



# PORT COLBORNE

DEVELOPMENT AND GOVERNMENT RELATIONS DEPARTMENT

## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

Consent Application

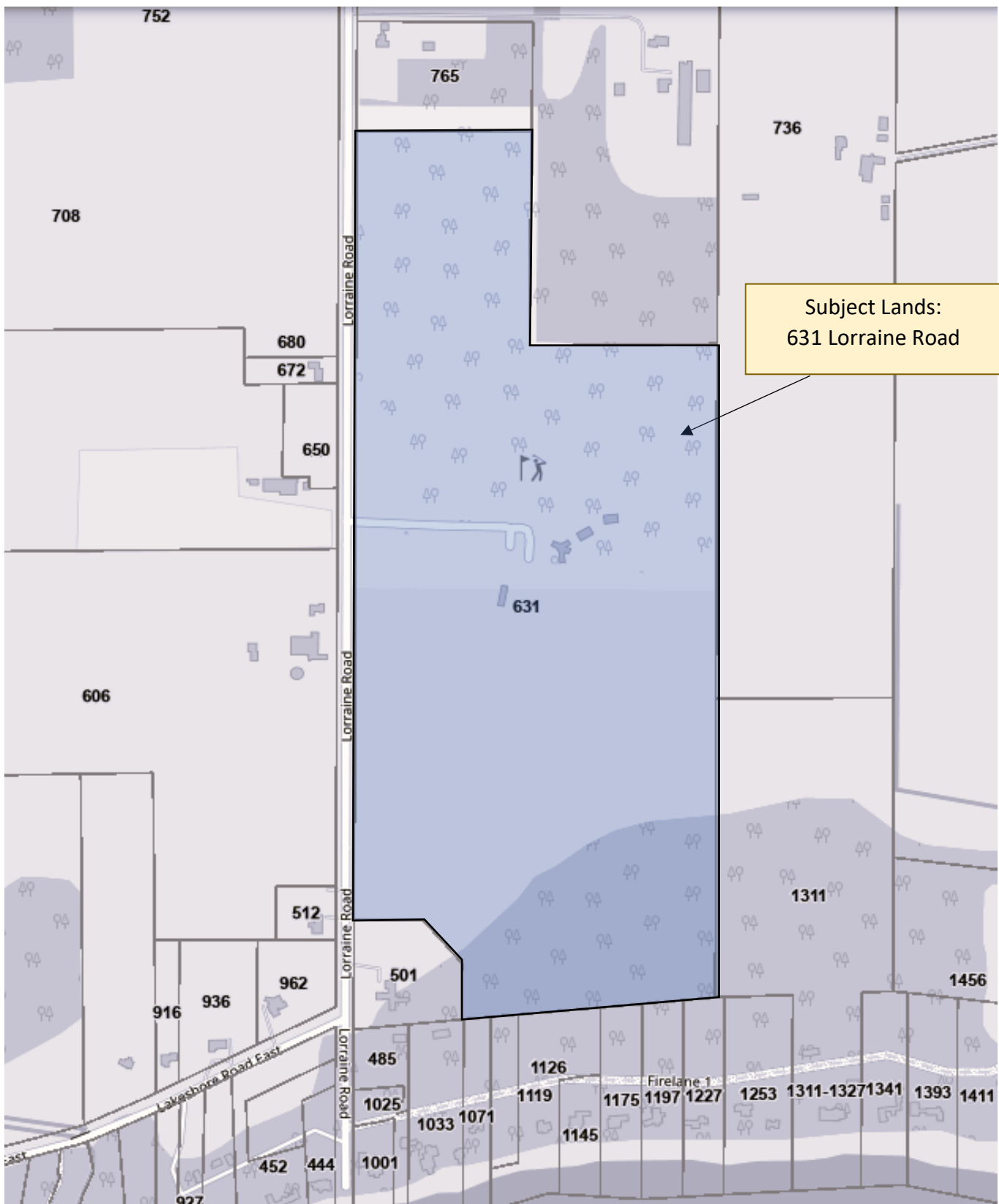
File No. B14-24-PC

**IN THE MATTER OF** the *Planning Act, R.S.O., 1990, c.P. 13, section 53 (1)*;

**AND IN THE MATTER OF** the lands legally known as Concession 2 Part of Lot 20, in the City of Port Colborne, located in the Rural Residential (RR) zone and in a special provision of the Rural zone (RU-82), municipally known as 631 Lorraine Road;

**AND IN THE MATTER OF AN APPLICATION** by the agent Steven Rivers of South Coast Consulting, on behalf of the owners Whisky Run Golf Club Ltd., for consent to sever for the purposes of creating a new residential lot. The subject parcels are shown as Parcels 3 and 4 on the proposed sketch, where Parcel 3 is to be severed for future residential use, and Parcel 4 is to be retained. A sketch of the subject lands 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 will be 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](mailto:taya.taraba@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 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](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 of 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. If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect to this application does not make written submissions to the Committee of Adjustment before it gives or refuses to give provisional consent, the Ontario Land Tribunal may dismiss the appeal.

By order of the Committee of Adjustment,

**Date of Mailing:** August 28, 2024

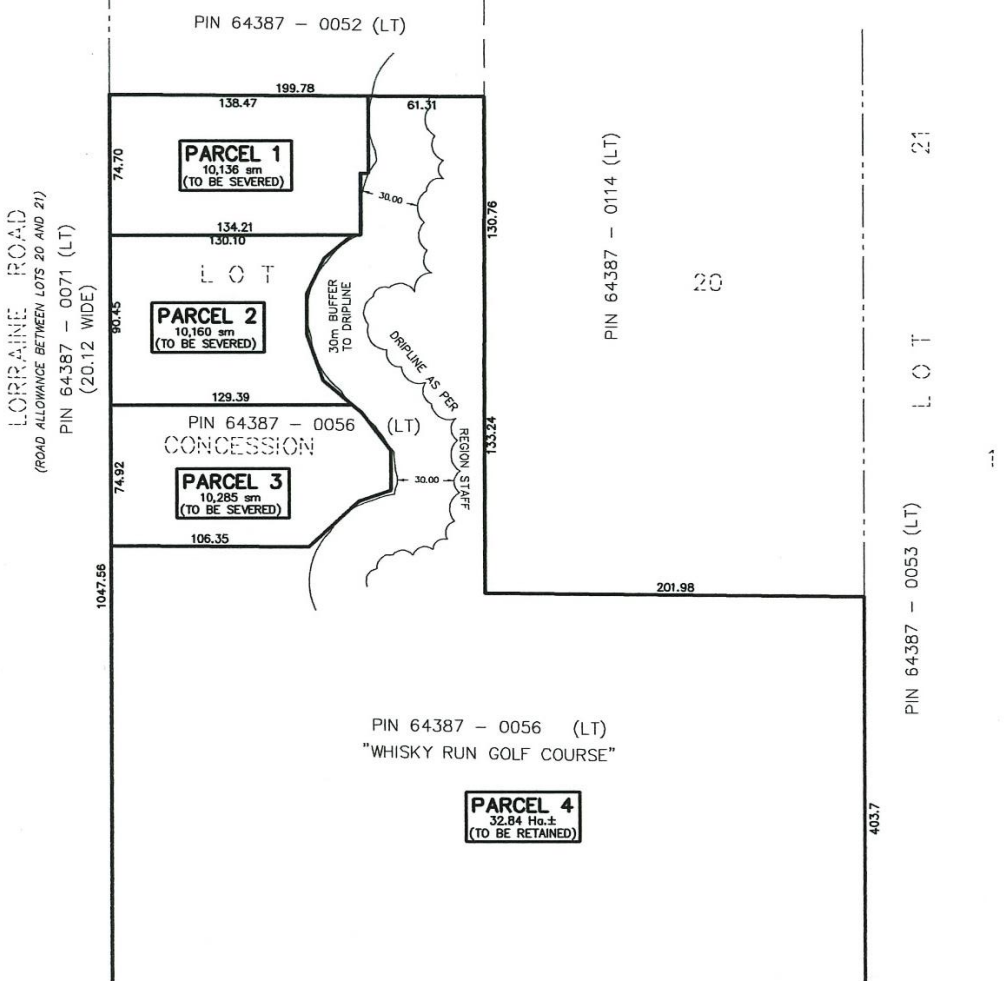
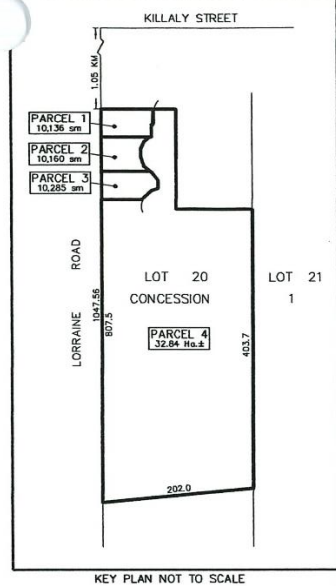


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Taya Taraba  
Secretary-Treasurer

# SKETCH

SKETCH FOR PLANNING A APPLICATION  
**631 LORRAINE ROAD**  
**"WHISKY RUN GOLF COURSE"**  
**CITY OF PORT COLBORNE**  
 REGIONAL MUNICIPALITY OF NIAGARA

0 50 100 150 200m  
 SCALE 1: 2000  
 RASCH & HYDE LTD.  
 ONTARIO LAND SURVEYORS  
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**METRIC NOTE**

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

**CAUTION**

1. THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK.
2. THIS SKETCH IS PROTECTED BY COPYRIGHT ©
3. THIS IS NOT AN ORIGINAL COPY UNLESS EMBOSSED WITH THE SURVEYOR'S SEAL, OR PDF CERTIFIED.

**BOUNDARY NOTE**

BOUNDARIES HAVE BEEN DERIVED FROM REGISTRY OFFICE RECORDS AND ACTUAL FIELD WORK.

**PROPERTY DESCRIPTION**

PART OF LOT 20, CONCESSION 1,  
 GEOGRAPHIC TOWNSHIP OF HUMBERSTONE  
 CITY OF PORT COLBORNE  
 REGIONAL MUNICIPALITY OF NIAGARA  
 PIN 64387-0056 (LT)

**LEGEND & NOTES**

PIN DENOTES PROPERTY IDENTIFIER NUMBER  
 NPCA DENOTES NIAGARA PENINSULA CONSERVATION AUTHORITY  
 BUILDING TIES, DISTANCES AND AREAS ARE APPROXIMATE.  
 N=NORTH, S=SOUTH, E=EAST, W=WEST

NOVEMBER 21, 2023  
 DATE  
  
 HAROLD D. HYDE  
 ONTARIO LAND SURVEYOR



**RASCH + HYDE LTD.**  
 Ontario Land Surveyors

P.O. Box 6, 1333 Highway #3 East, Unit B  
 DUNNVILLE, ONT, N1A 2X1  
 DUNNVILLE: 905-774-7188 FORT ERIE: 905-871-9757  
 (FAX 905-774-4000)

HAROLD D. HYDE O.L.S.

SCALE 1 : 2000 SURVEY : 20F097 DRWN BY : T. Matheson