

Application A12-26-PC

August 19, 2026

IN THE MATTER OF the *Planning Act, R.S.O., 1990, c.P. 13*, as amended, and Section 2.8.1 (a) (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 Plan 45, Part Block P, New Plan 804, in the City of Port Colborne, located in the Lakeshore Residential (LR) zone, municipally known as 5520 Firelane 27.

AND IN THE MATTER OF AN APPLICATION by the agent, Jason Cardwell, on behalf of the owner, N and J Signs, 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 relocation of an existing accessory structure, notwithstanding the following:

1. That a maximum accessory building height of 6.7m be permitted, whereas a maximum accessory building height of 6m is required.

That the Committee of Adjustment recommend application **A12-26-PC** be **granted** for the following reasons:

1. **The application is minor in nature** as the proposed variance is to permit the relocation of an existing building previously approved by the Committee of Adjustment. The proposal does not seek any additional height or setbacks beyond what was previously approved.
2. **It is appropriate for the development of the site** as the variance has been requested to relocate the accessory building, where the increased height allows the building to function as intended and maintains the design and structural characteristics of the existing building.
3. **It is desirable and in compliance with the general intent and purpose of the Zoning By-law** as the intent of maximum accessory building height is to prevent overdevelopment and ensure accessory structures remain accessory. The height was previously reviewed and approved by the Committee of Adjustment; the proposal does not increase the approved height of the structure.
4. **It is desirable and in compliance with the general intent and purpose of the Official Plan** as the subject lands are within the Rural designation in the Official Plan. Buildings accessory to residential uses are permitted in the Rural designation.

That the Minor Variance be granted, subject to the condition that the property lines are outlined through a survey conducted by an Ontario Licensed Surveyor and that the completed drawing be provided to City Staff.

NOTE: Public comments were received during the decision-making process.

DATED AT PORT COLBORNE this 12th day of August 2026.

DECISIONS SIGNED:

	"Angie Desmarais"		"Eric Beauregard"	"Gary Bruno"
Signature of Committee Chair	Signature of Committee Member	Signature of Committee Member	Signature of Committee Member	Signature of Committee Member
Dan O'Hara	Angie Desmarais	Dave Elliott	Eric Beauregard	Gary Bruno

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

[September 1, 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