



**Application A02-23-PC**

**January 20, 2023**

**IN THE MATTER OF** the *Planning Act, R.S.O., 1990, c.P.13*, as amended and Section 7.6 (a), (b), and (d) 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 F on Reference Plan 59R-13389, in the City of Port Colborne, located in the Third Density Residential (R3) zone, municipally known as 248 Port Colborne Drive.

**AND IN THE MATTER OF AN APPLICATION** by the agent Connor Rush, on behalf of the applicant 1703306 Ontario 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 area, lot frontage, and interior side yard setback to Part 1 to facilitate a concurrent severance application under application B02-23-PC, notwithstanding the following:

1. That a minimum lot frontage of 11.7m be permitted, whereas 18m is required in the R3 zone.
2. That a minimum lot area of 316.3m<sup>2</sup> be permitted, whereas 500m<sup>2</sup> is required in the R3 zone.
3. That a minimum interior side yard setback of 0m be permitted, whereas 1.2m is required in the R3 zone.

That minor variance application A02-23-PC be **granted** for the following reasons:

1. **The application is minor in nature** as the decrease in interior side yard setback and lot area would still provide enough space for the existing fourplex and enough amenity space for its occupants, while also maintaining similar lot sizes to neighbouring parcels.
2. **It is appropriate for the development of the site** as the development is existing, located in a suitable location on the site, and fourplexes are permitted within the R3 zone.
3. **It is desirable and in compliance with the general intent and purpose of the Zoning By-Law** as the proposal meets the majority of the R3 setback and lot coverage requirements, and the existing fourplex provides adequate parking and amenity space.
4. **It is desirable and in compliance with the general intent and purpose of the Official Plan** as fourplexes are permitted in the Urban Residential designation established in the Official Plan.

**NOTE: No public comments were received during the decision-making process.**

**DATED AT PORT COLBORNE this 18th day of January 2023.**

**DECISIONS SIGNED:**

<b>"Dan O'Hara"</b>	<b>"Angie Desmarais"</b>	<b>"Dave Elliott"</b>	<b>"Eric Beauregard"</b>	<b>"Gary Bruno"</b>
Signature of Committee Chair	Signature of Committee Member	Signature of Committee Member	Signature of Committee Member	Signature of Committee Member
<b>Dan O'Hara</b>	<b>Angie Desmarais</b>	<b>Dave Elliott</b>	<b>Eric Beauregard</b>	<b>Gary Bruno</b>

## THE LAST DATE ON WHICH AN APPEAL TO THE ONTARIO LAND TRIBUNAL MAY BE FILED IS:

**February 7th, 2023**

The Decision of the Committee of Adjustment, when not appealed, does not become final and binding until **20 days** from the giving of the notice has elapsed as set out in subsection (21) of Section 53 of The Planning Act, R.S.O. 1990, c.P.13, as amended.

### Appeal to the Ontario Land Tribunal

The applicant, the Minister or any specified person or public body who has an interest in the matter may within 20 days of the making of the minor variance decision (20 days from date of mailing of consent decision) appeal to the Ontario Land Tribunal (OLT) against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a completed Appellant Form (A1) accompanied by payment of the fee. **A copy of the appeal form is available on the Ontario Land Tribunals website at <https://olt.gov.on.ca/tribunals/lpat/forms/appellant-applicant-forms/>**

### Cost of the Appeal

The cost of the appeal is \$400 for the first consent, or minor variance application. Each additional appeal filed by the same appellant against connected consent or minor variance applications is \$25.00. Appeal fees must be paid by certified cheque or money order to the **Minister of Finance**.

### OLT Process

On an appeal to the OLT, the Tribunal shall, except if all appeals are withdrawn or if the Tribunal dismisses the appeal, hold a hearing of which notice shall be given to the applicant, the appellant, the Secretary-Treasurer of the Committee and to such other persons and in such manner as the Tribunal may determine. If within such 20 days no notice of appeal is given, the decision of the Committee is final and binding, and the Secretary-Treasurer shall notify the applicant. Where all appeals to the OLT are withdrawn the decision of the committee is final and binding and the Secretary of the Tribunal shall notify the Secretary-Treasurer of the committee who in turn shall notify the applicant.

### OLT Dismissal Without Hearing

The OLT may dismiss the appeal and may make any decision that the Committee could have made on the original application. The OLT may dismiss all or part of any appeal without holding a hearing, on its own motion or on the motion of any party if it is the opinion that,

1. The reasons set out in the notice of appeal do not disclose any apparent land use planning ground which the Tribunal could allow all or part of the appeal;
2. The appeal is not made in good faith, or is frivolous, or vexatious;
3. The appeal is only made for the purpose of delay;
4. The appellant has not provided written reasons for the appeal;
5. The appellant has not paid the fee prescribed under the *Ontario Land Tribunal Act*, or;
6. The appellant has not responded to a request by the OLT for further information within the time specified by the Tribunal.

### Appeals should be directed to:

Secretary-Treasurer  
Port Colborne Committee of Adjustment  
City of Port Colborne  
66 Charlotte Street  
Port Colborne, Ontario L3K 3C8  
Telephone: (905) 835-2900 ext. 204