



**IN THE MATTER OF** the Planning Act, R.S.O., 1990, c.P.13, as amended, and Section 5.3 (c) of the City of Port Colborne Zoning By-law 6575/30/18, as amended.

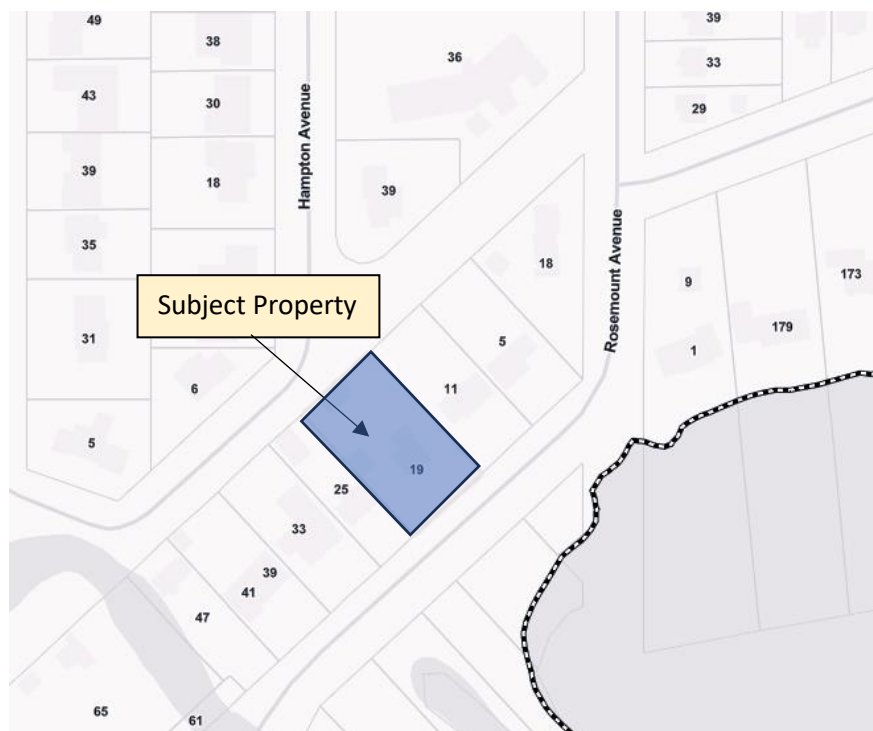
**AND IN THE MATTER OF** the lands legally known as Lots 5 and 6, Plan 803, in the City of Port Colborne, located in the First Density Residential (R1) zone, municipally known as 19 Lakeshore Road W.

**AND IN THE MATTER OF AN APPLICATION** by the owner Leo Di Fabio, 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 creation of a new building lot, notwithstanding the following:

1. That a minimum lot area of 0.0418 hectares be permitted whereas a minimum of 0.05 hectares is required.

**Explanatory Relief from the Zoning By-law:** The applicant is requesting permission to sever the subject lands into four equal parcels. Due to the dimensions of the proposed lots a minor variance is required. A sketch of the subject lands is included on the reverse of this notice, where the subject parcel is shown as Parcel 2.

**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 10<sup>th</sup>, 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 5<sup>th</sup>, 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.

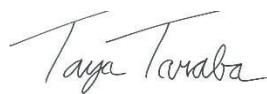
Anyone wishing to participate in the meeting can attend either virtually or in-person and is encouraged to submit a written submission that will be circulated to the Committee of Adjustment prior to the meeting. All comments submitted are part of the public record. If anyone wishes to orally participate 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](mailto: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](mailto: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 26<sup>th</sup>, 2024

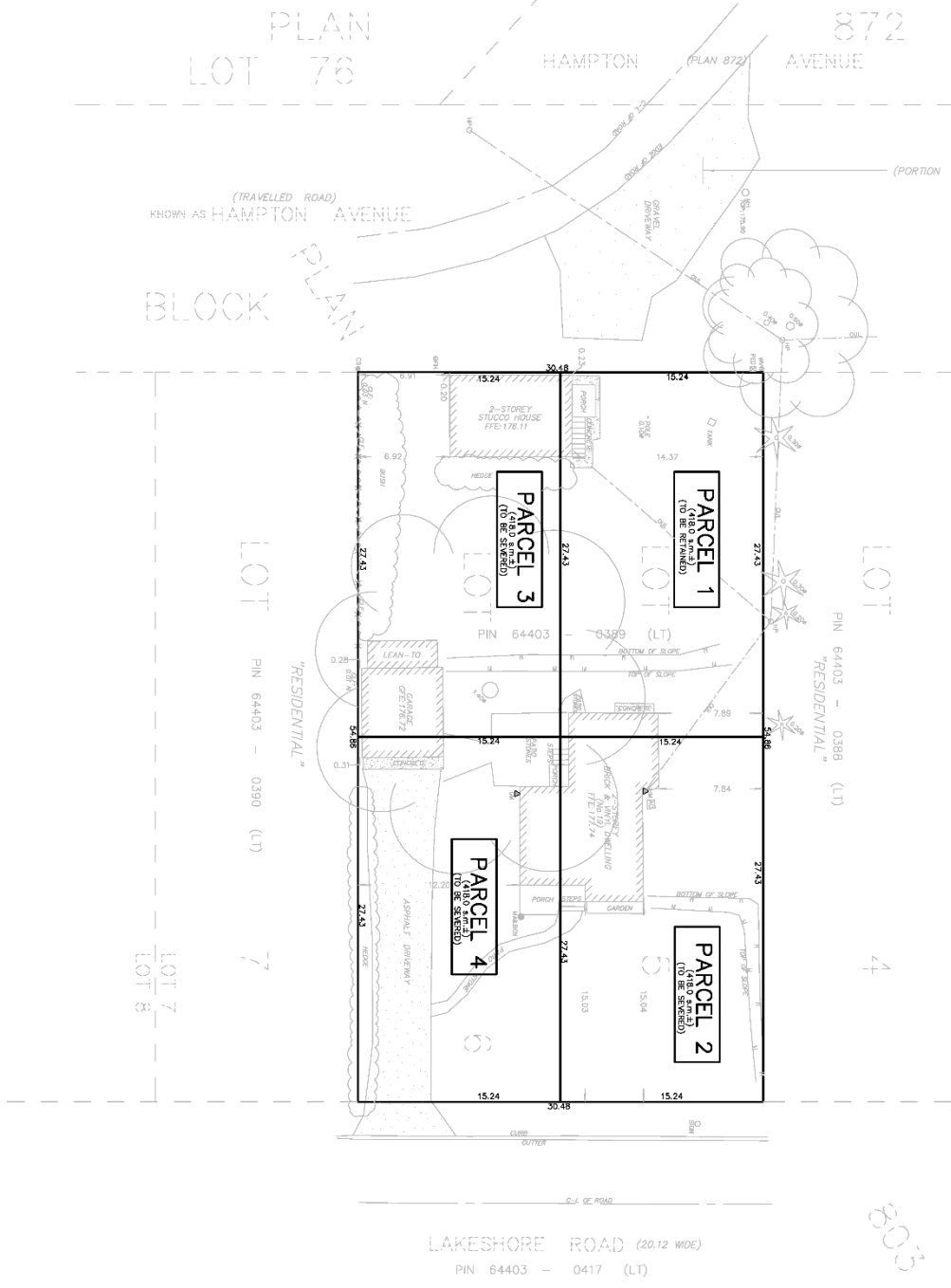
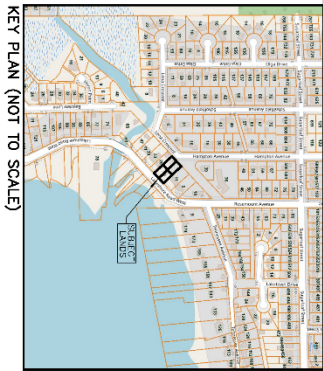


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Taya Taraba  
Secretary-Treasurer

**SKETCH**

THIS SKETCH IS FOR INFORMATION ONLY. IT IS NOT A SURVEY. DISTANCES SHOWN ON THIS SKETCH ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



SKETCH FOR SEVERANCE APPLICATION  
AT No. 19 LAKESHORE ROAD  
**CITY OF PORT COLBORNE**  
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 200



**PROPERTY DESCRIPTION**

LOTS 5 AND 6  
RESERVED FOR THE  
MUNICIPALITY OF NIAGARA  
AT 07 PIN 64403-0417

**CAUTION**

1. THIS IS NOT A FINAL SURVEY AND SHALL NOT BE USED.
2. THIS SKETCH IS PROVIDED BY CLIENT FOR INFORMATION ONLY.
3. SURVEYOR'S LIABILITY IS LIMITED TO THE INFORMATION PROVIDED.

**BOUNDARY NOTE**

BOUNDARY INFORMATION HAS BEEN DERIVED FROM THE 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 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