



IN THE MATTER OF the *Planning Act, R.S.O., 1990, c.P.13*, as amended and Section 6.3 (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 Part Lot 17, 25, 26 and 27 Block A on Plan 775 and 839, in the City of Port Colborne, located in the Second Density Residential (R2) zone, municipally known as 194 Neff Street.

AND IN THE MATTER OF AN APPLICATION by the owners Fangzy Wealth Corps Ltd. And Ljubomir Manojlavic for relief from the provisions of Zoning by-law 5675/30/18, as amended, under Section 45 of the *Planning Act, R.S.O 1990 c.P 13*, to permit a reduced lot area and lot frontage to Part 1 to facilitate a concurrent severance application under application B01-23-PC, notwithstanding the following:

1. That a minimum lot frontage of 11.82m be permitted, whereas 12m is required in the R2 zone.
2. That a minimum lot area of 393m² be permitted, whereas 400m² is required in the R2 zone.

Explanatory Relief from the Zoning By-law: The applicant is seeking to sever the property at 194 Neff Street. As a result of the proposed lot frontage and lot area, 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: January 18, 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.

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, January 13th, 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**

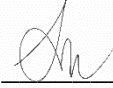
noon on Tuesday, January 17, 2023, by emailing Diana.Vasu@portcolborne.ca or calling (905) 835-2900 ext. 204. Written submissions may also be submitted to the mail slot in the front-left of City Hall, 66 Charlotte Street.

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.

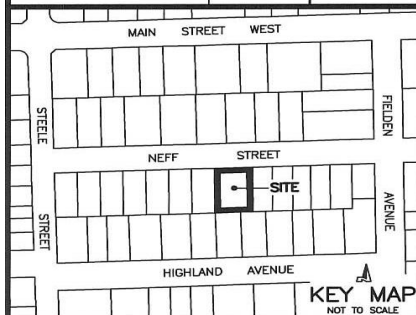
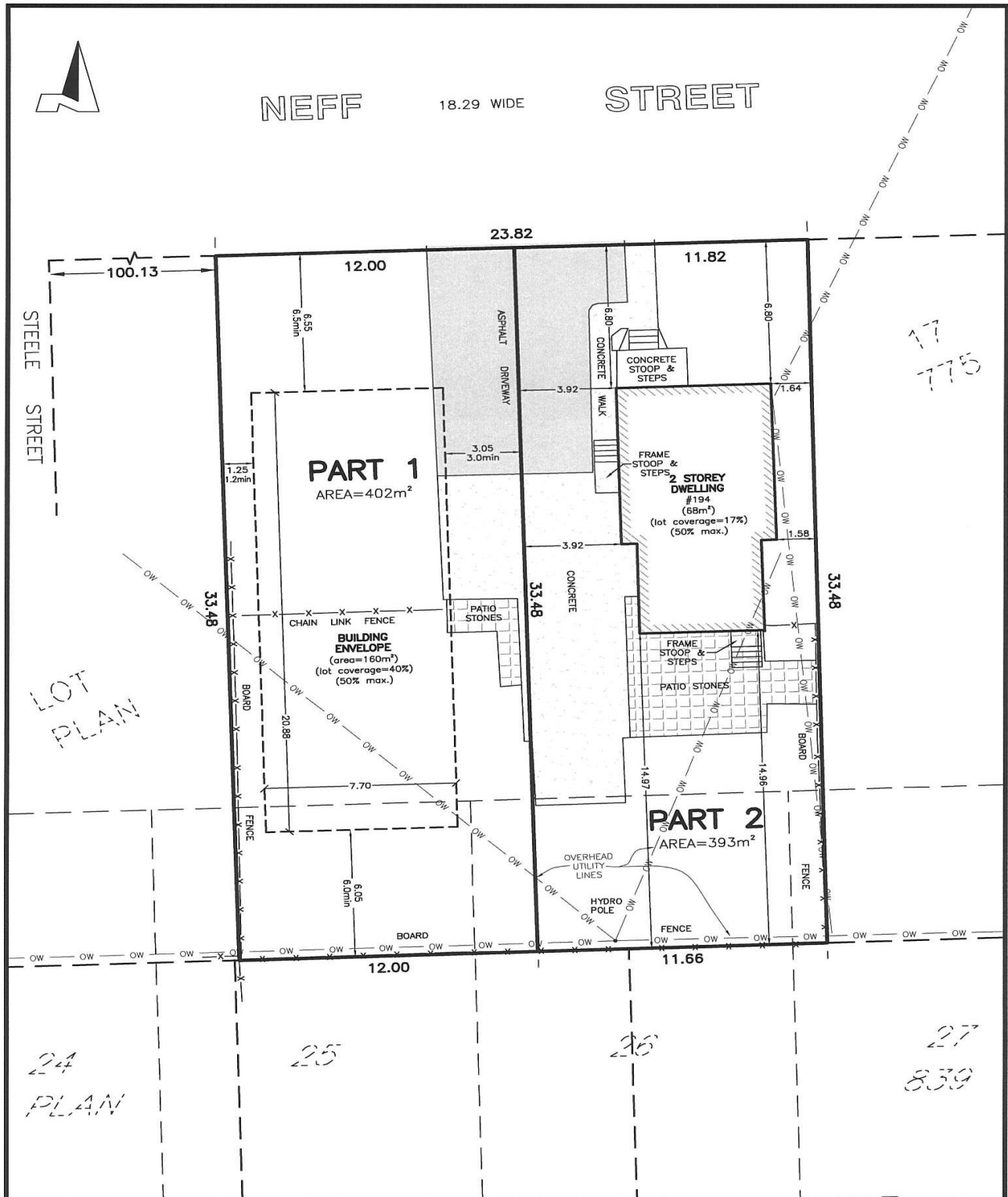
If you wish to be notified of the decision of the Committee of Adjustment in respect to this application, you must submit a written request to the Secretary-Treasurer. This will also entitle you to be advised of a possible Ontario Land Tribunal Hearing. In accordance with the Planning Act, the Committee of Adjustment decision may be appealed to the Ontario Land Tribunal by the owner, the Minister of Municipal Affairs and Housing, 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: January 4, 2023



SKETCH
PREPARED FOR SEVERANCE APPLICATION

PART OF LOT 17
PLAN 775 AND
PART OF LOTS 25, 26 AND 27
PLAN 839

IN THE
CITY OF PORT COLBORNE
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1 : 200 (METRIC)


NOTE: THIS SKETCH IS PREPARED FROM COMPILED AND CALCULATED INFORMATION, NOT FROM AN ACTUAL SURVEY.
DO NOT SCALE FROM THIS DRAWING.
ALL MEASUREMENTS ARE +/- MEASUREMENTS.

CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

"THIS IS NOT AN ORIGINAL COPY UNLESS EMBOSSED WITH SEAL"

© COPYRIGHT 2022

THE REPRODUCTION, ALTERATION OR USE OF THIS SKETCH, IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHAMBERS AND ASSOCIATES SURVEYING LTD. IS STRICTLY PROHIBITED.

Oct. 27, 2022 DATE 
DONALD G. CHAMBERS, B. Sc., O.L.S.

CHAMBERS AND ASSOCIATES SURVEYING LTD

12 THOROLD ROAD EAST (905) 735-7841 / 735-7844
WELLAND ONTARIO L3C 3T2 FAX (905) 735-7333
www.cas-surveying.com

DWG 02060-1_SEV FILE 02-60-1