



PORT COLBORNE

DEVELOPMENT AND GOVERNMENT RELATIONS

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

Minor Variance Application

File No. A23-24-PC

IN THE MATTER OF the *Planning Act, R.S.O., 1990, c.P.13*, as amended, and sections 2.19.1, 3.2, 7.8 (c), 7.8 (e), 7.8 (g), and 37 (Special Provision: R3-73) of the City of Port Colborne Zoning By-law 6575/30/18, as amended;

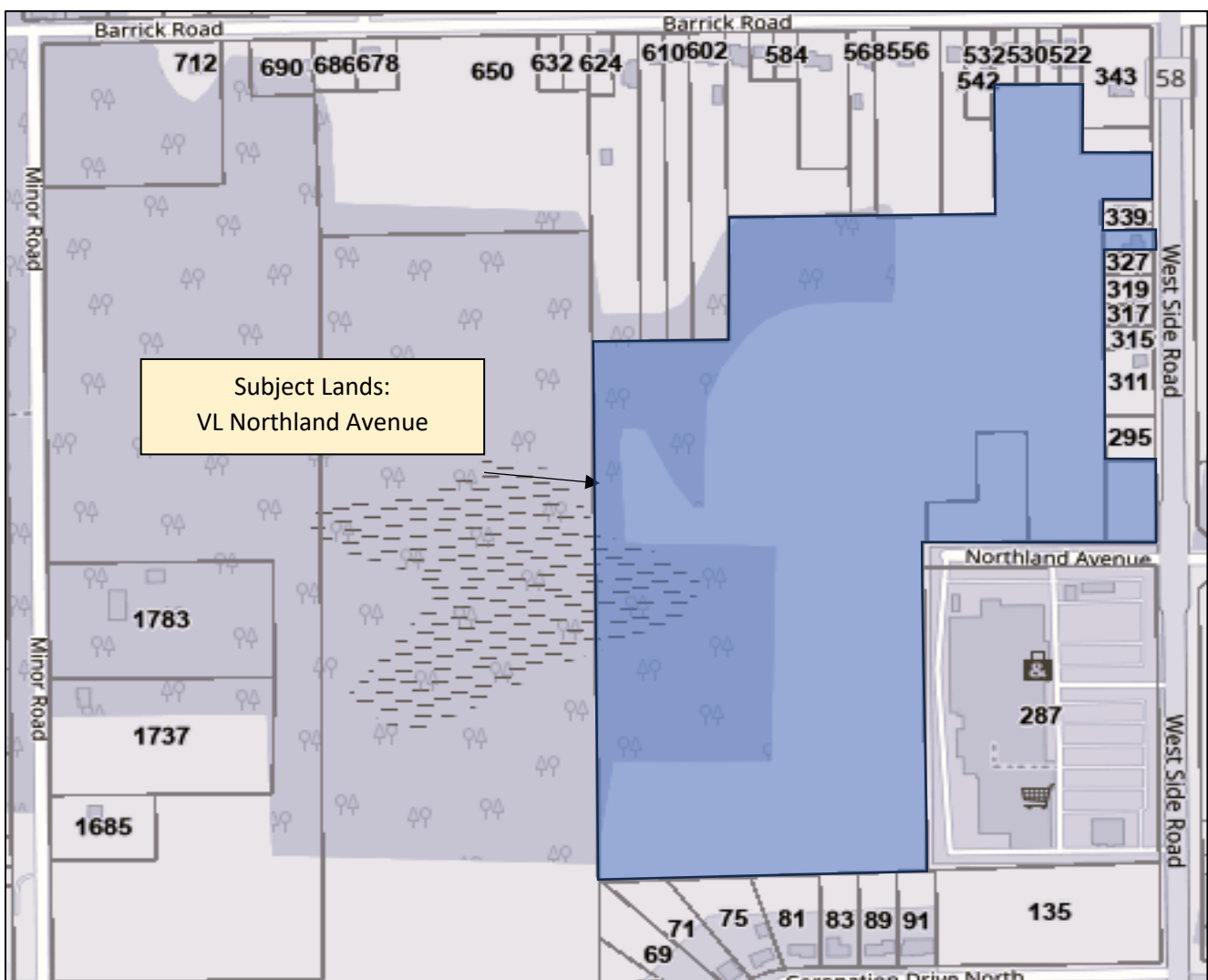
AND IN THE MATTER OF the lands legally known as Concession 2, Part of Lot 31, Parts 2 to 5 on Reference Plan 59R1186, Parts 1 and 2 on Reference Plan 59R12021, in the City of Port Colborne, located in the Residential Development (RD) zone, municipally known as a vacant lot on Northland Avenue;

AND IN THE MATTER OF AN APPLICATION by the agent Matt Kernahan, on behalf of the applicant 2600261 Ontario Inc., 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 subdivision, notwithstanding the following:

1. That a minimum setback for uncovered stairs of the first storey of a dwelling to a lot line of 0.3m be permitted, whereas a minimum of 0.5m is required.
2. That a parking space obstructed on two sides be permitted a minimum width of 3m, whereas a minimum of 3.5m is required.
3. That a minimum lot area for townhouses of 160 m² be permitted, whereas a minimum of 180 m² is required.
4. That a minimum front yard setback of 6m be permitted, whereas a minimum of 7.5m is required.
5. That a minimum corner side yard setback of 3m to a dwelling be permitted, whereas a minimum of 4.5m is required.
6. That a minimum corner side yard setback of 1.5m from a deck 1.2m or greater above the ground floor level to a lot line be permitted, whereas a minimum of 4.5m is required.
7. That a maximum dwelling height of 12m be permitted, whereas a maximum of 11m is required.

Explanatory Relief from the Zoning By-law: The applicant is requesting relief from several Zoning By-law provisions to facilitate the development of a new subdivision. A sketch of the proposed site plan is shown on the reverse side of this notice. A higher resolution PDF version of this sketch can be found on the City's website.

LOCATION MAP



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

Date: September 11, 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 report is to be made available for public inspection by **Friday, September 6, 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 Hearing

The meeting will be held in person and will be livestreamed on the City's YouTube channel.

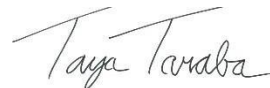
Anyone wishing to participate in the meeting can attend either virtually or in-person and is encouraged to submit a written submission that will be circulated to the Committee of Adjustment prior to the meeting. All comments submitted are part of the public record. If anyone wishes to orally participate in the meeting, they must pre-register with the Secretary-Treasurer. **Written submissions and participation requests must be received by 12:00 p.m. on Tuesday, September 10, 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. The Notice of Decision will also explain the process for appealing a decision to the Ontario Land Tribunal.

By order of the Committee of Adjustment,

Date of Mailing: August 28, 2024



Taya Taraba
Secretary-Treasurer

