

IN THE MATTER OF the *Planning Act, R.S.O., 1990*, c.P. 13, Section 53 (1) and Sections 5.3 (a) (d) (e), Section 2.8.1 (iv), 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 47, Lot 2, Lot 3, New Plan 878, in the City of Port Colborne, located in the First Density Residential (R1) zone, municipally known as 252 Division Street;

AND IN THE MATTER OF AN APPLICATION by the owner, Frank Grsic, 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 1 is to be retained for an existing residential use and Part 2 is to be severed for a future residential use. The owner is also requesting 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 severance of the lands and construction of a future residential building, notwithstanding the following:

A18-25-PC:

1. That a minimum interior side yard setback of 1.2m be permitted, whereas a minimum interior side yard setback of 1.5m is required.

A19-25-PC:

1. That a minimum lot frontage of 12.1m be permitted, whereas a minimum lot frontage of 15m is required.
2. That a minimum front yard setback of 4m be permitted, whereas a minimum front yard setback of 6.5m is required.
3. That an interior side yard setback of 0.77cm for the accessory structure be permitted, whereas an interior side yard setback of 1m is required.

Explanatory Relief from the Zoning By-law: The applicant is requesting permission to sever the property with a smaller lot size, frontage, and side yard setback, for future residential purposes, 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: November 19, 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 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, November 14, 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 Monday, November 17, 2025**, 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.

By order of the Committee of Adjustment,

Taya Taraba

Taya Taraba
Secretary-Treasurer

Date of Mailing: November 4, 2025

SKETCH

