



PORT COLBORNE

PLANNING AND LEGISLATIVE SERVICES

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File No. A23-23-PC

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

AND IN THE MATTER OF the lands legally known as Lot 1 and 2 on Plan 3252, in the City of Port Colborne, located in the Second Density Residential (R2) zone, municipally known as 583 Fielden Avenue.

AND IN THE MATTER OF AN APPLICATION by the agent Kirk Guthro, on behalf of the owner Betty Guthro, 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, to permit future construction of a detached dwelling, notwithstanding the following:

1. That a reduced lot area of 396.2 m² be permitted whereas 400 m² is required.

Explanatory Relief from the Zoning By-law: The applicant is requesting permission to construct a detached dwelling. Due to the layout of the proposal, a minor variance is required. A sketch of the subject lands is shown on the reverse side of this notice.

LOCATION MAP



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

Date: March 13th, 2024

Time: 6:00 P.M.

Location: 66 Charlotte Street – Third Floor Council Chambers and Virtually via Zoom

Additional information regarding this application will be available for public inspection. An appointment can be scheduled in the office of the Planning and Development department, Monday to Friday, during the hours of 8:30 A.M. to 4:30 P.M., by telephone at (905-228-8124 or through email at taya.taraba@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 Friday, March 8th, 2024.

NOTE: If you are receiving this notice as the owner of land that contains multiple residential units, please post this in a location that is visible to all tenants.

Electronic Hearing Procedures
How to Get Involved in the Virtual Hearing

The meeting will be held both publicly, in-person, and through a livestream on the City's YouTube channel.

Anyone wishing to participate in the meeting can attend either virtually or in-person and is encouraged to submit a written submission that will be circulated to the Committee of Adjustment prior to the meeting. This entry will, eventually, become accessible to the public. If anyone wishes to orally participate in the meeting, they must pre-register with the Secretary-Treasurer. **Written submissions and participation requests must be received by 12 P.M. Tuesday, March 12, 2024**, by emailing taya.taraba@portcolborne.ca or by calling (905)-228-8124. Written submissions may also be submitted to the mail slot located 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 taya.taraba@portcolborne.ca or call (905)-228-8124.

The owner or agent must be present, either in person or virtually, at the Hearing. If you do not attend the Hearing, the Committee may adjourn the file or proceed in your absence and come to a decision. If you wish to be notified of the decision of the Committee of Adjustment in respect to this application, you must submit a written request to the Secretary-Treasurer. This will also entitle you to be advised of a possible Ontario Land Tribunal Hearing. In accordance with the *Planning Act*, the Committee of Adjustment's decision may be appealed to the Ontario Land Tribunal by the owner, the Minister of Municipal Affairs and Housing, a specified person or public body that has an interest in the matter.

By order of the Committee of Adjustment,

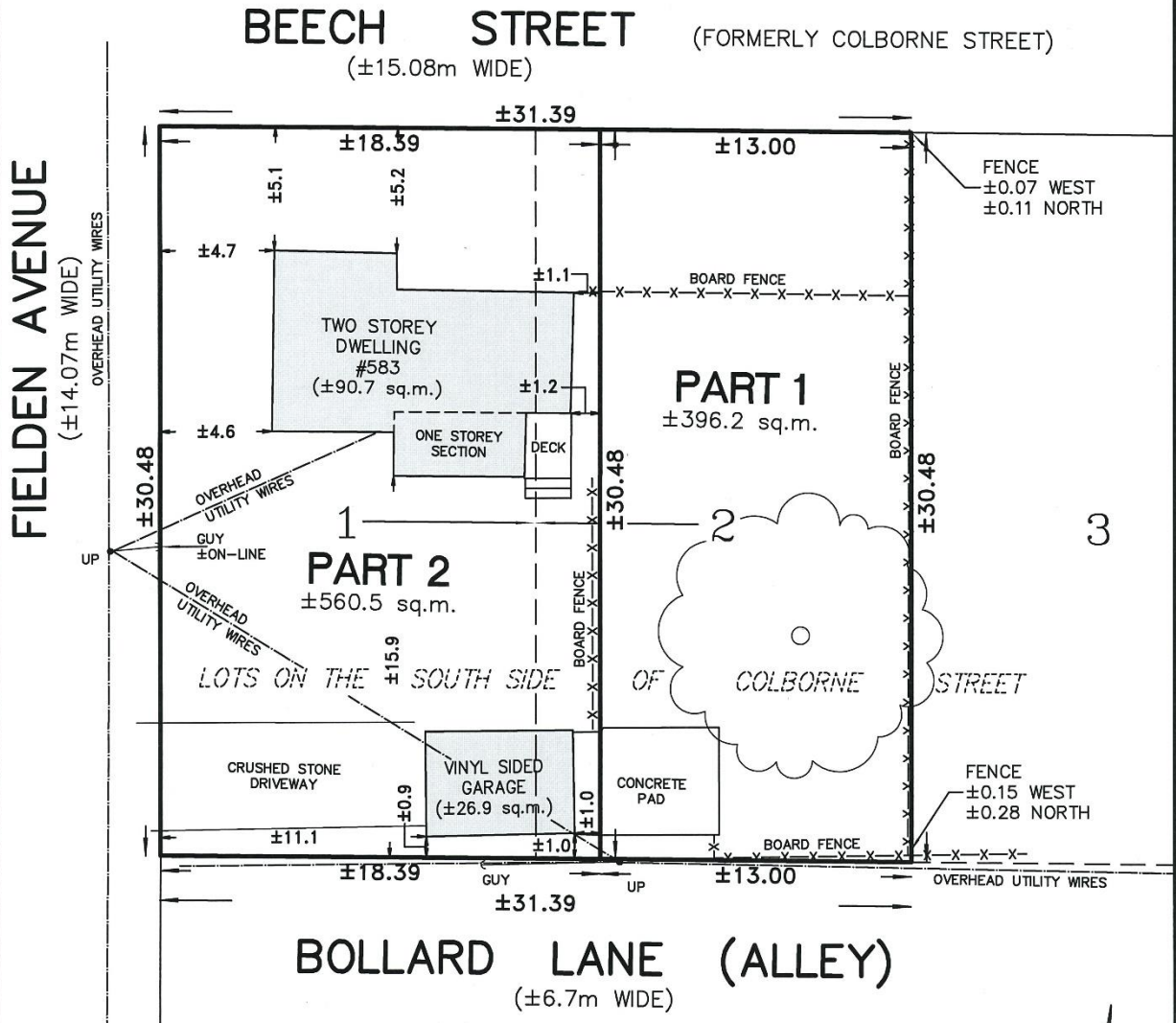
Date of Mailing: February 28th, 2024



Taya Taraba
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

SEPT. 19, 2023
DATE

Douglas G. Marr
DOUGLAS G. MARR
Ontario Land Surveyor

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

SKETCH OF PROPOSED SEVERANCE/MINOR VARIANCE

LOTS 1 & 2
SOUTH SIDE OF COLBORNE STREET
PLAN 766
IN THE
CITY OF PORT COLBORNE
REGIONAL MUNICIPALITY OF NIAGARA

DRAWN BY: CM
SCALE: 1:250

CHECKED BY: MG
SURVEY 22-835