



PORT COLBORNE

DEVELOPMENT AND LEGISLATIVE SERVICES

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File No. A14-23-PC

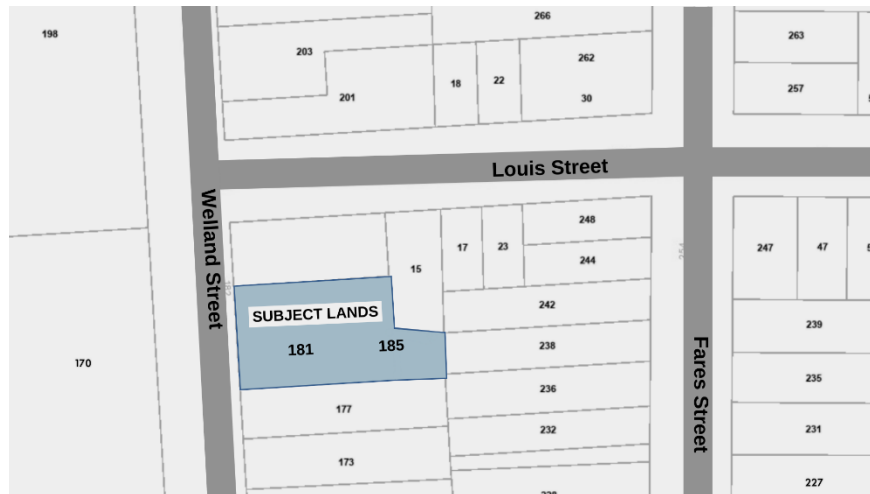
IN THE MATTER OF the Planning Act, R.S.O., 1990, c.P.13, as amended, and Section 6.3 (a), (b), (c), and (d) of the City of Port Colborne Zoning By-law 6575/30/18, as amended.

AND IN THE MATTER OF the lands legally known as Registered Plan 843 Lots 22 and 23, in the City of Port Colborne, located in the Third Density Residential (R3) zone, municipally known as 181 Welland Street.

AND IN THE MATTER OF AN APPLICATION by the applicant Tuk 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 a reduced lot frontage, lot area, front yard setback, and interior side yard setback to Part 3, to facilitate a concurrent severance application under application B13-23-PC, notwithstanding the following:

1. That a minimum lot frontage of 9m be permitted, whereas the minimum permitted lot frontage is 12m.
2. That a minimum lot area of 242m² be permitted, whereas the minimum permitted lot area is 0.04ha (400m²).
3. That a minimum front yard setback of 2.18m be permitted, whereas the minimum permitted front yard setback is 6.5m.
4. That a minimum interior side yard setback of 0.3m be permitted, whereas the minimum permitted interior side yard setback is 1m.

Explanatory Relief from the Zoning By-law: The applicant is seeking to sever the property at 181 and 185 Welland Street. As a result of the proposed lot frontage, lot area, front yard setback, and interior side yard setback, 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:

DATE:	July 12, 2023
TIME:	6:00 P.M.
LOCATION:	66 Charlotte Street - Third floor, Council Chambers; 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

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, July 7th, 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.

