



**PORT COLBORNE**

• **PLANNING AND DEVELOPMENT DEPARTMENT** •

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. A21-21-PC

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

**AND IN THE MATTER OF** the property legally known as Lots 355 & 356 on Plan 854, in the City of Port Colborne, Regional Municipality of Niagara, and located in the Second Density Residential Zone (R2), municipally known as 205 Kent Street.

**AND IN THE MATTER OF AN APPLICATION** by the owners Wendy & Jacob Bas, 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 continued residential use, notwithstanding the following:

- 1) That a minimum rear yard setback of 4.5m be provided, whereas a minimum rear yard setback of 6m is required in the Second Density Residential Zone (R2).

**Explanatory Relief from the Zoning By-law:** The applicant is seeking permission for a proposed severance at 205 Kent Street. Due to the proposed southerly lot line on Part 1, a minor variance is required for the rear yard setback of the existing building on Part 2. 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 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 **July 9<sup>th</sup>, 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 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.

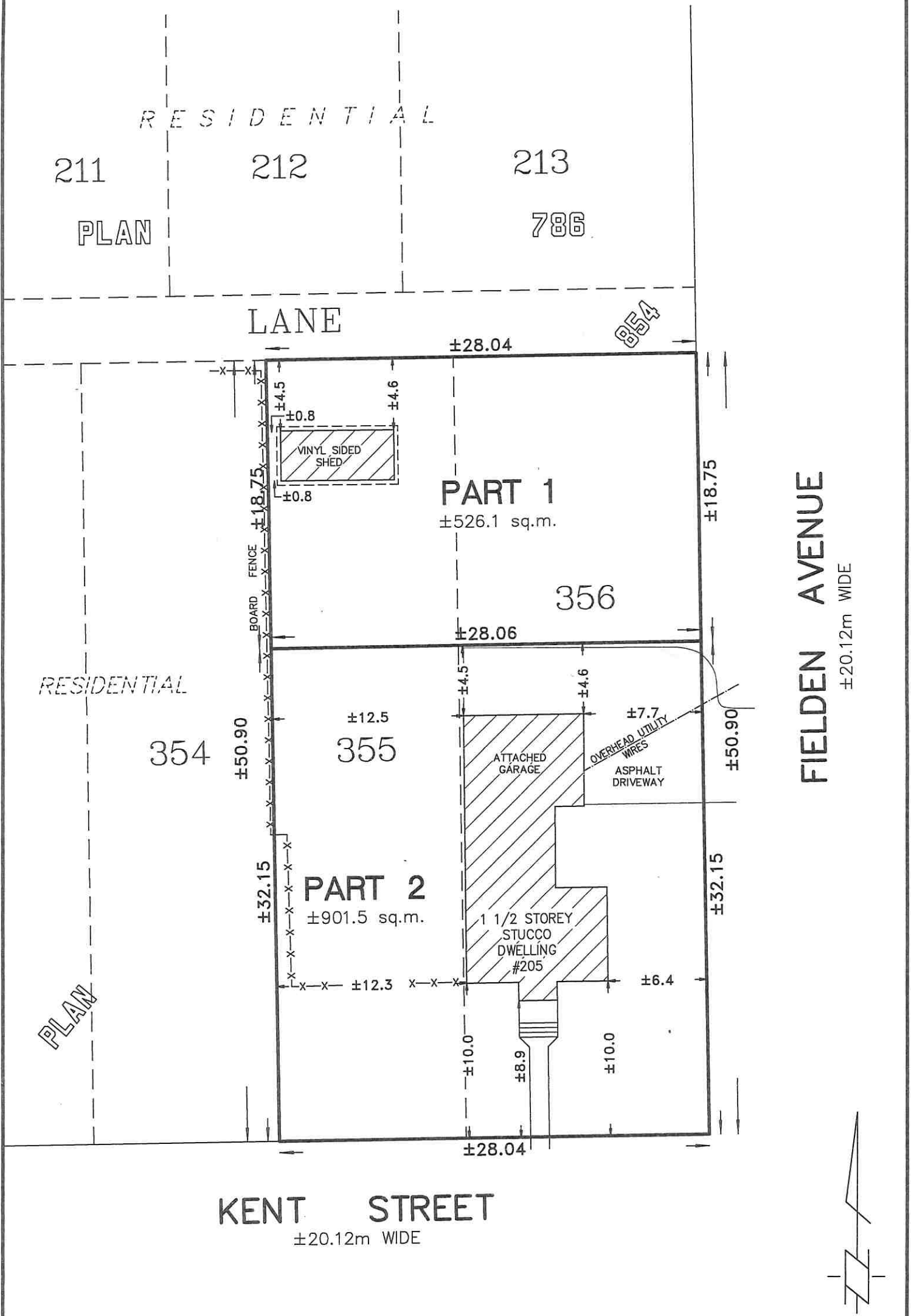
By order of the Committee of Adjustment,

Date of Mailing: June 29<sup>th</sup>, 2021

Chris Roome, BURPI Secretary-Treasurer

SKETCH PREPARED FOR SEVERANCE/MINOR VARIANCE APPLICATION

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN CURRENT SEVERANCE/MINOR VARIANCE APPLICATION. © THIS SKETCH IS PROTECTED BY COPYRIGHT.



**VOID**  
 IF USED FOR ANY OTHER  
 PURPOSE THAN THIS  
 CURRENT SEVERANCE/  
 MINOR VARIANCE  
 APPLICATION

PRELIMINARY  
 ONLY

JUNE 4, 2021  
 DATE

MARK GILMORE  
 Ontario Land Surveyor

**LANTHIER & GILMORE SURVEYING LTD.**  
 173 CLARENCE ST. PORT COLBORNE, ONT. (905) 835-5477

SKETCH OF PROPOSED SEVERANCE/MINOR VARIANCE  
 LOTS 355 & 356  
 PLAN 854  
 IN THE  
 CITY OF PORT COLBORNE  
 REGIONAL MUNICIPALITY OF NIAGARA

DRAWN BY: CM      CHECKED BY: MG  
 SCALE: 1:300      SURVEY 22-549

