



PORT COLBORNE

• PLANNING AND DEVELOPMENT DEPARTMENT •

CITY OF PORT COLBORNE
COMMITTEE OF ADJUSTMENT
66 Charlotte Street
Port Colborne, ON L3K 3C8

COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
APPLICATION FOR CONSENT

APPLICATION NO. A33-21-PC

IN THE MATTER OF the Planning Act, R.S.O., 1990, c.P.13, as amended, Section 11.3 (c), (d), (g) and Section 2.8.1 (a) (iv) of the City of Port Colborne Zoning By-law 6575/30/18, as amended.

AND IN THE MATTER OF the lands legally known as Part Lot 3, 4 and 10, Concession 1 on Plan 48, in the City of Port Colborne, Regional Municipality of Niagara, located in the Lakeshore Residential (LR) zone, municipally known as 3475 Firelane 12.

AND IN THE MATTER OF AN APPLICATION by the agent, DeFilippis Design, on behalf of the owner, Ron Lucchino 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, so as to permit a reduced front yard setback to an existing accessory structure built without a permit, an increased maximum lot coverage and reduced interior side yard setback to the existing dwelling, notwithstanding the following.

- 1) That a front yard setback of 5.05m be provided, whereas 10m is required.
- 2) That a side yard setback of 0m be provided for the existing accessory structure, and a 0.97m setback be permitted for the proposed accessory structure, whereas 1m is required.
- 3) That a maximum lot coverage of 28% be provided whereas a maximum lot coverage of 15% is permitted.
- 4) That an interior side yard setback of 0.58m be provided for the existing dwelling, whereas 3m is required.

Explanatory Relief from the Zoning By-law: The applicant is requesting variances for an accessory structure that was built without a permit. Due to the location of the existing accessory structure, the minor variances are required. A sketch of the structure is shown on the reverse side of this notice.

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

DATE: March 9th, 2022

TIME: 6:00 P.M.

LOCATION: City of Port Colborne Council Chambers - Third Floor (virtual)
66 Charlotte Street, Port Colborne, Ontario

Additional information regarding this application will be available for public inspection by appointment in the office of the Planning and Development Department, during the hours of 8:30 a.m. to 4:30 p.m., Monday to Friday, by telephone at 905-835-2900, Ext. 205 or email at chris.roome@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's report may be available for public inspection by **March 4th, 2022**.

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

To prevent the spread of COVID-19, the Committee of Adjustment meeting will be held virtually, with the meeting live-streamed on the City's YouTube channel at <https://www.youtube.com/watch?v=qos4vpvNQtg>.

Anyone wishing to participate in the meeting is asked to submit a written submission that will be circulated to Committee members prior to the meeting. If anyone wishes to virtually participate in the meeting they must pre-register with the Secretary-Treasurer. **Written submissions and virtual participation requests must be received by noon on March 8th, 2022**, by emailing Chris.Roome@portcolborne.ca or calling (905) 835-2901

ext. 205. Written submissions can also be submitted to the mail slot in the front-left of City Hall, 66 Charlotte Street.

If you have any questions about the submission process or would like to explore alternative submission methods, please email Chris.Roome@portcolborne.ca or call (905) 835-2901 ext. 205.

The owner or agent must be present virtually at the Hearing. If you do not attend the Hearing, the Committee may adjourn the file or proceed in your absence and make a decision.

NOTE: If you wish to be notified of the decision of the Committee with respect to this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Land Tribunal hearing if the decision of the Committee is appealed.

By order of the Committee of Adjustment,

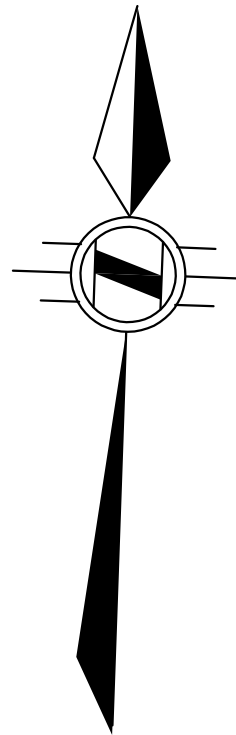
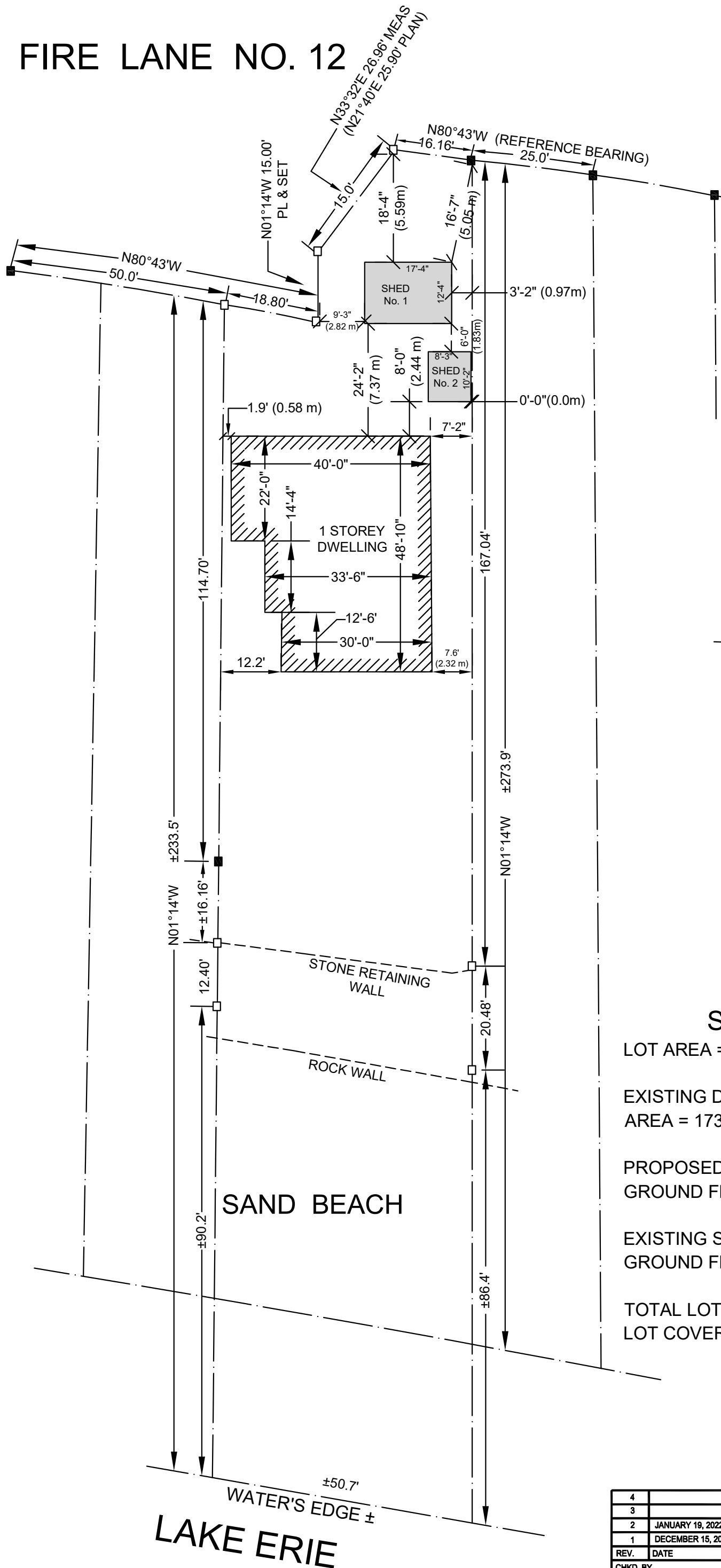


Chris Roome, BURPI

Secretary-Treasurer

Date of Mailing: February 25th, 2022

FIRE LANE NO. 12



SITE STATISTICS

LOT AREA = 7324 sqft (680 m²)

EXISTING DWELLING GROUND FLOOR AREA = 1738 sqft (161.4 m²)

PROPOSED ACCESSORY BUILDING (No.1) GROUND FLOOR AREA = 213.7 sqft (19.9 m²)

EXISTING SHED (No.2) GROUND FLOOR AREA = 83.82 sqft (7.8 m²)

TOTAL LOT COVERAGE = 189.1m²
LOT COVERAGE (189.1/680) = 28%

LAKE ERIE

4	
3	
2	JANUARY 19, 2022
1	DECEMBER 15, 2021
REV.	DATE
CHKD. BY	
DRN. BY	
DATE: DECEMBER, 2021	
SCALE: 1" = 20'	
DWG NO. SP-1	

DeFILIPPIS DESIGN
687 BARTON ST., SUITE 201
STONE CREEK, ONTARIO L8E 5L6
(905) 643-2250 FAX (905) 643-1095
email: defilippisdesign@bellnet.ca

PROPOSED SITE PLAN FOR:
LUCCHINO RESIDENCE
3475 FIRE LANE No.12,
PORT COLBORNE, ON

SITE PLAN