

**Application A04-26-PC**

**February 17, 2026**

**IN THE MATTER OF** the *Planning Act, R.S.O., 1990, c.P.13*, as amended, and Sections 2.9.1.2 (a) (i) (ii) of the City of Port Colborne Zoning By-law 6575/30/18, as amended;

**AND IN THE MATTER OF** the lands legally known as Concession 1 N, Part lot 13, in the City of Port Colborne, located in the Hamlet Residential (HR) zone, municipally known as 936 Cedar Bay Road.

**AND IN THE MATTER OF AN APPLICATION** by the owners, Chris and Daisy Phelan, 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 construction of a new additional dwelling structure, notwithstanding the following:

1. That an additional dwelling structure be permitted within the front yard, where the building is otherwise unpermitted to be located.
2. That two additional dwelling units be permitted within the same detached additional structure, whereas one dwelling unit is per detached structure permitted.

That the Committee of Adjustment recommend application **A04-26-PC** be **granted** for the following reasons:

1. **The application is minor in nature** as the proposed detached structure does not result in any significant change to the overall use, function, or character of the site.
2. **It is appropriate for the development of the site** as the provision of two ADUs within one detached accessory structure expands housing options within the Hamlet area. The variances allow for placement on the lot that provides adequate room for the required zoning considerations.
3. **It is desirable and in compliance with the general intent and purpose of the Zoning By-law** as the proposed variance seeks to allow 2 ADUs in one detached accessory dwelling unit. The placement allows for the creation of a separate driveway to the dwelling unit from Cedar Bay Road.
4. **It is desirable and in compliance with the general intent and purpose of the Official Plan** as Hamlets are the focus for residential development and community facilities, while flexibility is needed for farm related activities.

**NOTE: No public comments were received during the decision-making process.**

**DATED AT PORT COLBORNE this 11<sup>th</sup> day of February 2026.**

**DECISIONS SIGNED:**

| "Dan O'Hara"                       | "Dave Elliott"                      | "Eric Beaugard"                     | "Gary Bruno"                        |
|------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| Signature of<br>Committee<br>Chair | Signature of<br>Committee<br>Member | Signature of<br>Committee<br>Member | Signature of<br>Committee<br>Member |
| <b>Dan O'Hara</b>                  | <b>Angie Desmarais</b>              | <b>Dave Elliott</b>                 | <b>Eric Beaugard</b>                |

## THE LAST DATE ON WHICH AN APPEAL TO THE ONTARIO LAND TRIBUNAL MAY BE FILED IS:

[March 3, 2026](#)

The Decision of the Committee of Adjustment, when not appealed, does not become final and binding until **20 days** from the giving of the notice has elapsed as set out in subsection (21) of Section 53 of The Planning Act, R.S.O. 1990, c.P.13, as amended.

### Appeal to the Ontario Land Tribunal

The applicant, the Minister or any specified person or public body who has an interest in the matter may within 20 days of the making of the minor variance decision (20 days from date of mailing of consent decision) appeal to the Ontario Land Tribunal (OLT) against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a completed Appellant Form (A1) accompanied by payment of the fee. **A copy of the appeal form is available on the Ontario Land Tribunals website at <https://olt.gov.on.ca/tribunals/lpat/forms/appellant-applicant-forms/>**

### Cost of the Appeal

The cost of the appeal is \$400 for the first consent, or minor variance application. Each additional appeal filed by the same appellant against connected consent or minor variance applications is \$25.00. Appeal fees must be paid by certified cheque or money order to the **Minister of Finance**.

### OLT Process

On an appeal to the OLT, the Tribunal shall, except if all appeals are withdrawn or if the Tribunal dismisses the appeal, hold a hearing of which notice shall be given to the applicant, the appellant, the Secretary-Treasurer of the Committee and to such other persons and in such manner as the Tribunal may determine. If within such 20 days no notice of appeal is given, the decision of the Committee is final and binding, and the Secretary-Treasurer shall notify the applicant. Where all appeals to the OLT are withdrawn the decision of the committee is final and binding and the Secretary of the Tribunal shall notify the Secretary-Treasurer of the committee who in turn shall notify the applicant.

### OLT Dismissal Without Hearing

The OLT may dismiss the appeal and may make any decision that the Committee could have made on the original application. The OLT may dismiss all or part of any appeal without holding a hearing, on its own motion or on the motion of any party if it is the opinion that,

1. The reasons set out in the notice of appeal do not disclose any apparent land use planning ground which the Tribunal could allow all or part of the appeal;
2. The appeal is not made in good faith, or is frivolous, or vexatious;
3. The appeal is only made for the purpose of delay;
4. The appellant has not provided written reasons for the appeal;
5. The appellant has not paid the fee prescribed under the *Ontario Land Tribunal Act*, or;
6. The appellant has not responded to a request by the OLT for further information within the time specified by the Tribunal.

#### Appeals should be directed to:

Secretary-Treasurer  
Port Colborne Committee of Adjustment  
City of Port Colborne  
66 Charlotte Street  
Port Colborne, Ontario L3K 3C8  
Telephone: (905)-228-8124