

COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
APPLICATION FOR MINOR VARIANCE

APPLICATION NO. A18-21-PC

IN THE MATTER OF the Planning Act, R.S.O., 1990, c.P.13, as amended, and Section 2.9.2.1 (a) (iii), and Section 2.9.2.1 (a) (ix) 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 4 Part Lot 12 on Plan 59R-11764 in the City of Port Colborne, Regional Municipality of Niagara, and located in the Agricultural Zone (A), municipally known as 3256 Third Concession Rd.

AND IN THE MATTER OF AN APPLICATION by the owners Jeff and Shannon Thususka for relief from the provisions of the 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 continued use of a home-based business at 3256 Third Concession Road, notwithstanding the following:

- 1) That the home-based business be permitted to occupy 32% of the gross floor area to a maximum of 180m², whereas 25% to a maximum of 23m² is permitted.
- 2) That 20 customers be permitted at any time on the lot, whereas 2 are permitted.

Explanatory Relief from the Zoning By-law: The applicant is seeking permission to increase the permitted gross floor area and the number of clients permitted, for their existing dance studio (home-based business) on Third Concession Rd. Due to the number of clients and the gross floor area proposed, a minor variance is required. A sketch of the proposed parcel 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, July 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 July 9th, 2021.

Electronic Hearing Procedures

How to get involved in the Virtual Hearing

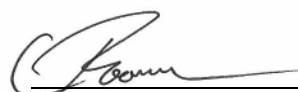
To prevent the spread of COVID-19, the Committee of Adjustment meeting will be held virtually, with the meeting live-streamed on the City's YouTube channel at <https://youtu.be/KzeM9rE7BIs>.

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, July 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.

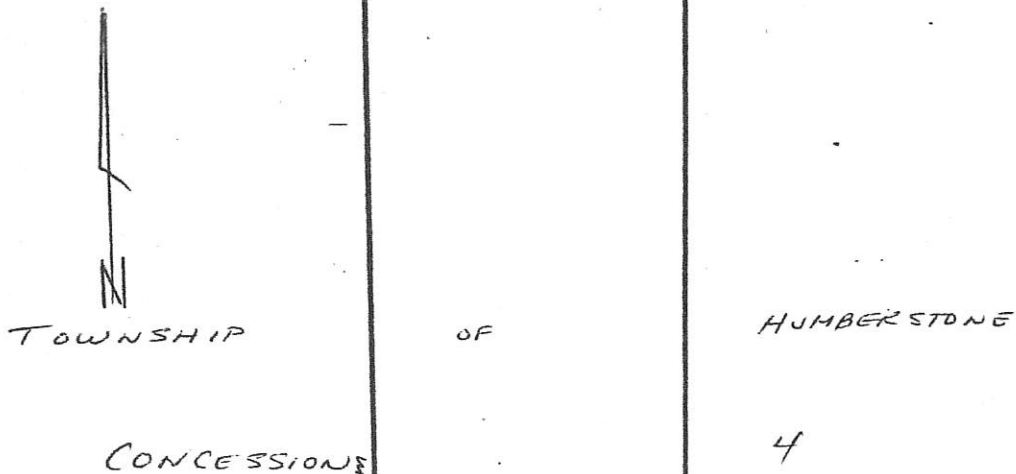
The owner or agent must be present virtually at the Hearing. If you do not attend the Hearing, the Committee may adjourn the file or proceed in your absence and make a decision.

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,



PART 4 PLAN S9R-11764

SKETCH OF
PART OF LOT 12, CONCESSION 4
TOWNSHIP OF HUMBERSTONE
IN THE
CITY OF PORT COLBURN
REGIONAL MUNICIPALITY OF
NIAGARA
SCALE: 1 : 1000



54.40 m

279.26 m

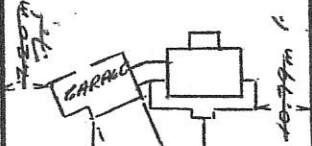
AREA
= 1.524 Ha. ±

284.02 m

LOT 12

LOT 11

17.34 m
397.64 m



76.32 m

76.20 m

DRIVEWAY

SOUTHWEST CORNER
LOT 11 CON. 4

54.02 m

20m ±

THIRD CONCESSION ROAD
(ROAD ALLOWANCE)

P.S. SUDA SURVEYING INC.

Ontario Land Surveyor
FILE: 09-997 JOB No: 1223