



PORT COLBORNE

PLANNING AND LEGISLATIVE SERVICES

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File No. A17-23-PC

IN THE MATTER OF the Planning Act, R.S.O., 1990, c.P.13, as amended, and Section 2.8.1 (a) (ii) 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 of Lot 9 being Part 2 on Reference Plan 59R6967, located in the Agricultural Residential (AR) zone, municipally known as 3921 Second Concession Road.

AND IN THE MATTER OF AN APPLICATION by the agent, Doug Reid, on behalf of the applicant, Amy Young, 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 the construction of an accessory structure, notwithstanding the following:

1. That a maximum height of 8m be permitted, whereas the maximum permitted height is 6m.
2. That the proposed garage be permitted a front yard setback of 25.3m whereas accessory structures are not permitted in the front yard.

Explanatory Relief from the Zoning By-law: The applicant is requesting permission to construct an accessory structure. Due to the proposed height, a minor variance is required. A sketch of the proposal is shown on the reverse side of this notice.

LOCATION MAP



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

DATE:	October 11, 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, October 6th, 2023**.

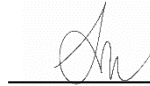
NOTE: If you are receiving this notice as the owner of land that contains multiple residential units, please post this in a location that is visible to all tenants.

**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 are asked to pre-register

with the Secretary-Treasurer. **Written submissions and participation requests must be received by noon on Tuesday, October 10th, 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,



Diana Vasu

Date of Mailing: September 27, 2023

Secretary-Treasurer

SKETCH

