



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

PORT COLBORNE
PLANNING AND LEGISLATIVE SERVICES

File No. A17-24-PC

IN THE MATTER OF the Planning Act, R.S.O., 1990, c.P.13, as amended, and Sections 10.3 c) and 10.3 g) of the City of Port Colborne Zoning By-law 6575/30/18, as amended.

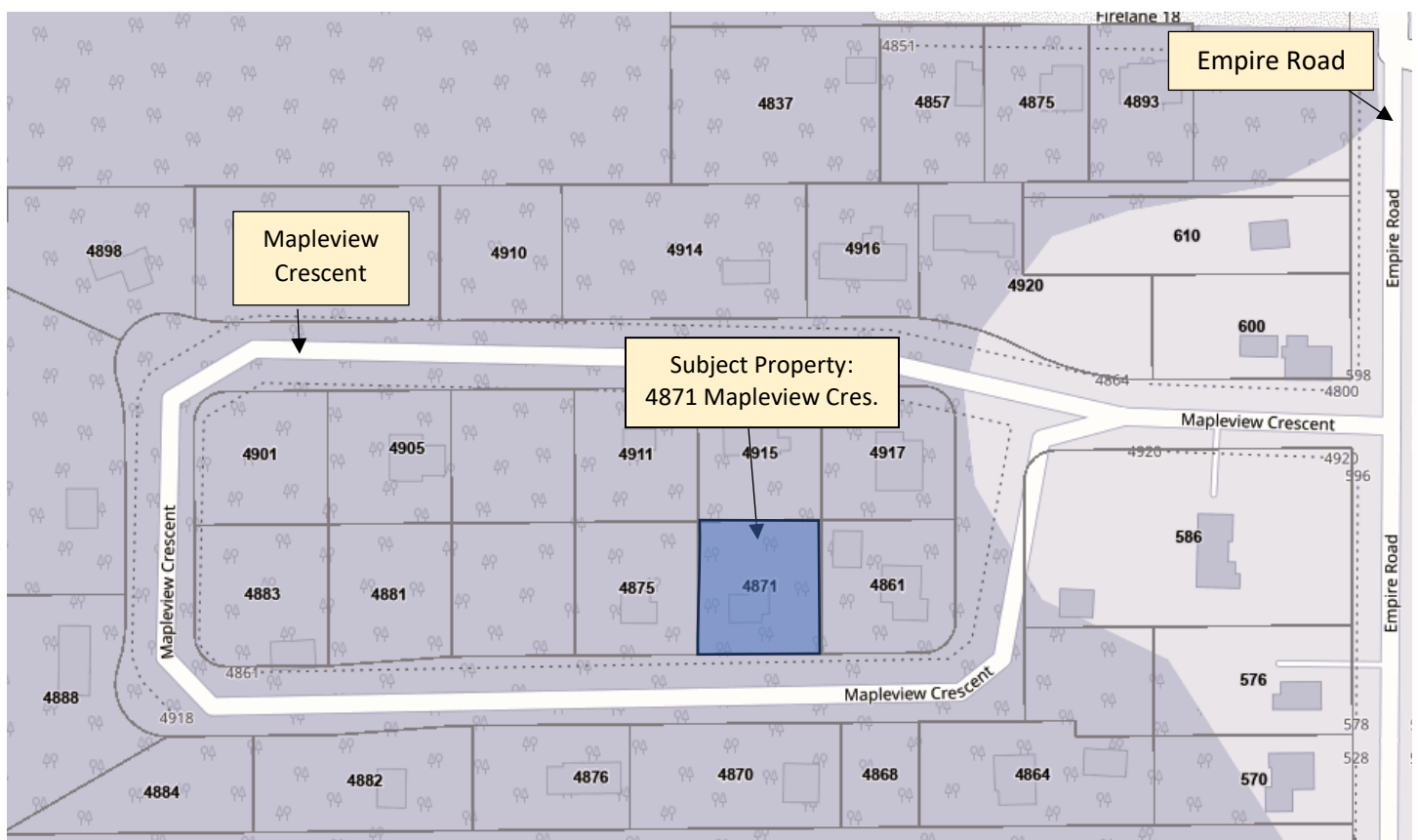
AND IN THE MATTER OF the lands legally known as Lot 32, on Plan 68, New Plan 827, in the City of Port Colborne, located in the Rural Residential (RR) zone, municipally known as 4871 Maplevue Crescent.

AND IN THE MATTER OF AN APPLICATION by the agent Brianna Bodorkos, on behalf of the owners Ed Dias and Mary Dias, 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 construction of a new single detached dwelling, notwithstanding the following:

1. That a maximum lot coverage of 20% be permitted where a maximum of 15% is required;
2. That a front yard setback of 6.67m be permitted where a minimum of 10m is required.

Explanatory Relief from the Zoning By-law: The applicant is requesting to exceed the maximum total lot coverage permitted to accommodate the existing accessory buildings. The applicant is also requesting the ability to build the dwelling closer to the front property line than permitted.

LOCATION MAP



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

Date: July 10th, 2024

Time: 6:00 P.M.

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

Additional information regarding this application is 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 to view the material.

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, July 5th, 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. All comments submitted are part of the public record. 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, July 9, 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 application(s) or submission process, please email taya.taraba@portcolborne.ca or call (905)-228-8124.

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. In accordance with the *Planning Act*, the Committee of Adjustment's decision may be appealed to the Ontario Land Tribunal by the applicant, the Minister of Municipal Affairs and Housing, a specified person, or public body that has an interest in the matter.

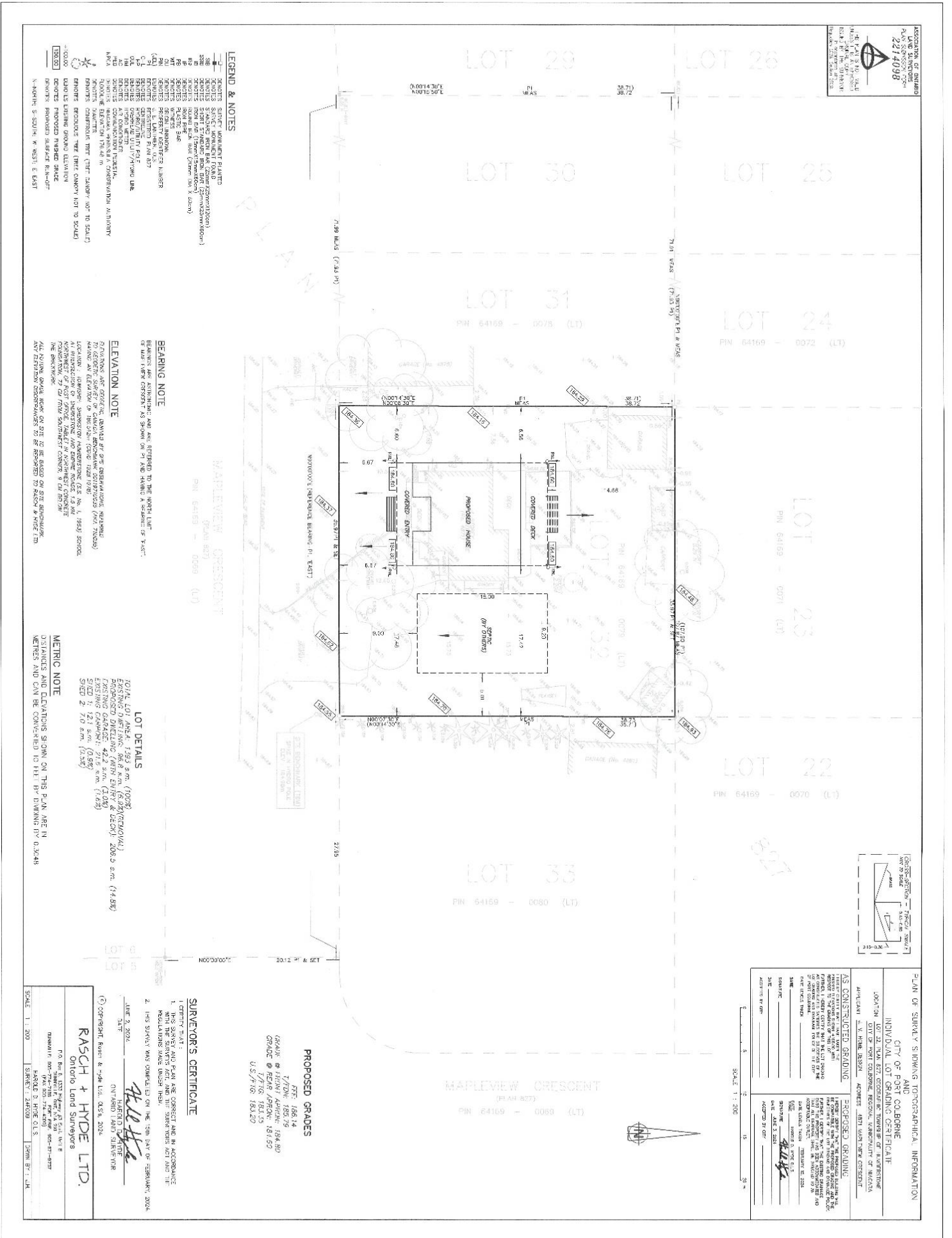
By order of the Committee of Adjustment,

Date of Mailing: June 26th, 2024

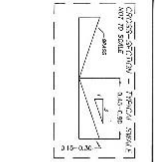


Taya Taraba
Secretary-Treasurer

SKETCH



ASSOCIATION OF ONTARIO
LAND SURVEYORS
2024098
REGISTERED PROFESSIONAL
LAND SURVEYOR
1987-1990
1991-1994
1995-1998
1999-2002
2003-2006
2007-2010
2011-2014
2015-2018
2019-2022



PLAN OF SURVEY & TOPOGRAPHICAL INFORMATION
AND
CITY OF PORT COLBORNE
INDIVIDUAL LOT GRADING CERTIFICATE
LOCATION: LOT 23, PLAN 827, CORPORATE TOWNSHIP OF WILKINGHAM,
CITY OF PORT COLBORNE, REGIONAL MUNICIPALITY OF WILKINGHAM
APPLICANT: S.W. HOME BARRON ADDRESS: 4871 MAPLEVIEW CRESCENT

AS CONSTRUCTED GRADING
THIS PLAN IS A SKETCH AND DOES NOT REPRESENT THE AS-BUILT GRADING. THE GRADING SHALL BE DETERMINED BY THE SURVEYOR'S FIELD MEASUREMENTS AND SHALL BE SUBJECT TO THE APPROVAL OF THE MUNICIPALITY OF WILKINGHAM. THE GRADING SHALL BE SUBJECT TO THE APPROVAL OF THE MUNICIPALITY OF WILKINGHAM. THE GRADING SHALL BE SUBJECT TO THE APPROVAL OF THE MUNICIPALITY OF WILKINGHAM.

PROPOSED GRADING
THIS PLAN IS A SKETCH AND DOES NOT REPRESENT THE PROPOSED GRADING. THE GRADING SHALL BE DETERMINED BY THE SURVEYOR'S FIELD MEASUREMENTS AND SHALL BE SUBJECT TO THE APPROVAL OF THE MUNICIPALITY OF WILKINGHAM. THE GRADING SHALL BE SUBJECT TO THE APPROVAL OF THE MUNICIPALITY OF WILKINGHAM. THE GRADING SHALL BE SUBJECT TO THE APPROVAL OF THE MUNICIPALITY OF WILKINGHAM.

DATE: 2024.09.08
SCALE: 1:200

PROPOSED GRADES
FFE: 166.14
T/FDN: 180.75
GRADE @ 17.75: 184.89
GRADE @ 17.75: 184.15
U.S./F.T. 184.20

SURVEYOR'S CERTIFICATE
I, THE SURVEYOR, HAVE CONDUCTED A SURVEY OF THE LAND SHOWN ON THIS PLAN AND HAVE FOUND THAT THE SAME IS ACCORDANT WITH THE RECORDS OF THE SURVEYOR GENERAL OF ONTARIO.
DATE: 2024.09.08
SURVEYOR: HAROLD D. HYDE
FIRM: RASCH & HYDE LTD.
ADDRESS: 100 BAY STREET, SUITE 200, WILKINGHAM, ONTARIO, CANADA N3A 1B1
PHONE: (905) 709-7478
FAX: (905) 709-7479
EMAIL: HAROLD@HYDE-ONS.COM

LEGEND & NOTES
1. BOUNDARIES SHOWN ARE FROM THE SURVEY OF 1995.
2. BOUNDARIES SHOWN ARE FROM THE SURVEY OF 1995.
3. BOUNDARIES SHOWN ARE FROM THE SURVEY OF 1995.
4. BOUNDARIES SHOWN ARE FROM THE SURVEY OF 1995.
5. BOUNDARIES SHOWN ARE FROM THE SURVEY OF 1995.
6. BOUNDARIES SHOWN ARE FROM THE SURVEY OF 1995.
7. BOUNDARIES SHOWN ARE FROM THE SURVEY OF 1995.
8. BOUNDARIES SHOWN ARE FROM THE SURVEY OF 1995.
9. BOUNDARIES SHOWN ARE FROM THE SURVEY OF 1995.
10. BOUNDARIES SHOWN ARE FROM THE SURVEY OF 1995.

ELEVATION NOTE
ELEVATIONS ARE REFERRED TO THE NORTH LINE OF MAPLEVIEW CRESCENT AS SHOWN ON P1 AND HAVING A SEASIDE OF 7.42M.
ELEVATIONS ARE REFERRED TO THE NORTH LINE OF MAPLEVIEW CRESCENT AS SHOWN ON P1 AND HAVING A SEASIDE OF 7.42M.
ELEVATIONS ARE REFERRED TO THE NORTH LINE OF MAPLEVIEW CRESCENT AS SHOWN ON P1 AND HAVING A SEASIDE OF 7.42M.

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

LOT DETAILS
TOTAL LOT AREA: 1,593 sq. m. (1,008 sq. ft.)
EXISTING BUILDING: 56.8 sq. m. (628 sq. ft.)
PROPOSED BUILDING: 1,536 sq. m. (1,666 sq. ft.)
EXISTING GARAGE: 21.5 sq. m. (232 sq. ft.)
EXISTING DRIVEWAY: 21.5 sq. m. (232 sq. ft.)
SHEED 1: 121 sq. m. (1,322 sq. ft.)
SHEED 2: 7.0 sq. m. (753 sq. ft.)

NOTE: This sketch is available on the City of Port Colborne website for public inspection, due to the poor quality of the image.