



# PORT COLBORNE

DEVELOPMENT AND LEGISLATIVE SERVICES

## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File No. A13-23-PC

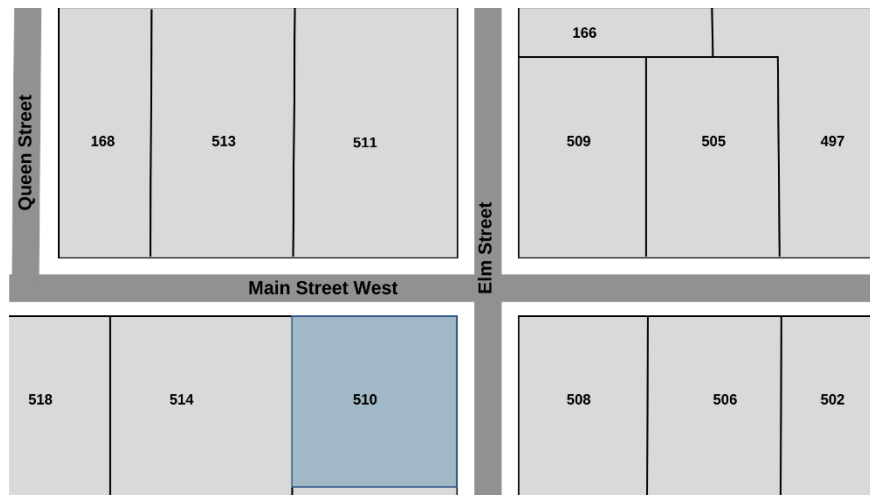
**IN THE MATTER OF** the Planning Act, R.S.O., 1990, c.P.13, as amended, and Section 21.4 (a) and (c) of the City of Port Colborne Zoning By-law 6575/30/18, as amended;

**AND IN THE MATTER OF** the lands legally known as Registered Plan 797 Lots 111 and 112, in the City of Port Colborne, located in the Mixed Use (MU) zone, municipally known as 510 Main Street West;

**AND IN THE MATTER OF AN APPLICATION** by the agent Joseph Tomaino on behalf of the owner Susan Nenadovich 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 a reduced lot frontage and lot area to Part 2 to facilitate a concurrent severance application under application B10-23-PC, notwithstanding the following:

1. That a minimum lot frontage of 10.35m be permitted, whereas the minimum permitted lot frontage is 12m.
2. That a minimum lot area of 251m<sup>2</sup> be permitted, whereas the minimum permitted lot area is 400m<sup>2</sup>.

**Explanatory Relief from the Zoning By-law:** The applicant is seeking to sever the property at 510 Main Street West. As a result of the proposed lot area and rear yard, a minor variance is required. A sketch of the proposed severance is shown on the reverse side of this notice.



LOCATION MAP

**PLEASE TAKE NOTICE** that this application will be heard virtually by the Committee of Adjustment as shown below:

<b>DATE:</b>	<b>June 14, 2023</b>
<b>TIME:</b>	<b>6:00 P.M.</b>
<b>LOCATION:</b>	<b>66 Charlotte Street - Third floor, Council Chambers; Virtually via zoom</b>

Additional information regarding this application will be available for public inspection by appointment in the office of the Planning and Development Department, during the hours of 8:30 a.m. to 4:30 p.m., Monday to Friday, by telephone at 905-835-2900, Ext. 204 or email at [Diana.Vasu@portcolborne.ca](mailto:Diana.Vasu@portcolborne.ca)

**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 9<sup>th</sup>, 2023.**

**NOTE:** 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.

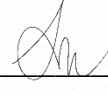
<b>Electronic Hearing Procedures How to get involved in the Virtual Hearing</b>
---

The Public Meeting will be held in-person, while being live-streamed on the City's YouTube channel. Anyone wishing to participate in the meeting can attend 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 and become public. 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 noon on Tuesday, June 13<sup>th</sup>, 2023**, by emailing Diana.Vasu@portcolborne.ca or calling (905) 835-2900 ext. 204. Written submissions may also be submitted to the mail slot in the front-left of City Hall, 66 Charlotte Street. **If you have any questions about the submission process or would like to explore alternative submission methods, please email Diana.Vasu@portcolborne.ca or call (905) 835-2900 ext. 204.** The owner or agent must be present, in person or virtually, at the Hearing. If you do not attend the Hearing, the Committee may adjourn the file or proceed in your absence and make a decision. 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. This will also entitle you to be advised of a possible Ontario Land Tribunal Hearing. In accordance with the Planning Act, the Committee of Adjustment decision may be appealed to the Ontario Land Tribunal by the owner, the Minister of Municipal Affairs and Housing, or a person/public body that has an interest in the matter.

By order of the Committee of Adjustment,

Date of Mailing: June 2, 2023



Diana Vasu  
Secretary-Treasurer

