



Committee of Adjustment

- Notice of Adjourned Decision -

Application B15-23-PC; A05-25-PC; A06-25-PC

April 14, 2025

IN THE MATTER OF the *Planning Act, R.S.O., 1990, c.P.13*, Section 53 (1), and the *Planning Act, R.S.O., 1990, c.P.13*, as amended, and Section 6.3 (a) of the City of Port Colborne Zoning By-law 6575/30/18, as amended.

AND IN THE MATTER OF the lands legally known as Lot 8 on Plan 229, New Plan 848, in the City of Port Colborne, located in the Fourth Density Residential (R4) zone, municipally known as 95 Victoria Street;

AND IN THE MATTER OF AN APPLICATION by owner Julie Cule, for consent to sever for the purposes of creating a new residential lot. The subject parcels are shown as Parts 1 and 2 on the proposed sketch, where Part 2 is to be retained for an existing residential use, and Part 1 is to be severed for a future residential use.

AND IN THE MATTER OF THE APPLICATIONS by the owner, Julie Cule, 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 reduce the minimum lot frontage, in association with application B15-23-PC, notwithstanding the following:

- A05-25-PC:** That a minimum lot frontage of 8.9m be permitted, whereas a minimum lot frontage of 12m is required.
- A06-25-PC:** That a minimum lot frontage of 11.5m be permitted, whereas a minimum lot frontage of 12m is required.

PLEASE TAKE NOTICE:

That the Committee of Adjustment has **ADJOURNED** consent application B15-23-PC and minor variance applications A05-25-PC and A06-25-PC.

Due to the adjournment, consent application B15-23-PC and minor variance applications A05-25-PC and A06-25-PC will be heard by the Committee of Adjustment at the May 14th, 2025, Committee of Adjustment hearing. When the respective applications return to be heard by the Committee of Adjustment, notice will be given in accordance with the *Planning Act, R.S.O., 1990*.

REASON FOR ADJOURNMENT:

Concerns were raised by Committee of Adjustment members at the April 9, 2025, Committee of Adjustment hearing, regarding the insufficient postage of the Public Hearing sign, which failed to notify members of the public that 95 Victoria Street was an active application site. The Committee of Adjustment concluded that, to ensure that there were no comments from other members of the public, the sign would be reposted in the correct location on the parcel and that the application would be heard at next month's meeting.

Those interested can view the documents pertaining to the respective applications online on the City's website, or in person at City Hall. Those interested may also contact Planning staff in person, by email, or over the phone to obtain a copy of these documents or to provide further input regarding the application. Accommodations for alternative methods of viewing or obtaining documents or providing input are available upon request.

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

DATED AT PORT COLBORNE this 9th day of April 2025.

DECISIONS SIGNED:

"Dan O'Hara"	"Angie Desmarais"	"Dave Elliott"	"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