



**PORT COLBORNE**  
DEVELOPMENT AND LEGISLATIVE SERVICES

CONSENT APPLICATION  
THE CITY OF PORT COLBORNE

The Planning Act – Section 53

For Office Use Only

Date Received: \_\_\_\_\_

Application Complete:  Yes  No

Date of Completion: \_\_\_\_\_

SUBMISSION OF APPLICATION

Completed applications can be sent to:

City of Port Colborne  
Diana Vasu  
Secretary Treasurer of the Committee of Adjustment  
City Hall  
66 Charlotte Street  
Port Colborne, Ontario L3K 3C8

Telephone: 1-905-835-2900 ext. 204  
Fax: 1-905-835-2939  
Email: [diana.vasu@portcolborne.ca](mailto:diana.vasu@portcolborne.ca)

2023 APPLICATION FEES

Consent (New Lot)	<b>\$1,852</b>	Changes to Consent Conditions	<b>\$578</b>
Easement	<b>\$1,272</b>	Final Certification Fee	<b>\$231</b>
Lot Addition / Boundary Adjustment	<b>\$1,272</b>	Validation of Title	<b>\$1,041</b>

COMPLETENESS OF APPLICATION

A complete application includes all required forms, fees, and applicable sketches, as well as any additional information that may be identified by the Secretary-Treasurer in accordance with the provisions under *the Planning Act, R.S.O. 1990, c.P. 13*, as amended.

**To be considered complete, submitted applications must include:**

- One fully completed application for consent signed by the applicant(s) and/or authorized agent and properly witnessed by a Commissioner for the taking of affidavits.
- A letter of authorization from the property owner, if applicable.
- **Two (2) copies** of a sketch prepared by a licensed Land Surveyor, reduced to legal size.
- Payment of the appropriate fee submitted at the time of application through cash, credit, debit, or cheque payable to the City of Port Colborne.
- Payment of the appropriate Regional Review & Approval fee(s) if required by the Region, submitted at the time of the preliminary review. Payment can be submitted to the City of Port Colborne or to the Niagara Region. If payment is submitted to the Region directly, please submit the receipt to the City of Port Colborne. Failure to pay the Region's fee may result in an incomplete application. The Region's fees are available on its website, [https://www.niagararegion.ca/business/fpr/forms\\_fees.aspx](https://www.niagararegion.ca/business/fpr/forms_fees.aspx)
- Payment of the appropriate NPCA fee, if required, submitted at the time of the preliminary review. Payment can be submitted to the City of Port Colborne or to the NPCA. If payment is submitted to the NPCA directly, please submit the receipt to the City of Port Colborne. Failure to pay the NPCA's fee may result in an incomplete application.

**\*Note: Additional information may be required once a full review has been completed by planning staff. This may prevent deferral of your application. \***

## DRAWING REQUIREMENTS

Please submit two copies of each separate plan, reduced to legal size, along with your completed application. Ensure that all the information below is included in the plan(s). The sketch must be prepared, signed, and dated by a licensed Ontario Land Surveyor.

1. As provided for in Section 14 of Ontario Regulation 197/96, as amended, and as required by this Committee of Adjustment, an application must be accompanied by **two (2)** copies of a preliminary drawing prepared, signed and dated by an Ontario Land Surveyor.
2. One (1) copy of each separate type of plan reduced to legal size.
3. One (1) copy of an Ontario Land Surveyor’s Plan or Reference Plan to describe the subject lands.
4. One (1) copy of a Registered Deed including full legal description of the subject lands.

## PROCEDURE FOR PROCESSING CONSENT APPLICATIONS

Once the Secretary-Treasurer has received an application, the application will be circulated to external agencies for up to 10 days to determine whether additional information and/or fees are required. Once comments from these agencies have been received, the Secretary-Treasurer will inform the applicant of any additional information and/or fees required by these agencies (ie. Niagara Region, Niagara Peninsula Conservation Authority). If applicable, the applicant must submit this additional information and/or pay the additional fees for their application to be deemed complete. Once the application is deemed complete, a hearing date will be confirmed in writing by the Secretary-Treasurer.

Prior to the hearing, members of the Committee may choose to conduct a site visit and/or contact the applicants. **Please note that the Committee should not be contacted by members of the public.** Any comments, questions, or concerns should be addressed through the Planning Division.

Following the hearing, the applicant/agent/solicitor will be notified of the Committee’s decision through a written Notice of Decision. In addition, any other person or agency who filed a written request for the Committee’s decision will be sent a copy.

Any applicant objecting to the decision of the Committee, or the condition(s) imposed by the Committee may appeal either the decision and/or the conditions of consent to the Local Planning Appeal Tribunal within 20 days after the notice of decision has been given. The notice of appeal, together with written reasons supporting the appeal and the fee, by certified cheque or money order payable to the Minister of Finance, must be filed with the Secretary-Treasurer, who in turn, will forward the appeal to the Local Planning Appeal Tribunal. The fee is \$300.00 for the first application to be appealed and \$25.00 for each additional related consent appeal.

Prior to final consent being issued, written proof must be submitted to the Secretary-Treasurer to the effect that any conditions imposed by the Committee in granting consent have been fulfilled. According to the *Planning Act*, if the consent granted by the Committee is conditional, the conditions must be fulfilled within two years of the giving of the notice of decision. Failure to do so will cause the consent to lapse.

## NIAGARA PENINSULA CONSERVATION AUTHORITY REVIEW

Fees which are payable directly to Authority vary depending on the location and on the type of application. For land: abutting or within 15 meters of a water course; on or within 30 meters of the Lake Erie shoreline; on land identified as “Hazard Land” or “Environmental Protection” by the Port Colborne Official Plan or Zoning Bylaw; or within a groundwater recharge / discharge area, aquifer or headwater on the property or within 30 meters of the property, the Niagara Peninsula Conservation Authority will charge an additional Plan Review Fee. These fees are provided on the Niagara Peninsula Conservation Authority’s website.

I acknowledge that I have read, understand, and agree to the terms outlined above.		
Name:	Date:	Initials:



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THE CITY OF PORT COLBORNE

The Planning Act – Section 53

SECTION 1 : CONTACT INFORMATION

<b>1.1 Registered Owner (s):</b>	
Name: One Forty Development Inc.	
Mailing Address: 14719 Balham Drive	
City: Tilsonburg	Province: Ontario
Postal Code: N4G 4G8	Telephone: n/a
Fax:	Email: gurinder@thebmigroup.ca
<b>1.2 Owner's SOLICITOR (if applicable)</b>	
Name:	
Mailing Address:	
City:	Province:
Postal Code:	Telephone:
Fax:	Email:
<b>1.3 Owner's Authorized AGENT (if applicable)</b>	
Name: Martin Quarcoopome (c/o Weston Consulting)	
Mailing Address: 201 Millway Avenue, Suite #19	
City: Vaughan	Province: Ontario
Postal Code: L4K 5K8	Telephone: (905) 738-8080 (ext. 266)
Fax:	Email: mquarcoopome@westonconsulting.com
<b>1.4 Owner's ONTARIO LAND SURVEYOR (if applicable)</b>	
Name: Rasch & Hyde Ltd. Ontario Land Surveyors	
Mailing Address: 1333 Highway #e B-1333	
City: Dunnville	Province: Ontario
Postal Code: N1A 2W7	Telephone: (905) 774-7188
Fax:	Email: hhyde@randh.ca
<b>1.5 All communications should be sent to the:</b>	
<input type="checkbox"/> Owner <input type="checkbox"/> Solicitor <input checked="" type="checkbox"/> Agent	

SECTION 2: LOCATION OF SUBJECT LAND

Former Municipality: Located in Niagara Region and the City of Port Colborne	
Concession No. 5	Lot(s):
Registered Plan No. 59R-15312	Lot(s): See attached Annotated R Plan
Reference Plan No.	Part(s):
Name of Street: Highway 140	Street No. 5088 Highway 140

### SECTION 3: PROPOSAL DESCRIPTION

<b>3.1 Type of proposed transaction: (Check appropriate space(s))</b>		
<input checked="" type="checkbox"/> Creation of New Lot <input type="checkbox"/> Addition to lot <input type="checkbox"/> Mortgage or Charge	<input type="checkbox"/> Lease <input type="checkbox"/> Disposal of Surplus Farm Dwelling <input type="checkbox"/> Farm Retirement Lot	<input type="checkbox"/> Partial Discharge or Mortgage <input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement
Reason for proposed transaction: See attached Cover Letter		
<b>3.2 If a lot addition, identify the lands to which the parcel will be added:</b> _____ _____		
<b>3.3 Name of person(s), if known, to whom land or interest in land is intended to be conveyed, leased, or mortgaged:</b>		
Asahi Kasei Corp.		

### SECTION 4: SUBJECT PARCEL INFORMATION

**Part No. On Sketch:** See attached Severance Plan

<b>DESCRIPTION OF SUBJECT PARCEL (in metric units)</b> See attached Cover Letter		
Frontage:	Depth:	Area:
Existing Use: Vacant land		
Proposed Use: Future industrial development		

### SECTION 5: RETAINED PARCEL INFORMATION

**Part No. On Sketch:** See attached Severance Plan

<b>DESCRIPTION OF PARCEL TO BE RETAINED (in metric units)</b> See attached Cover Letter		
Frontage:	Depth:	Area:
Existing Use: Vacant land		
Proposed Use: Future industrial development		

### SECTION 6: SUBJECT LAND INFORMATION

<b>6.1 What is the current designation of the land in the Official Plan and the Regional Plan?</b>	
Port Colborne Official Plan: Rural Employment, ECA, EPA	
Regional Policy Plan: Rural Employment Areas	
<b>6.2 What is the Zoning of the land (By-law 6575/30/18)?</b>	
A special provision of the Heavy Industrial (HI-46) and Industrial Development (ID-47-H) zones	
<b>6.3 Date the Subject Land was acquired by the Current Owner:</b>	
10/18/23	
<b>6.4 Are there any existing EASEMENTS OR RESTRICTIVE COVENANTS affecting the land?</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If "Yes" describe the easement or covenant and its effect: See attached Easement Plan

<b>6.5 MORTGAGES, Charges &amp; Other Encumbrances:</b>		
List the name(s) and address(es) of any mortgages, charges, or other encumbrances in respect of the land.		
unknown		
<b>6.6 Type of ACCESS</b>		
<input checked="" type="checkbox"/> Provincial Highway	<input type="checkbox"/> Water Access	<input type="checkbox"/> Private Road
<input type="checkbox"/> Regional Road	<input type="checkbox"/> Municipal Road maintained <b>all year</b>	<input type="checkbox"/> Other Public Road
<input type="checkbox"/> Right-of-Way	<input type="checkbox"/> Municipal Road maintained <b>seasonally</b>	
<b>6.7 What type of WATER SUPPLY is proposed?</b>		
<input type="checkbox"/> Publicly owned and operated piped water supply		
<input type="checkbox"/> Lake		
<input type="checkbox"/> Well (private or communal)		
<input checked="" type="checkbox"/> Other (specify): Water Supply Connections being coordinated through other applications		
<b>6.8 What type of SEWAGE DISPOSAL is proposed?</b>		
<input type="checkbox"/> Publicly owned and operated sanitary sewage system		
<input type="checkbox"/> Septic system (private or communal)		
<input checked="" type="checkbox"/> Other (specify): Sewage Disposal Connections being coordinated through other applications		
<b>6.9 What type of STORMWATER DISPOSAL is proposed?</b>		
<input type="checkbox"/> Publicly owned and operated stormwater system		
<input checked="" type="checkbox"/> Other (specify):		

**SECTION 7**

<b>7.1 Has the land ever been the subject of an application for approval of a PLAN OF SUBDIVISION or a CONSENT?</b>		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown

If the answer is "Yes," please provide the following information:

File Number:
Decision:

**SECTION 8: ALL EXISTING, PREVIOUS AND ADJACENT USE OF THE LAND**

<b>8.1 ALL EXISTING USE</b>		
<input type="checkbox"/> Residential	<input type="checkbox"/> Institutional	<input checked="" type="checkbox"/> Vacant
<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Other (specify):
<input type="checkbox"/> Commercial	<input type="checkbox"/> Parkland	_____
<b>8.2 What is the length of time the existing use(s) of the land have continued?</b>		
unknown		
<b>8.3 Are there any buildings or structures on the subject land?</b>		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes, briefly describe and indicate their use.		

<b>8.4 Are any of these buildings designated under the Ontario Heritage Act?</b>		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
<b>8.5 Has the grading of the subject land been changed by adding earth or material? Has filling occurred on the subject land?</b>		
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown
<b>8.6 Has a gasoline station and/or automobile service station been located on the subject land or adjacent lands at any time?</b>		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
<b>8.7 Has there been petroleum or other fuel stored on the subject land or adjacent lands?</b>		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
<b>8.8 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?</b>		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
<b>8.9 Have the lands or adjacent lands ever been used as an agricultural operation where pesticides have been applied to the lands?</b>		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
<b>8.10 Have the lands or adjacent lands ever been used as a weapon firing range?</b>		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
<b>8.11 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the boundary line of an operational / non-operational public or private landfill or dump?</b>		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
<b>8.12 If there are existing or previously existing buildings on the subject lands, are there any building materials remaining on site which are potentially hazardous to public health (e.g., asbestos, PCB's)?</b>		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
<b>8.13 If there has been industrial or commercial uses on the property, a previous use inventory is needed. Is a previous use inventory attached?</b>		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
<b>8.14 Is there reason to believe the subject lands may have been contaminated by existing or former uses on the site or adjacent sites?*</b>		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
<p>If previous use of property is industrial or commercial or if the answer was <b>YES</b> to any of the above, please attach a previous use inventory showing all former uses of the land, or if applicable, the land(s) adjacent to the land.</p> <p>*Possible uses that can cause contamination include operation of electrical transformer stations, disposal of waste minerals, raw material storage, and residues left in containers, maintenance activities, and spills. Some commercial properties such as gasoline stations, automotive repair garages, and dry-cleaning plants have similar potential. Any industrial use can result in potential contamination. The longer a property is under industrial or similar use, the greater the potential for site contamination. Also, a series of different industrial or similar uses upon a site could potentially increase the number of chemicals which are present.</p>		

**ACKNOWLEDGMENT CLAUSE**

I hereby acknowledge that it is my responsibility to ensure that I am in compliance with all applicable laws, regulations and standards pertaining to contaminated sites. I further acknowledge that the City of Port Colborne is not responsible for the identification and / or remediation of contaminated sites, and I agree, whether in (or as a result of) any action or proceeding for environmental clean-up of any damage or otherwise, I will not sue or make claim whatsoever against the City of Port Colborne, its officers, officials, employees or agents for or in respect of any loss, damage, injury or costs.

X 8/20/2024

Date

Signed by:  
X Paul Veldman

Signature of Owner

## NIAGARA PENINSULA CONSERVATION AUTHORITY

### Pre-Screening Criteria

<b>9.1 Is there land on the property identified in the Official Plan and / or Zoning By-law as "hazard lands"?</b>		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
<b>9.2 Is there a watercourse or municipal drain on the property or within 15 metres of the property?</b>		
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown
<b>9.3 Is the property located on or within 30 metres of the Lake Erie shoreline?</b>		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
<b>9.4 Is there a valley slope on the property?</b>		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
<b>9.5 Is there known localized flooding or a marsh / bog area on or within 30 metres of the property?</b>		
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown
<b>9.6 Is the property on a Regional Road?</b>		
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown

# AUTHORIZATIONS

## SIGNATURE OF APPLICANT(S)

X Tuesday August 6, 2024  
Date

X   
Signature of Applicant(s)

Please note: If the applicant is not the owner of the subject land or there is more than one owner, written authorization of the owner(s) is required (Complete Form 1) indicating that the applicant is authorized to make application.

I/We Martin Quarcooppome

Of the City/Town/Township of Burlington

In the County/District/Regional Municipality of Halton

solemnly declare that all the statements contained in this application are true, and I/we make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

DECLARED before me at the  
                     City                      of                                           Vaughan  
In the                      Region                      of                      York  
This                      6th                      day of                      August  
                     2024.

TO BE SIGNED IN THE PRESENCE OF A  
COMMISSIONER FOR TAKING AFFIDAVITS  
  
X   
Signature of applicant(s), solicitor, or authorized

A Commissioner, etc. **Patrizia Santino**  
**a Commissioner, etc.,**  
**Province of Ontario**  
**for Weston Consulting Group Inc.**  
**Expires May 31, 2027**

Personal information collected on this application will become part of a public record. Any questions regarding this collection should be directed to the City Clerk at 66 Charlotte Street, Port Colborne, Ontario L3K 3C8 (905) 835-2900 Ext. 106.

### POSTING OF PUBLIC HEARING SIGN

A public hearing sign is required to be posted by all applicants or agents on each property under application. A sign will be made available to you after review of your application, and you are required to post each sign in a prominent location on the subject property. The sign should be placed so that it is legible from the roadway.

Each sign must remain posted a minimum of 14 days prior to the hearing, until the day following the hearing. Should a sign go missing or become damaged or illegible please contact the Secretary-Treasurer as soon as possible to request a replacement sign. Failure to post the sign as required may result in deferral of you application(s).

**\*Please note that an affidavit must also be signed and commissioned in the presence of a Commissioner of Oaths. This can be done at City Hall AFTER the signs have been posted.\***

I/We \_\_\_\_\_ am/are the owner(s) of the land subject to this application for Consent and I/We agree to post the required sign(s) a minimum of 14 days prior to the hearing and will remain posted, and replaced, if necessary, until the day following the hearing.

X <sup>Signed by:</sup>  
Paul Veldman  
617805093DA2458...  
Signature of Owner/Agent

X 8/6/2024  
Date

X \_\_\_\_\_  
Signature of Owner/Agent

X \_\_\_\_\_  
Date

### PERMISSION TO ENTER

I/We \_\_\_\_\_ am/are the owner(s) of the land subject to this application for Consent and I/We authorize the members of the Committee of Adjustment and the City of Port Colborne Planning Staff to enter onto the property for the purpose of evaluating the merits of the application(s).

**\*Please note that the Committee should not be contacted by members of the public. Any comments, questions or concerns should be addressed through the Planning Division.\***

X <sup>Signed by:</sup>  
Paul Veldman  
617805093DA2458...  
Signature of Owner

X 8/6/2024  
Date

X \_\_\_\_\_  
Signature of Owner

X \_\_\_\_\_  
Date

AUTHORIZATION FOR AGENT / SOLICITOR (IF APPLICABLE)

If the application is not the owner of the land that is subject to this application for Consent, the authorization set out below must be completed by the owner(s). All registered owners must complete this authorization form for it to be valid.

Please Note: If the registered owner is a corporation, in addition to the signatures of the authorized signing officers, the corporate seal must be affixed.

Where the Owner is without a spouse, common-law or legally married, the Owner is required to sign once. Where the spouse of the Owner is not an owner, the spouse is required to sign. Spouse shall include a common-law spouse as defined within the *Family Law Reform Act*.

I/We \_\_\_\_\_ am/are the owner(s) of the land that is subject to this application for Consent and I/We hereby authorize Martin Quarcoopome c/o Weston Consulting as my/our agent for the purposes of submitting an application(s) to the Committee of Adjustment for a Consent.

Signed by:  
 Paul Veldman  
617805093DA2468...  
Signature of Owner

8/6/2024  
Date

Signature of Owner

Date

  
Signature of Agent

Tuesday August 6, 2024  
Date