to the public. If anyone wishes to orally 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](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: March 27, 2024

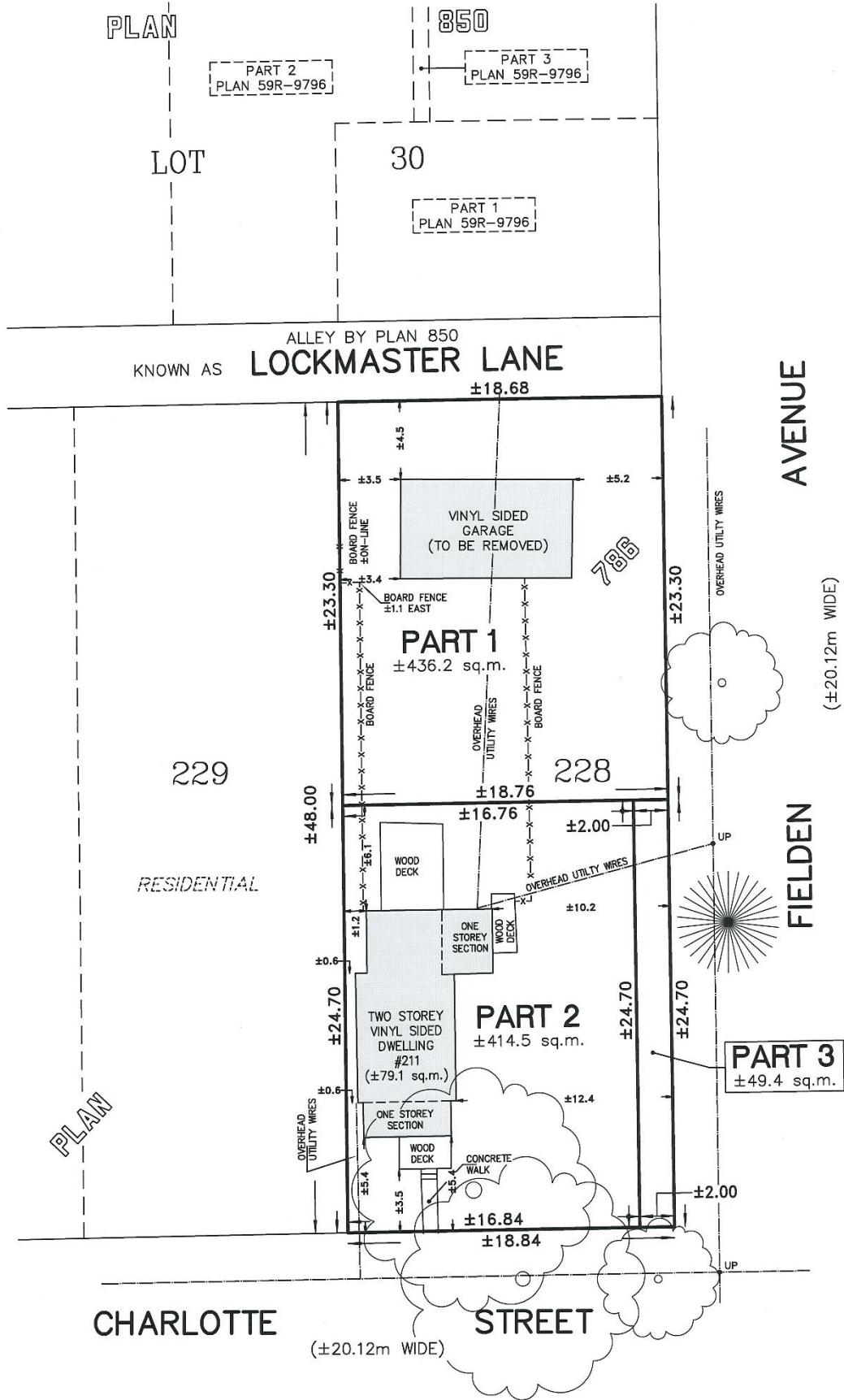


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Taya Taraba  
Secretary-Treasurer

# SKETCH

SKETCH PREPARED FOR SEVERANCE APPLICATION  
 THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN  
 CURRENT SEVERANCE APPLICATION. © THIS SKETCH IS PROTECTED BY COPYRIGHT.



**VOID**

IF USED FOR ANY OTHER  
 PURPOSE THAN THIS  
 CURRENT SEVERANCE  
 APPLICATION

PRELIMINARY  
 ONLY

MARCH 7, 2024  
 DATE

MARK GILMORE  
 Ontario Land Surveyor

LANTHIER & GILMORE SURVEYING LTD.  
 173 CLARENCE ST. PORT COLBORNE, ONT. (905) 835-5477

SKETCH OF PROPOSED SEVERANCE

LOT 228  
 PLAN 786

IN THE  
 CITY OF PORT COLBORNE  
 REGIONAL MUNICIPALITY OF NIAGARA

DRAWN BY: CM

CHECKED BY: MG

SCALE: 1:250

SURVEY 22-895