



DEVELOPMENT AND GOVERNMENT RELATIONS DEPARTMENT

COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
Consent Application
File No. A16-25-PC
File No. A17-25-PC
File No. B09-25-PC

IN THE MATTER OF the *Planning Act, R.S.O., 1990*, c.P. 13, Section 53 (1) and Sections 21.3 (a) and (b) of the City of Port Colborne Zoning By-law 6575/30/18, as amended;

AND IN THE MATTER OF the lands legally known as Concession 2, Part Lot 25, in the City of Port Colborne, located in the Mixed Use (MU) zone, municipally known as 153 Main Street East;

AND IN THE MATTER OF AN APPLICATION by the owner, Daniel Covello, 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. 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, notwithstanding the following:

Application Number	Request
A16-25-PC	That a minimum lot frontage of 9.3m be permitted, whereas a minimum lot frontage of 15m is required.
A17-25-PC	That a minimum lot frontage of 12m be permitted, whereas a minimum lot frontage of 15m is required.
A17-25-PC	That a minimum lot area of 405m ² be permitted, whereas a minimum lot area of 500m ² is required.

Explanatory Relief from the Zoning By-law: The applicant is requesting permission to sever the property with a smaller lot size and frontage, 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: October 8, 2025
Time: 6:00 p.m.
Location: 66 Charlotte Street – Third Floor Council Chambers and Virtually via Zoom

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, October 3, 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.

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, October 7, 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
Secretary-Treasurer

SKETCH

