



# PORT COLBORNE

DEVELOPMENT AND GOVERNMENT RELATIONS DEPARTMENT

## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

Minor Variance Application  
File No. A05-26-PC

**IN THE MATTER OF** the *Planning Act, R.S.O., 1990, c.P.13*, as amended, and Section 7.8 (d) (f) (h) of the City of Port Colborne Zoning By-law 6575/30/18, as amended;

**AND IN THE MATTER OF** the lands legally known as PLAN 59M428 PT BLK 72 RP 59R17626 PARTS 3 AND 4, in the City of Port Colborne, located in the Third Density Residential (R3) zone, municipally known as 271 Lancaster Drive.

**AND IN THE MATTER OF AN APPLICATION** by the agent, Dan Cook, on behalf of the owner, Lori Spittal, 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 enclosed deck, notwithstanding the following:

1. That a minimum interior side yard setback of 0.5m for an enclosed deck be permitted, whereas a minimum interior side yard setback of 3m is required.
2. That a rear yard setback of 4.5m for an enclosed deck be permitted, whereas a minimum rear yard setback of 6 metres for a deck is required.
3. That a minimum landscaped area of 20 percent be permitted, whereas a minimum landscaped area of 25 percent for a street townhouse is required.

**Explanatory Relief from the Zoning By-law:** The applicant is requesting permission to build a new screened-in deck located closely to the interior and rear lot lines, 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:** April 8, 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](mailto: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, April 3, 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, April 7, 2026**, 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 application(s) or submission process, please email [taya.taraba@portcolborne.ca](mailto: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: March 24, 2026

SKETCH

