

COMMITTEE OF ADJUSTMENT  
NOTICE OF PUBLIC HEARING  
APPLICATION FOR CONSENT

APPLICATION NO. B05-22-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 Lots 31, 32, 33, 57, 58 and 59, on Plan 799 in the City of Port Colborne, Regional Municipality of Niagara, located in the Lakeshore Residential (LR) zone, on the north side of Firelane 3.

**AND IN THE MATTER OF AN APPLICATION** by the owners Peter Smith and Donna Bonato, for a severance under section 53 (1) of the Planning Act R.S.O 1990 C.P 13, so as to permit the conveyance of Part 1 having a lot frontage of 14.251m on Firelane 3 and a lot area of 834.65m<sup>2</sup> for a future residential use. Part 2 will retain a lot frontage of 23.472m on Firelane 3 with a lot area of 1018m<sup>2</sup> for a future residential use. These lots are existing lots of record, and the application proposes a larger lot area and frontage than what is existing, as a result, no minor variance is required. A sketch of the subject lands 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:**

**TIME:**

**LOCATION:**

**February 9<sup>th</sup>, 2022**

**6:00 P.M.**

**Virtually via Zoom**

**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](mailto: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 **Friday February 4<sup>th</sup>, 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=CfWWAysGOdE>.


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 Tuesday February 8<sup>th</sup>, 2022**, by emailing [Chris.Roome@portcolborne.ca](mailto: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](mailto: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,

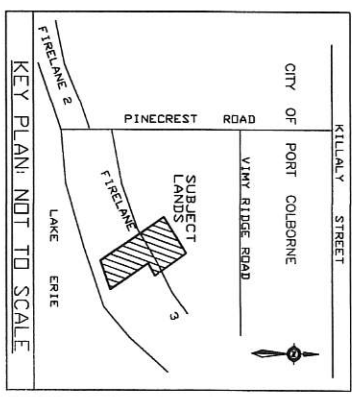
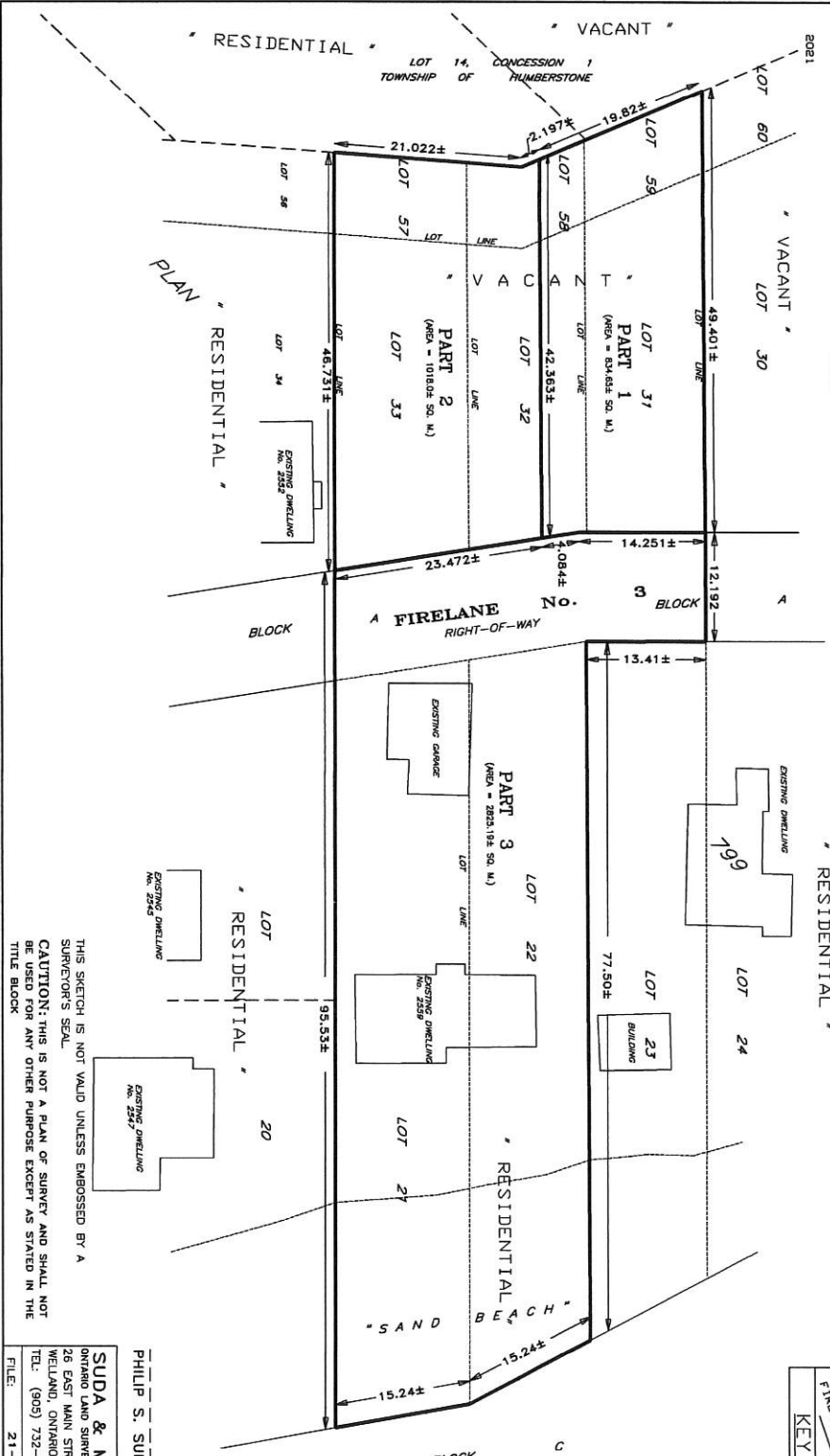


Chris Roome, BURPI  
Secretary-Treasurer  
Date of Mailing: January 24th, 2022

COMMITTEE OF ADJUSTMENT APPLICATION  
 #2559 FIRELANE 3  
 LOTS 21, 22, 31, 32, 33, 57, 58, 59  
 AND PART OF BLOCK A  
 PLAN 799

IN THE  
 CITY OF PORT COLBORNE  
 REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1:500



THIS SKETCH IS NOT VALID UNLESS EMBOSSED BY A  
 SURVEYOR'S SEAL  
 CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT  
 BE USED FOR ANY OTHER PURPOSE EXCEPT AS STATED IN THE  
 TITLE BLOCK

PHILIP S. SUDA O.L.S. DATE \_\_\_\_\_  
 SUDA & MALESZYK SURVEYING INC.  
 26 EAST MAIN STREET, SUITE 2  
 WILLOW, ONTARIO L8B 3M5  
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 FILE: 21-217 JOB NO: 6063-1