



PORT COLBORNE

DEVELOPMENT AND LEGISLATIVE SERVICES

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING APPLICATION FOR MINOR VARIANCE

APPLICATION NO. A06-23-PC

IN THE MATTER OF the Planning Act, R.S.O., 1990, c.P.13, as amended and Section 23.5 (j) 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 Number 762 Lot 3 Parts 3 & 4 in the Former Municipality of Peterburg, currently in the City of Port Colborne, located in the Downtown Commercial (DC) zone, municipally known as 193 Main Street West.

AND IN THE MATTER OF AN APPLICATION by agent Amber Cuthbertson, on behalf of the applicant 2792795 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 the conversion of 2 commercial units to 4 residential units, notwithstanding the following:

1. That a minimum floor area of 40m² per unit be permitted, whereas the minimum permitted floor area per unit is 50m².

Explanatory Relief from the Zoning By-law: The applicant is requesting permission to convert 2 commercial units into 4 residential units. Due to the proposed floor area per unit, 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 by the Committee of Adjustment as shown below:

DATE: March 8, 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, March 3rd, 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, March 7, 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.

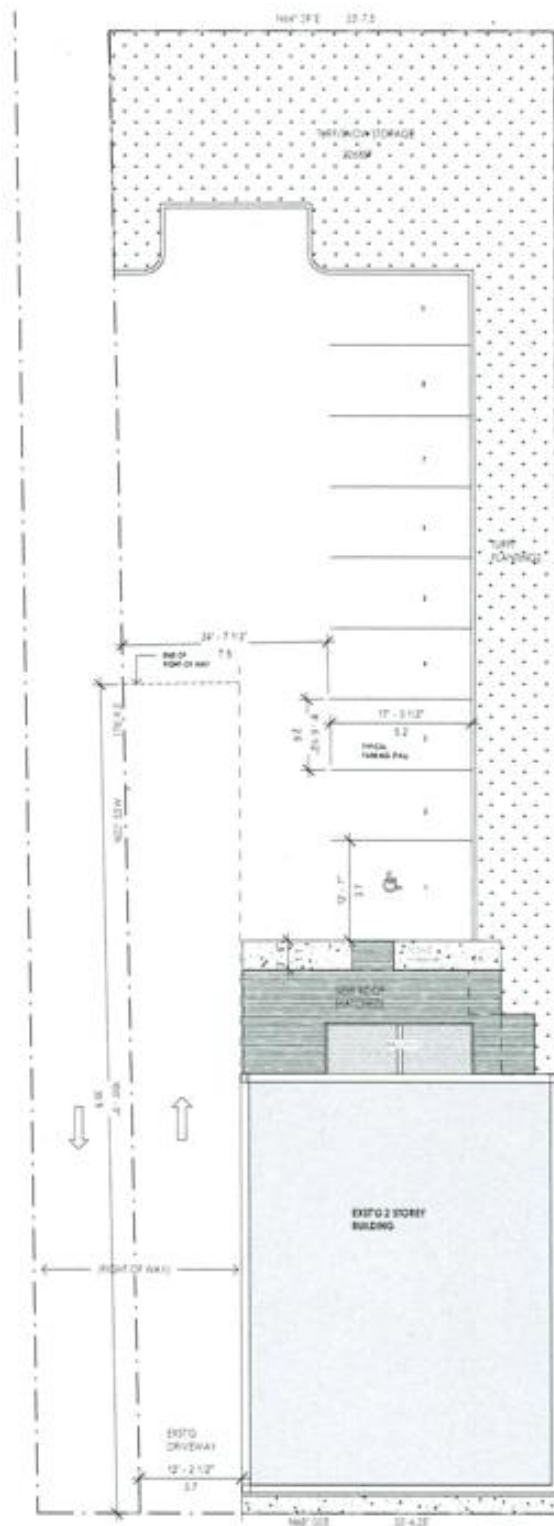
The owner or agent must be present, in person or virtually, at the Hearing. If you do not attend the Hearing, the Committee may adjourn the file or proceed in your absence and make a decision.

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,

Date of Mailing: February 24, 2023

Diana Vasu
Secretary-Treasurer



PROPERTY STATISTICS	
ZONE	DC
LOT AREA	1309 SQ. (84.7m ²)
FRONTAGE	50.4' (15.26m)
EXIST' LOT COVERAGE	241' SF (224m ²) = 18.4%
PROPOSED LOT COVERAGE	285' SF (265m ²) = 21.8%
TOTAL LANDSCAPED AREA	2488' SF (228m ²) = 19.0%

NOTE: PROPERTY TAKE FROM OWNER PROVIDED SURVEY BY J.E. LAMBERT MAGARA LTD. FILE# 13-15