



COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
Minor Variance Application
File No. A04-26-PC

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;

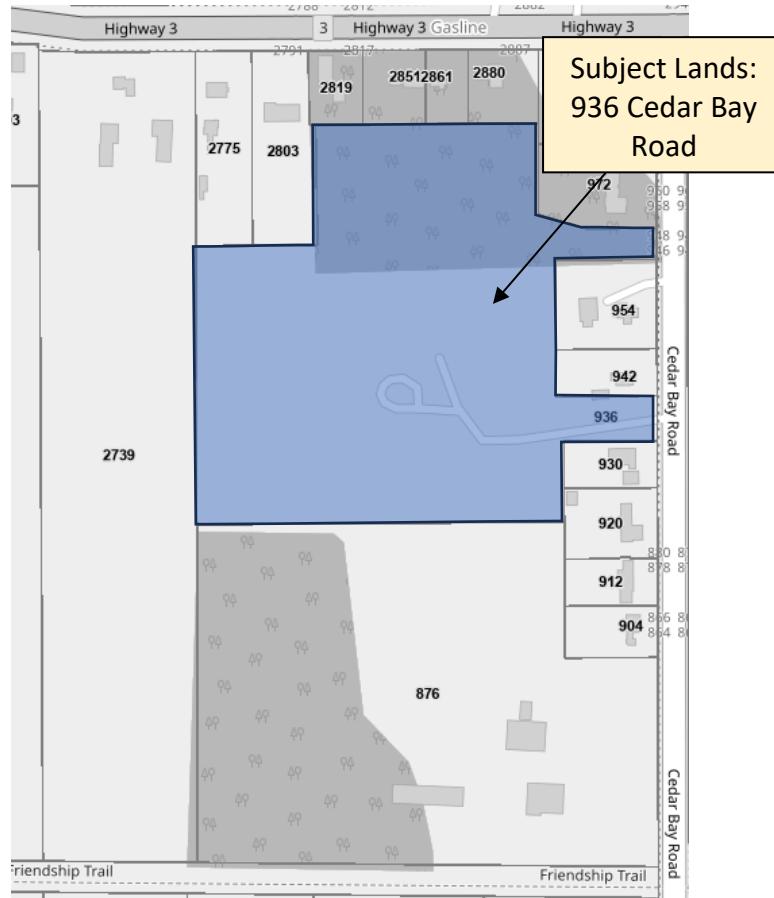
AND IN THE MATTER OF the lands legally known as Concession 1 N, Part lot 13, in the City of Port Colborne, located in the Hamlet Residential (HR) zone, municipally known as 936 Cedar Bay Road.

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.

Explanatory Relief from the Zoning By-law: The applicant is requesting permission to build a new additional dwelling unit within the front yard, which requires a minor variance from the provisions of the Zoning By-law. A sketch of the proposed site plan is shown on the reverse side of this notice. More information, such as a higher resolution PDF version of the sketch, can be requested through the Secretary-Treasurer.

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 11, 2026
Time: 6:00 p.m.
Location: 66 Charlotte Street – Third Floor Council Chambers and Virtually via Zoom

Additional information regarding this application is 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 to view the material.

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 6, 2025**. 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 Hearing

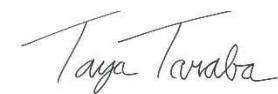
Anyone wishing to participate in the meeting can attend either virtually or in-person and is encouraged to submit a written submission that will be circulated to the Committee of Adjustment prior to the meeting. All comments submitted are part of the public record.

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 12:00 p.m. on Tuesday, February 10, 2026**, 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 application(s) or submission process, please email taya.taraba@portcolborne.ca or call (905)-228-8124.

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.

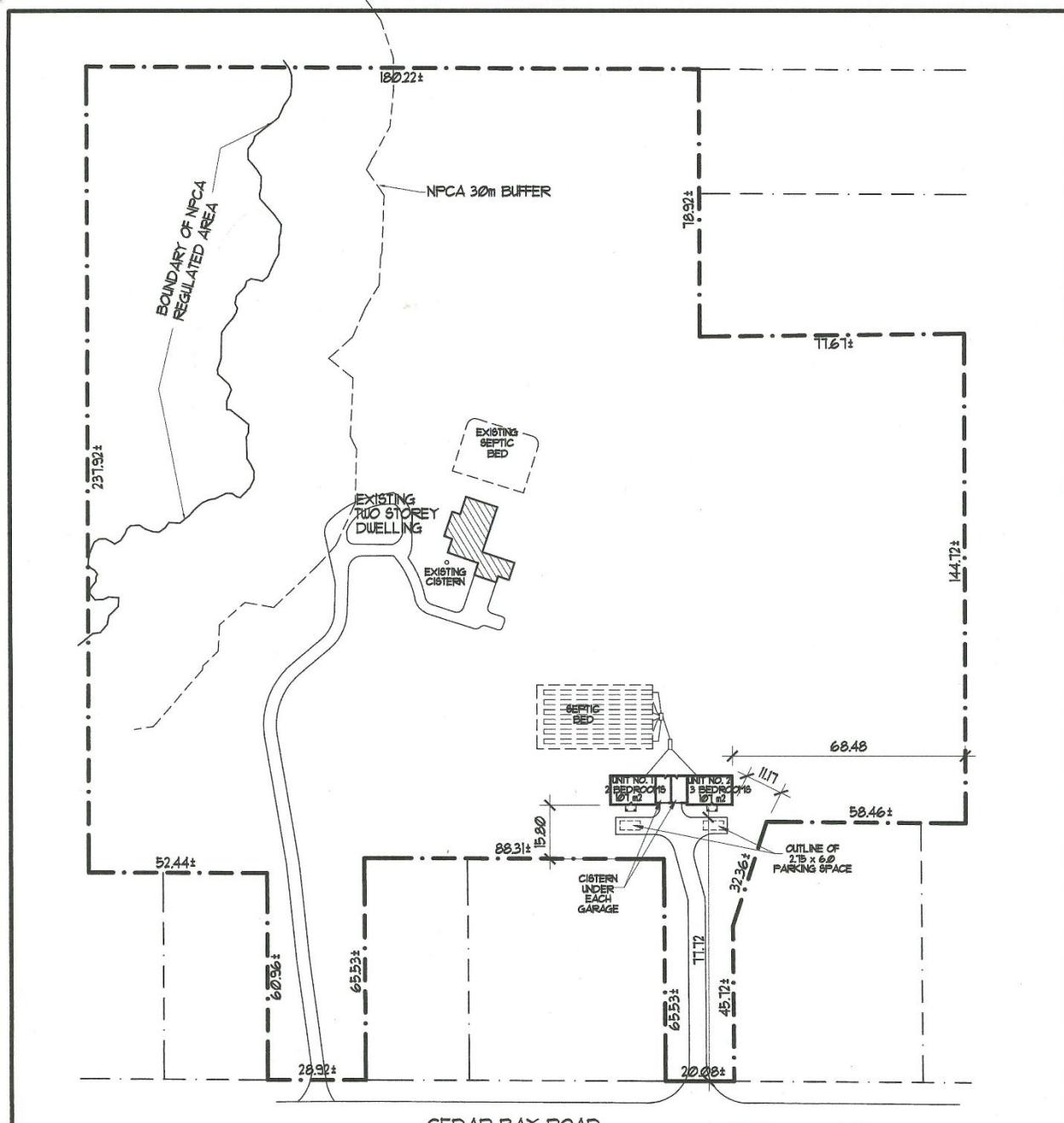
By order of the Committee of Adjustment,



Taya Taraba
Secretary-Treasurer

Date of Mailing: January 27, 2026

SKETCH



SITE PLAN

SCALE 1:1500

PROPOSED ACCESSORY STRUCTURE

CEDAR BAY ROAD
PORT COLBORNE
OCTOBER 30, 2025