



PORT COLBORNE

PLANNING AND LEGISLATIVE SERVICES

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File No. A20-23-PC

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

AND IN THE MATTER OF the lands legally known as Part of Lot 24 on Plan 843, in the City of Port Colborne, located in the Third Density Residential (R3) zone, municipally known as 30 Louis Street.

AND IN THE MATTER OF AN APPLICATION by the agent Mayu Balasubramaniam on behalf of the owner Anbalahan Selvakunarajah 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 the severance of the subject property in accordance with consent application B17-23-PC, notwithstanding the following:

1. That a lot frontage of 11.02m be permitted whereas 15m is required.
2. That a lot area of 342.95m² be permitted, whereas 400m² is required.
3. That a front yard setback of 3.45m be permitted, whereas 6.5m is required.
4. That a minimum interior side yard setback of 0.37m be permitted, whereas 1m is required.
5. That a minimum corner side yard setback of 3.45m be provided whereas 3.5m is required.

Explanatory Relief from the Zoning By-law: The applicant is requesting permission to sever the subject lands. Due to the location of the existing structures, a minor variance is required.

LOCATION MAP



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

DATE:	November 8, 2023
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 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 Friday, November 1, 2023.

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.

The Public Meeting will be held in-person, while being live-streamed on the City's YouTube channel.

Anyone wishing to participate in the meeting can attend 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 and become 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 noon on Tuesday, November 7, 2023**, by emailing Chris.Roome@portcolborne.ca or calling (905) 835-2900 ext. 205. Written submissions may 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) 835-2900 ext. 205.

The owner or agent must be present, 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 make 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 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: October 25th, 2023

Chris Roome
Secretary-Treasurer

CAUTION
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED
EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

SKETCH SHOWING PROPOSED SEVERANCE AT
30 LOUIS STREET
CITY OF PORT COLBORNE
REGIONAL MUNICIPALITY OF NIAGARA

NOTES

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

3560 WALKER ROAD
WINDSOR, ONTARIO
N8W 3S4
519-818-0767
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IN THE ONTARIO COPYRIGHT ACT. ANY REPRODUCTION
OF THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN
AUTHORIZATION OF SURVEYORS ON SITE INC.

DRAWN BY: B.S.

CHECKED BY: C.D.

DATE: NOVEMBER 23, 2022

FILE: 2022-102-SMITH