



PORT COLBORNE

PLANNING AND DEVELOPMENT DEPARTMENT

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

Consent Application

File No. B09-26-PC

File No. B10-26-PC

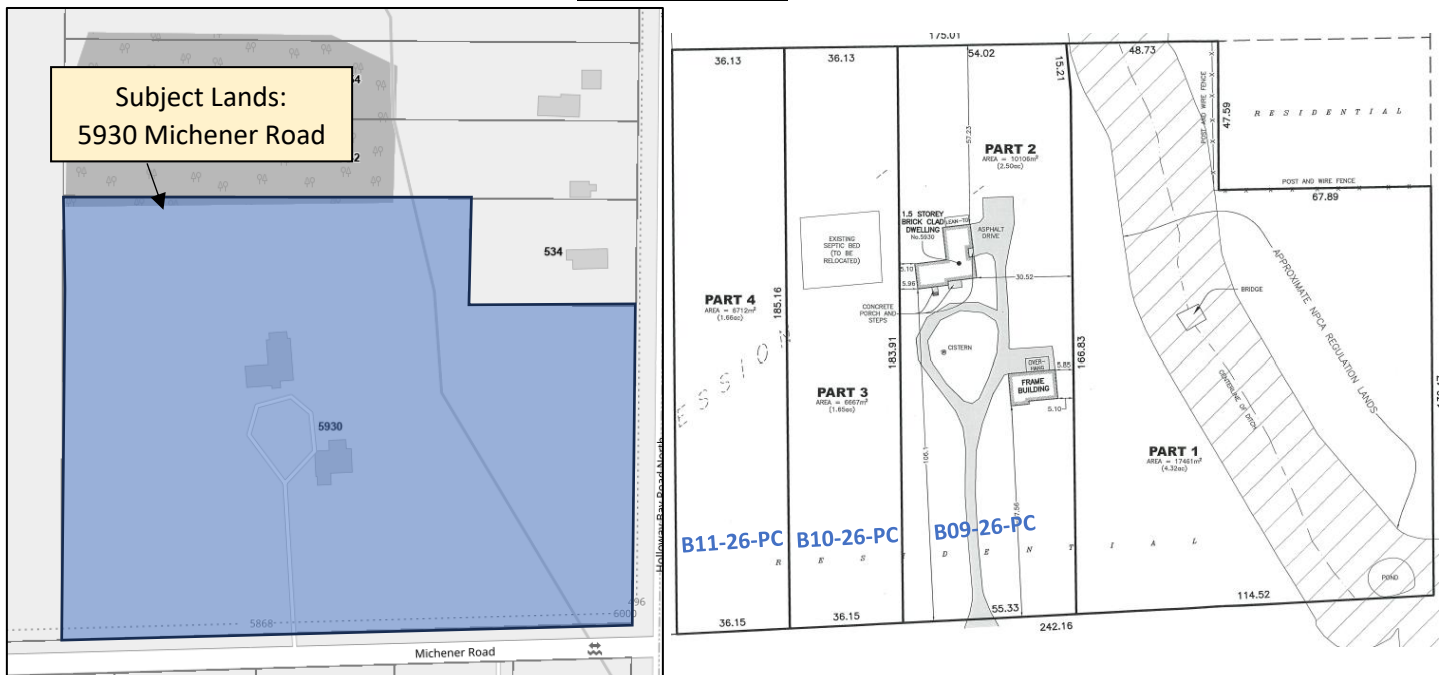
File No. B11-25-PC

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 1 Part Lot 1, in the City of Port Colborne, located in the Rural (RU) zone, municipally known as 5930 Michener Road;

AND IN THE MATTER OF AN APPLICATION by the agent Matt Kernahan, on behalf of the owners, Michael and Stephanie Phibbs, for consent to sever for the purpose of creating several new residential lots. The subject parcels are shown as Parts 1, 2, 3 and 4 on the proposed sketch, where Part 1 is to be retained, for a future residential use. Part 2 is to be severed with an existing residential use, and Parts 3 and 4 are to be severed for future residential uses. 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: March 11, 2026

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, March 6, 2026**. 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**

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, March 10, 2026**, 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.

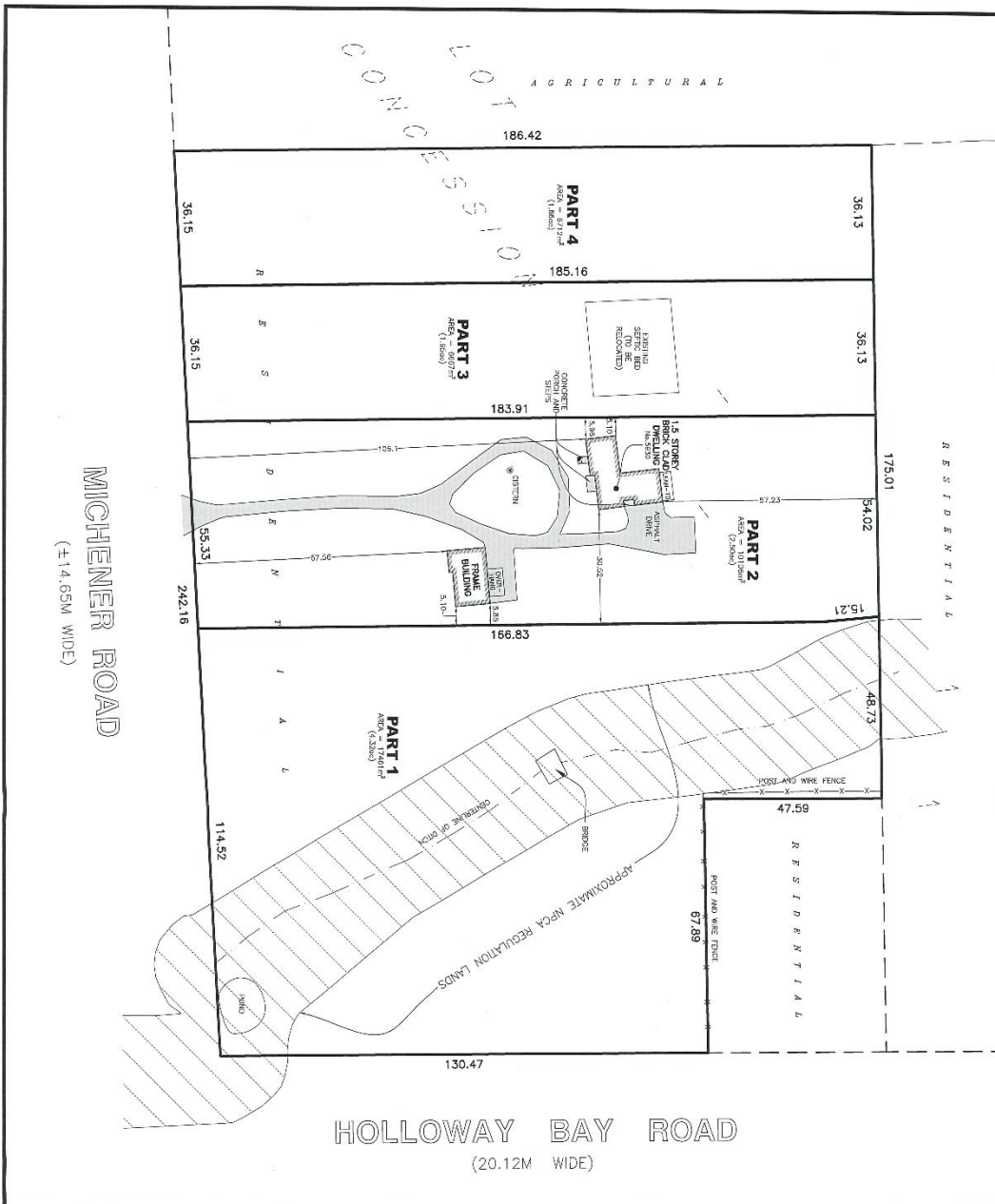


By order of the Committee of Adjustment,

Taya Taraba
Secretary-Treasurer

Date of Mailing: February 24, 2026

SKETCH



<p align="center">SKETCH</p> <p align="center">PREPARED FOR SEVERANCE APPLICATION PART OF LOT 1 CONCESSION 1 GEOGRAPHIC TOWNSHIP OF HUMBERSTONE IN THE CITY OF PORT COLBORNE REGIONAL MUNICIPALITY OF NIAGARA SCALE 1" = 1,000' (METRIC)</p> <p align="center">  </p>	<p>CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK.</p> <p>*THIS IS NOT AN ORIGINAL COPY UNLESS EMBOSSED WITH SEAL.*</p> <p>NOTE: THIS SKETCH IS PREPARED FROM COMPILED AND CALCULATED INFORMATION, NOT FROM AN ACTUAL SURVEY. ALL MEASUREMENTS ARE +/- MEASUREMENTS. SUBJECT AND ABUTTING LAND USE = RESIDENTIAL</p> <p>© COPYRIGHT 2026 REPRODUCTION, ALTERATION OR USE OF THIS SKETCH IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF CHAMBERS AND ASSOCIATES SURVEYING LTD. IS STRICTLY PROHIBITED.</p>	<p>JAN. 26, 2026 DATE</p> <p>DR. G. CHAMBERS, R. SC., O.L.S. Taya Taraba</p> <p>CHAMBERS AND ASSOCIATES SURVEYING LTD 113 TORONTO ROAD EAST WELLAND ONTARIO DWG 91024-7-SEV FILE 91-24-7</p> <p>(905) 735-7841 / 735-7844 FAX (905) 735-7833 WWW.CASURVEYING.COM</p>
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