



## PORT COLBORNE

DEVELOPMENT AND GOVERNMENT RELATIONS DEPARTMENT

## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING Minor Variance Application File No. A09-25-PC

**IN THE MATTER OF** the *Planning Act, R.S.O., 1990, c.P.13*, as amended, and Section 8.7 (b) (c) (d) (g) (i), Section 2.19.1, and Section 3.1.1, 3.11.1 (a), 3.13 (c) of the City of Port Colborne Zoning By-law 6575/30/18, as amended;

**AND IN THE MATTER OF** the lands legally known as Lots 22, 23, and Part Lot 24 on Plan 857, in the City of Port Colborne, located in the Fourth Density Residential (R4) zone, municipally known as 80 Nickel Street;

**AND IN THE MATTER OF AN APPLICATION** by the agent, Aaron Butler, on behalf of the owner, Vergel Group Developments Inc., 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 development of a new apartment building, notwithstanding the following:

### **Main Building**

1. That a minimum front yard setback of 0.3m be permitted, whereas a minimum front yard setback of 9m is required;
2. That a minimum interior side yard of 2.4m be permitted, whereas a minimum interior side yard of 3m is required;

### **Balconies and Barrier Wall**

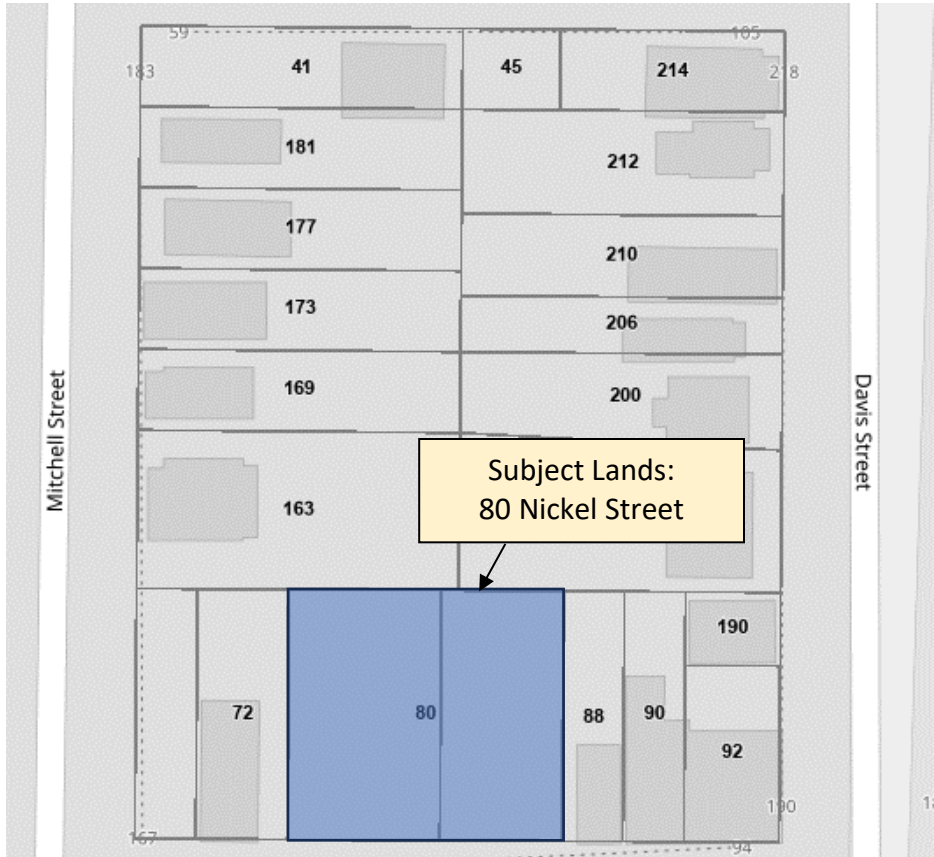
1. That an attached barrier wall, projecting east-west of the building's proposed front façade, be allowed to encroach into the perimeter of the lots;
2. That a minimum front lot line setback of 0.3m be permitted, whereas a minimum front lot line setback of 7.5m is required;
3. That a minimum interior side lot line setback of 0.8m be permitted, whereas a minimum interior side lot line setback of 3m is required

### **General Lot**

1. That a minimum landscaped area of 21% be permitted, whereas a minimum landscaped area of 25% is required;
2. That a minimum lot area per unit of 61m<sup>2</sup> be permitted, whereas a minimum lot area per unit of 125m<sup>2</sup> is required;
3. That a maximum lot coverage of 52% be permitted, whereas a maximum lot coverage of 40% is permitted;
4. That the minimum number of parking spaces required for an apartment building is reduced from 1.25 spaces to 1.05 spaces per unit;
5. That the minimum landscape buffer provided between the edge of any parking area and the abutting lot line be reduced from 3m to 1.1m on the Western lot line, from 3m to 2.3m on the North lot line, and from 3m to 0.95m on the South lot line;
6. That the location of the required bicycle parking be changed from the principal entrance of the building to the rear access of the building.

**Explanatory Relief from the Zoning By-law:** The applicant is requesting permission to create an apartment building with reductions in various setbacks and parking, 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:** June 11, 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, June 6, 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, June 10, 2025**, 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,

**Date of Mailing:** May 23, 2025

  
Taya Taraba  
Secretary-Treasurer

### SKETCH

