



## PORT COLBORNE

DEVELOPMENT AND GOVERNMENT RELATIONS DEPARTMENT

## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

Minor Variance Application

File No. A04-25-PC

**IN THE MATTER OF** the *Planning Act, R.S.O., 1990, c.P.13*, as amended, and Section 3.1.1 and 7.5 (a) (c) (g) of the City of Port Colborne Zoning By-law 6575/30/18, as amended;

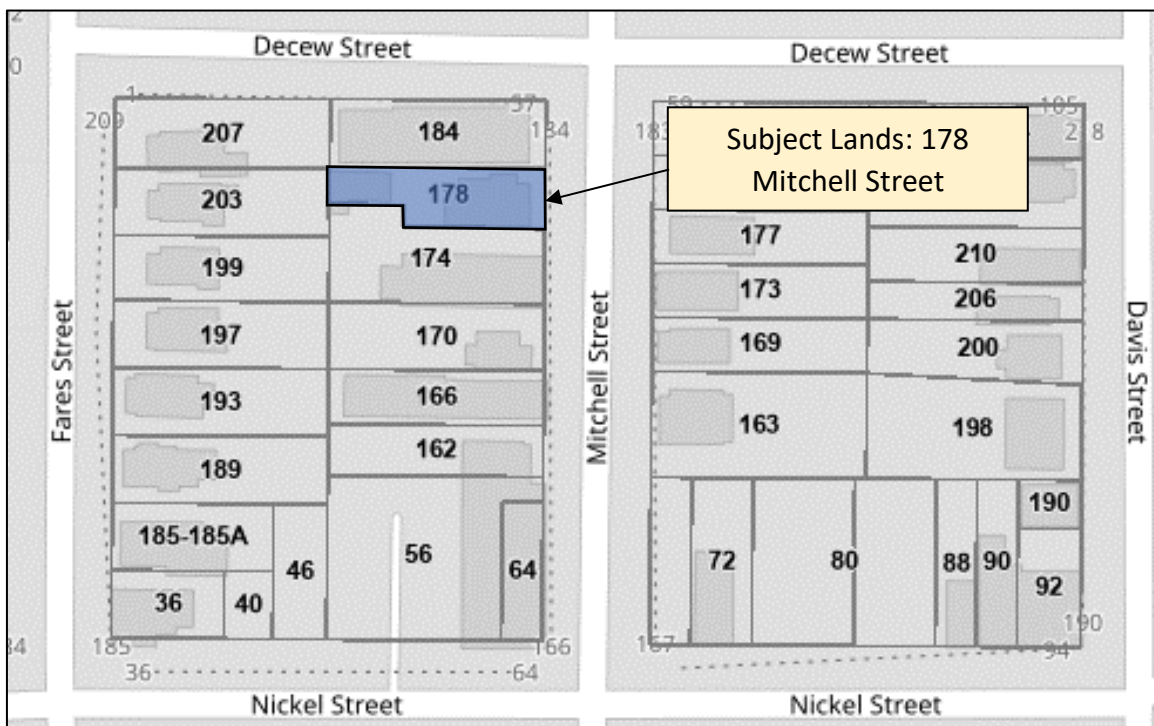
**AND IN THE MATTER OF** the lands legally known as Part Lot 16 on Plan 283, New Plan 849, in the City of Port Colborne, located in the Third Density Residential (R3) zone, municipally known as 178 Mitchell Street;

**AND IN THE MATTER OF AN APPLICATION** by the agent, Carol Moroziuk, on behalf of the owner, Mohan Narain, 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 an additional dwelling unit, notwithstanding the following:

1. That no parking space per dwelling unit be permitted, whereas 1.25 parking spaces per dwelling unit are required;
2. That a minimum lot frontage of 11.23m be permitted, whereas a minimum lot frontage of 18m is required;
3. That a minimum front yard setback of 3.4m be permitted, whereas a minimum front yard setback of 9m is required;
4. That a maximum lot coverage of 41% be permitted, whereas a maximum lot coverage of 40% is required.

**Explanatory Relief from the Zoning By-law:** The applicant is requesting permission to allow an additional dwelling unit to be constructed with no parking space, 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:** March 12, 2025

**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, March 7, 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

The meeting will be held in person and will be livestreamed 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. 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, March 11, 2024**, 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.

Taya Taraba

By order of the Committee of Adjustment,

Taya Taraba  
Secretary-Treasurer

Date of Mailing: February 28, 2025

SKETCH

