



**CITY OF PORT COLBORNE
COMMITTEE OF ADJUSTMENT
66 Charlotte Street
Port Colborne, ON L3K 3C8**

**COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
APPLICATION FOR MINOR VARIANCE**

APPLICATION NO. A10-21-PC

IN THE MATTER OF the Planning Act, R.S.O., 1990, c.P.13, as amended, and Section 5.1 (a) (c) (d) and Section 2.8.1 (a) (v) of the City of Port Colborne Zoning By-law 6575/30/18, as amended;

AND IN THE MATTER OF the property legally known as Lot 32 on Plan 792, in the City of Port Colborne, Regional Municipality of Niagara, and located in the First Density Residential Zone (R1), Part 2 on the prepared sketch, municipally known as 144 Franklin Avenue.

AND IN THE MATTER OF AN APPLICATION by the owners Dennis and Pam Roy 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, so as to permit the construction of a proposed detached dwelling on 144 Franklin Avenue, notwithstanding the following:

- 1) That a minimum lot frontage of 14.47m be provided, whereas a minimum lot frontage of 15m is required for detached dwellings.
- 2) That a minimum lot area of 264.7m² provided, whereas a minimum lot area of 0.05ha is required for detached dwellings.
- 3) That a minimum front yard setback of 0.6m be permitted for the existing dwelling whereas a minimum of 6.5m is required.
- 4) That a minimum side yard setback of 0.06m be permitted for the existing frame shed whereas 1m is required for accessory structures.
- 5) That a minimum rear yard setback of 0.2m be permitted for the existing frame shed whereas a minimum of 1m is required for accessory structures.

Explanatory Relief from the Zoning By-law: The applicant is seeking to sever the property at 144 Franklin Avenue. This minor variance is being sought to meet the conditions of consent application B02-21-PC. Due to the proposed lot frontage and lot area, the minor variance is required. A sketch of the proposed severance is shown on the reverse of this notice.

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

DATE: Wednesday, April 14th, 2021
TIME: 6:00 P.M.
LOCATION: City of Port Colborne Council Chambers - Third Floor (virtual)
66 Charlotte Street, Port Colborne, Ontario

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. 205 or email at chris.roome@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 April 9, 2021.

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

To prevent the spread of COVID-19, the Committee of Adjustment meeting will be held virtually, with the meeting live-streamed on the City's YouTube channel at <https://www.youtube.com/watch?v=xOkK7mx0RLs>.

Anyone wishing to participate in the meeting is asked to submit a written submission that will be circulated to Committee members prior to the meeting. If anyone wishes to virtually participate in the meeting they must pre-register with the Secretary-Treasurer. Written submissions and virtual participation requests must be received by noon on Tuesday, April 13th, 2021, by emailing Chris.Roome@portcolborne.ca or calling (905) 835-2901 ext. 205. Written submissions can 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 Chris.Roome@portcolborne.ca or call (905) 835-2901 ext. 205.

The owner or agent must be present 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.

NOTE: If you wish to be notified of the decision of the Committee with respect to this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal hearing if the decision of the Committee is appealed.

By order of the Committee of Adjustment,

Chris Roome, BURPI
Secretary-Treasurer

