

Application B05-25-PC

April 14, 2025

IN THE MATTER OF the *Planning Act, R.S.O., 1990, c.P. 13, Section 53 (1)*;

AND IN THE MATTER OF the lands legally known as Lot 769 and part of lot 770, Plan 836, in the City of Port Colborne. The lands are municipally known as 62 and 66 Page Street.

AND IN THE MATTER OF AN APPLICATION by the agent Carol Moroziuk, on behalf of the owner Ahlstedt Homes Ltd., for consent to sever a parcel of land occupied by an existing semi-detached dwelling to facilitate ownership of the individual units. The subject parcels are shown as Parts 1 and 2 on the proposed sketch.

Given the information above, the Committee of Adjustment recommend application **B05-25-PC** be **granted** subject to the following conditions:

1. That the applicant provides the Secretary-Treasurer with the deeds for the conveyance of the subject parcel or a registrable legal description of the subject parcel, and a copy of the deposited reference plan, for use in the issuance of the Certificate of Consent.

2. That a final certification fee of \$400 payable to the City of Port Colborne is submitted to the Secretary-Treasurer.

3. That all conditions of consent be completed by April 9, 2027.

For the following reasons:

1. The application is consistent with the Provincial Planning Statement and conforms to the Niagara Official Plan, City of Port Colborne Official Plan, will comply with the provisions of Zoning By-law 6575/30/18, as amended.

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

DATED AT PORT COLBORNE this 9th of April 2025.

DECISIONS SIGNED:

"Dan O'Hara"	"Angie Desmarais"	"Dave Elliot"		"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:**

4:30 p.m. on May 5, 2025

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

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this application may be made by filing a notice of appeal with the City Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting Port Colborne (City) as the Approval Authority or by mail, 66 Charlotte Street, Port Colborne, no later than 4:30 p.m. on May 5, 2025. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$400 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to planningappeals@portcolborne.ca.

**Legal Notice
Ontario Regulation 197/96**

You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.

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