



# PORT COLBORNE

DEVELOPMENT AND LEGISLATIVE SERVICES

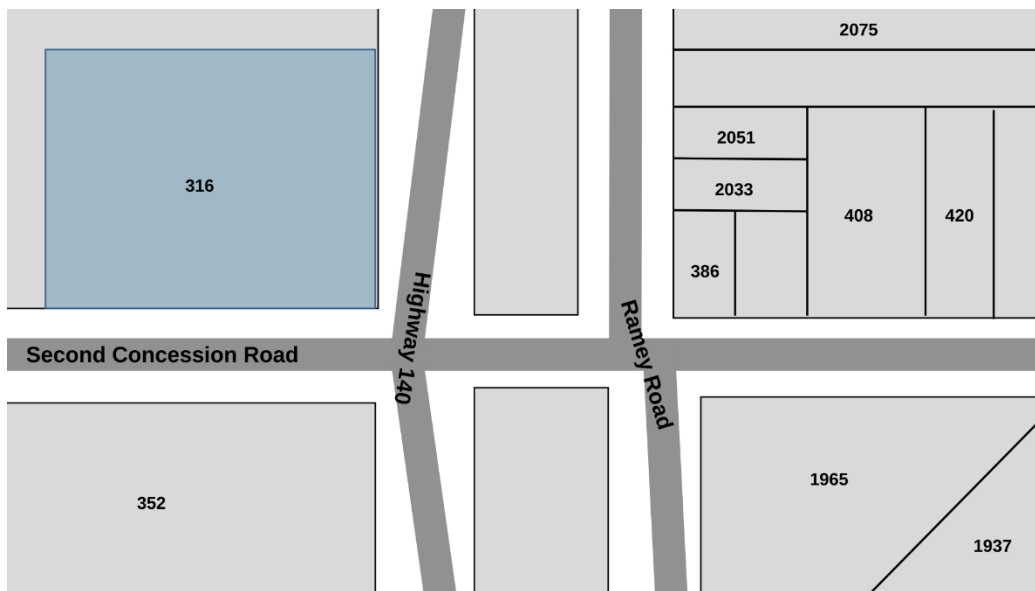
## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING APPLICATION FOR CONSENT

APPLICATION NO. B07-23-PC

**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 Concession 3 Lot 25, in the City of Port Colborne, located in the Gateway Industrial (GI) zone, municipally known as 316 Second Concession Road.

**AND IN THE MATTER OF AN APPLICATION** by the applicant Timothy Horst for consent to sever for the purpose of creating a new lot. The subject parcels are shown as Parts 1 and 2 on the proposed sketch, where Part 1 is to be severed for future Gateway Industrial uses and Part 2 is to be retained for an existing residential use. A sketch of the subject lands 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:

**DATE:** June 14, 2023  
**TIME:** 6:00 P.M.  
**LOCATION:** 66 Charlotte Street - Third floor Council Chambers and Virtually via zoom

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.

### Electronic Hearing Procedures How to get involved in the Virtual Hearing

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](mailto: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](mailto:Diana.Vasu@portcolborne.ca) or call (905) 835-2900 ext. 204.

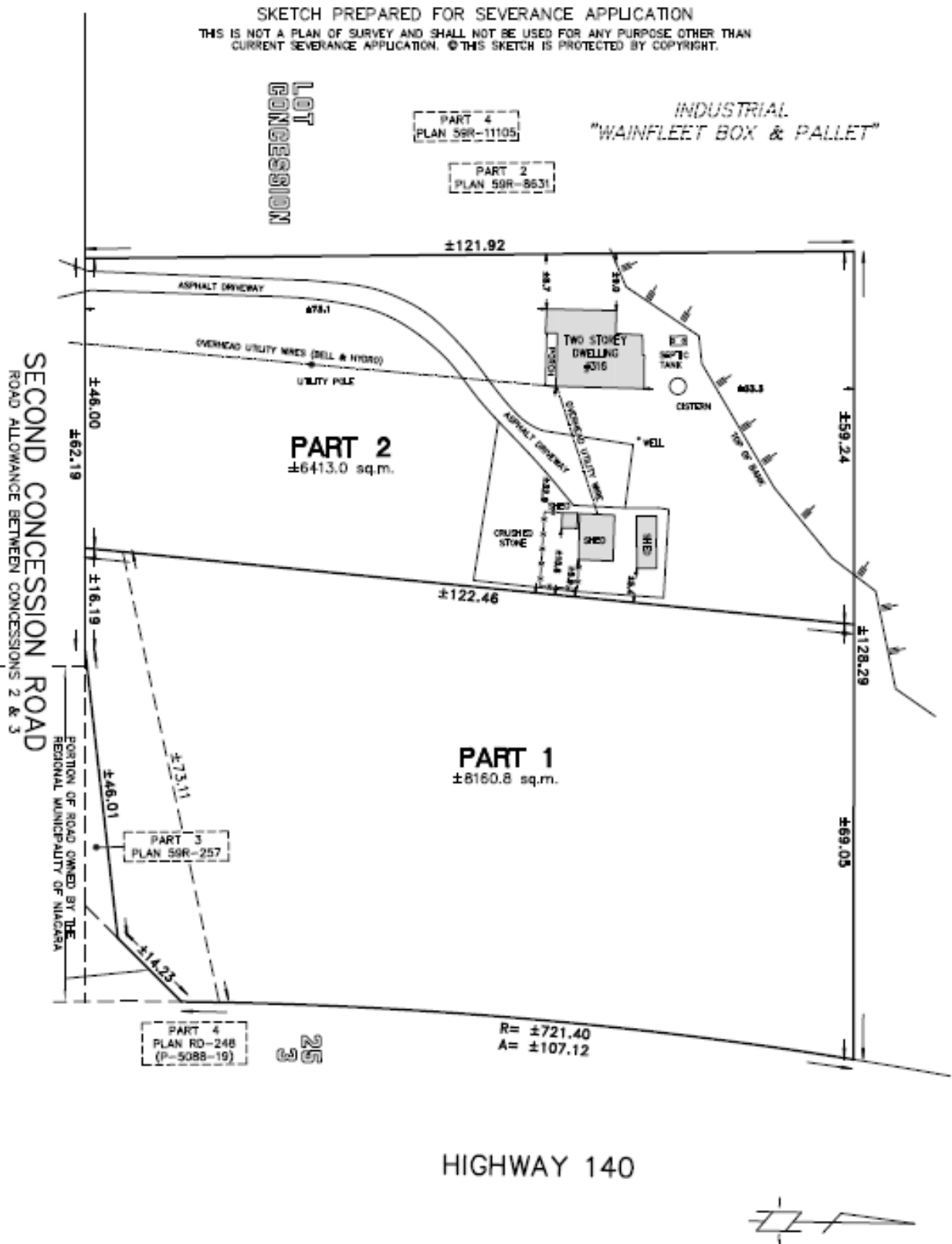
The owner or agent must be present, in person or virtually, at the Hearing. If you do not attend the Hearing, the Committee may adjourn the file or proceed in your absence and make a decision. If you wish to be notified of the decision of the Committee of Adjustment in respect to this application, you 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, a specified person or public body that has an interest in the matter.

By order of the Committee of Adjustment,



Diana Vasu  
Secretary-Treasurer

Date of Mailing: May 31, 2023



DWELLING AREA: ±173.3sq.m.  
ACCESSORY BUILDINGS AREA: ±72.0 sq.m.

A - ARC  
R - RADIUS

**VOID**

IF USED FOR ANY OTHER  
PURPOSE THAN THIS  
CURRENT SEVERANCE  
APPLICATION

PRELIMINARY  
ONLY

OCT 30, 2022  
DATE

MARY SUZUKI  
Ontario Land Surveyor

**LANEY & GILMORE SURVEYING LTD.**  
2173 CLARENCE ST. PORT COLBORNE, ONT. (905) 835-3407  
SKETCH OF PROPOSED SEVERANCE  
PART OF LOT 25  
CONCESSION 3  
GEORGIAN TOWNSHIP OF HAMBURGTON, NOW IN THE  
CITY OF PORT COLBORNE  
REGIONAL MUNICIPALITY OF NIAGARA  
DRAWN BY: CM CHECKED BY: DM  
SCALE: 1:500 SURVEY 22-756