



**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. A13-21-PC**

**IN THE MATTER OF** the Planning Act, R.S.O., 1990, c.P. 13, as amended, and Section 15.5 (d) of the City of Port Colborne Zoning By-law 6575/30/18, as amended;

**AND IN THE MATTER OF** the property legally known as Concession 1 Lot 12 on Plan 59R16386, in the City of Port Colborne, Regional Municipality of Niagara, and located in the Rural Zone (RU), Part 2 on the proposed sketch, on the east side of Cedar Bay Road.

**AND IN THE MATTER OF AN APPLICATION** by the agents Anne and Morgan Minor on behalf of the owner Robert Bosley 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 detached dwelling on the east side of Cedar Bay Road, notwithstanding the following:

- 1) That a minimum interior side yard setback of 2m be provided, whereas a minimum interior side yard setback of 5m is required for detached dwellings.

**Explanatory Relief from the Zoning By-law:** The applicant is seeking permission to build a detached dwelling on the west side of Cedar Bay Road. Due to the proposed interior side yard setback, the minor variance is required. A sketch of the proposed building envelope 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 14<sup>th</sup>, 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](mailto: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 13<sup>th</sup>, 2021, by emailing [Chris.Roome@portcolborne.ca](mailto: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](mailto: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.

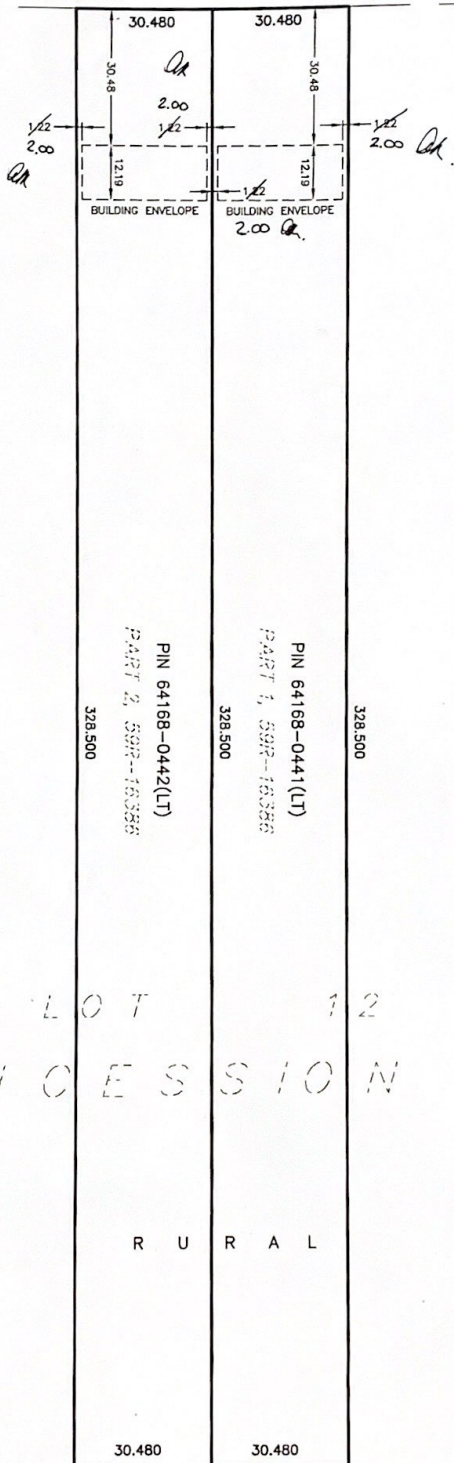
By order of the Committee of Adjustment,

Chris Roome, BURPI  
Secretary-Treasurer

Date of Mailing: March 31, 2021

# CEDAR BAY ROAD

(AS LOCALLY KNOWN)  
 (ROAD ALLOWANCE BETWEEN LOTS 12 & 13)  
 (PUBLIC TRAVELLED ROAD, 20.117 WIDE)  
 PIN 64168-0204(LT)



**METRIC NOTE**  
 DISTANCES SHOWN ON THIS PLAN ARE  
 IN METRES AND CAN BE CONVERTED  
 TO FEET BY DIVIDING BY 0.3048.

PIN 64168-0440(LT)  
 PART 1, 502-7346

PIN 64168-0442(LT)  
 PART 2, 502-16356

PIN 64168-0441(LT)  
 PART 1, 502-16356

PIN 64168-0432(LT)

LOT 12  
 CONCESSION 1

R U R A L

CONCEPTUAL SKETCH  
 PART OF LOT 12, CONCESSION 1  
 (GEOGRAPHIC TOWNSHIP OF HUMBERSTONE)  
 CITY OF PORT COLBORNE  
 REGIONAL MUNICIPALITY OF NIAGARA

**THE LAROCQUE GROUP**  
 O.L.S./PROJECT CONSULTANTS/LAND MANAGEMENT  
 12 LYMAN STREET, ST. CATHARINES, ONTARIO  
 905-688-1413  
 905-358-9600  
 www.larocquegroup.ca  
 DATE: MARCH 4, 2021  
 FILE No.: NS2021-023  
 DWG FILE: NS2021-023-01

