

COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
APPLICATION FOR MINOR VARIANCE

APPLICATION NO. A19-21-PC

IN THE MATTER OF the Planning Act, R.S.O., 1990, c.P.13, as amended, and Section 6.3 (d) (g) of the Port Colborne Zoning By-law 6575/30/18, as amended;

AND IN THE MATTER OF the property legally known as Lot 54 on Plan 857, in the City of Port Colborne, Regional Municipality of Niagara, located in the Third Density Residential Zone (R3), municipally known as 130 Rodney Street.

AND IN THE MATTER OF AN APPLICATION by owners Alvin Thakur Rampersaud and Fecy Zamora Perez 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, for a proposed detached dwelling, notwithstanding the following:

- 1) That a minimum front yard setback of 1m be provided, whereas a minimum front yard setback of 6.5m is required.
- 2) That a minimum rear yard set-back of 1m be provided, whereas a minimum rear yard setback of 6m is required.

Explanatory Relief from the Zoning By-law: The applicant is seeking permission for a proposed single detached dwelling at 130 Rodney Street. Due to the rear yard and front yard setbacks, 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/KzeM9rE7BlS>.

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,



Chris Roome, BURPI

Secretary-Treasurer

PROPOSED SITE PLAN 130 RODNEY STREET, PORT COLBORNE, ON

LOT WIDTH 66'

