



PORT COLBORNE

DEVELOPMENT AND LEGISLATIVE SERVICES

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

Application No. A09-23-PC

IN THE MATTER OF the Planning Act, R.S.O., 1990, c.P.13, as amended, and Section 3.7 (b), 3.11.1 (a), 3.12 (a) (ii), and 24.3 (g) 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 Lot 21, in the City of Port Colborne, located in the Highway Commercial (HC) zone, municipally known as 401 Main Street East;

AND IN THE MATTER OF AN APPLICATION by the agent Amritpal Bansal, on behalf of the applicant 2472131 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 driveway width, rear yard setback, landscape buffer and setback of a drive-thru to a residential zone, notwithstanding the following:

1. That a minimum driveway width of 6.29m be permitted, whereas 7.5m is required.
2. That a minimum rear yard setback of 2.46m be permitted, whereas 5m is required.
3. That a minimum landscape buffer of 0m be permitted along the northerly property line, whereas 3m is required.
4. That a minimum landscape buffer of 1.14m be permitted along the southerly property line, whereas 3m is required.
5. That a minimum landscape buffer of 1.67m be permitted along the westerly property line, whereas 3m is required.
6. That a 1.14m setback from a drive-thru to a residential zone be permitted, whereas 7.5m is required.

Explanatory Relief from the Zoning By-law: The applicant is requesting permission to construct a one-storey fast food restaurant. Due to the proposed driveway width, rear yard setback, landscape buffers, and drive-thru setback, 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 by the Committee of Adjustment as shown below:

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

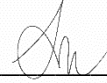
Additional information regarding this application will be available for public inspection by appointment in the office of the Planning and Development Department, during the hours of 8:30 a.m. to 4:30 p.m., Monday to Friday, by telephone at 905-835-2900, Ext. 204 or email at Diana.Vasu@portcolborne.ca

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, April 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.

**Electronic Hearing Procedures
How to get involved in the Virtual Hearing**

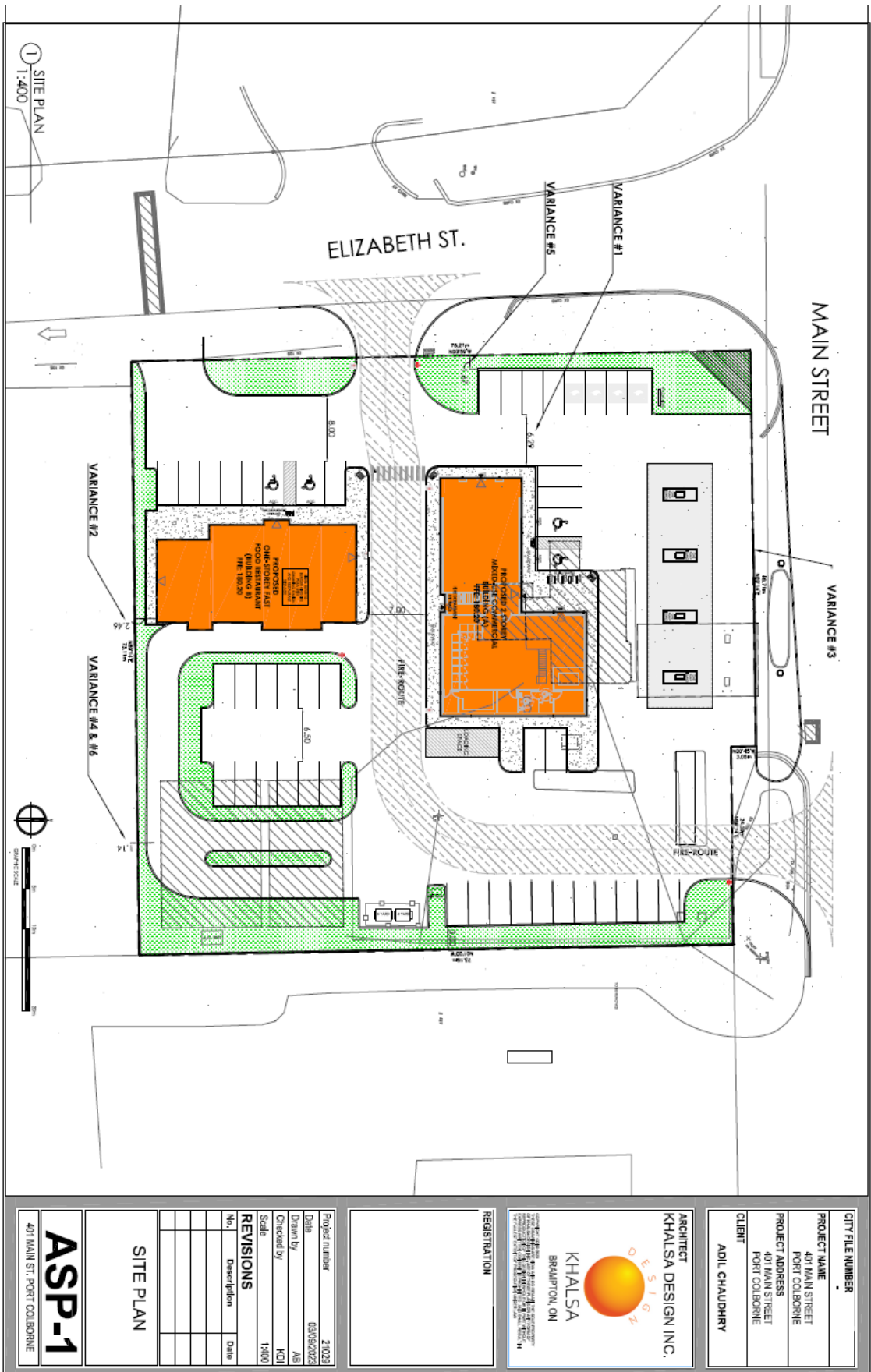
The Public Meeting will be held in-person, while being live-streamed on the City's YouTube channel. Anyone wishing to participate in the meeting can attend virtually or in person and is encouraged to submit a written submission that will be circulated to the Committee of Adjustment prior to the meeting 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, April 11, 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
Secretary-Treasurer

Date of Mailing: March 31, 2023



CITY FILE NUMBER PROJECT NAME 401 MAIN STREET PORT COLBORNE													
PROJECT ADDRESS 401 MAIN STREET PORT COLBORNE													
CLIENT ADIL CHAUDHRY													
ARCHITECT KHALSA DESIGN INC. 401 MAIN STREET PORT COLBORNE, ON													
REGISTRATION KHALSA DESIGN INC. 401 MAIN STREET PORT COLBORNE, ON													
Project number 21029	Date 03/09/2023												
Drawn by MS	Checked by KOL												
Scale 1:400	REVISIONS												
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