



PORT COLBORNE

PLANNING AND DEVELOPMENT DEPARTMENT

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

Consent Application

File No. B11-24-PC

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

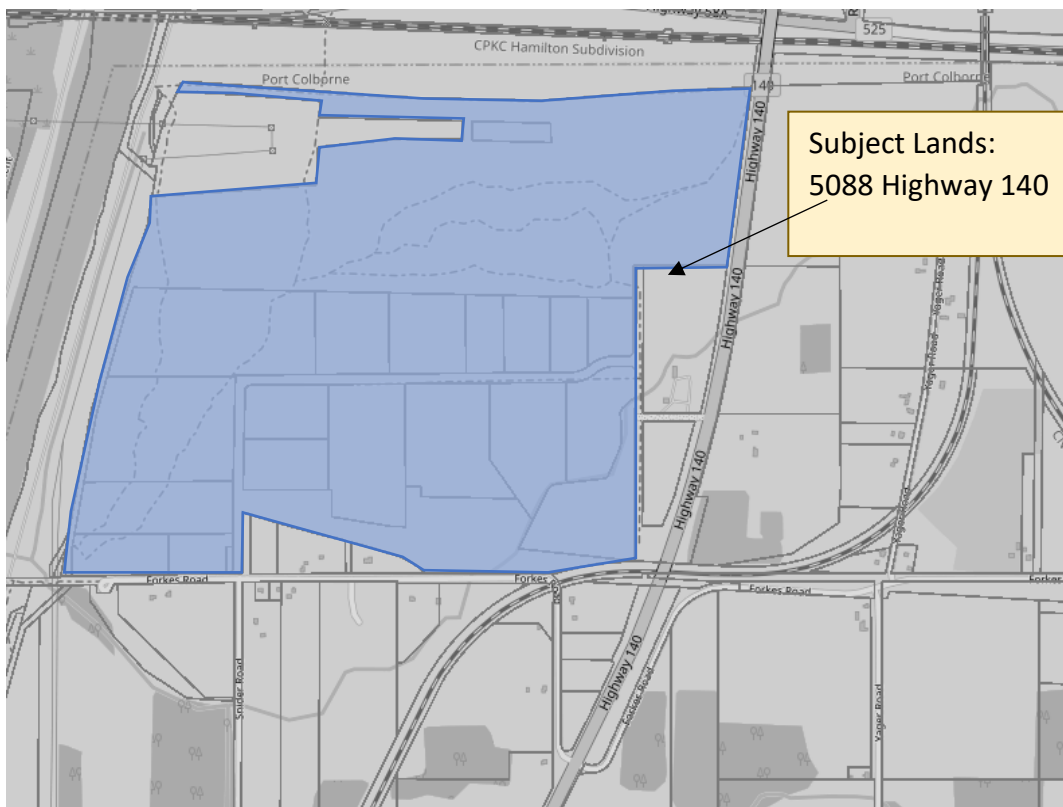
AND IN THE MATTER OF the lands legally known as Concession 5, Part of Lots 16 to 19 and Part Road Allowance, Reference Plan 59R15312, Parts 1, 5, 6, 8 to 11, 14, 16 to 19, 37, 39, and 42, formerly in the Township of Humberstone, now in the City of Port Colborne, located in a special provision of the Heavy Industrial zone (HI-46) and a special provision of the Industrial Development zone (ID-47-H), municipally known as 5088 Highway 140;

AND IN THE MATTER OF AN APPLICATION by the agent Weston Consulting, on behalf of the owners One Forty Development Inc., for consent to sever for the purposes of creating a new industrial lot. The subject parcels are shown as the “lands to be severed” and “lands to be retained” on the proposed sketch, where both the severed and retained lands are to be used for a future industrial use. 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.

Associated Application

A request for a Minister’s Zoning Order (MZO) has been submitted to the Minister of Municipal Affairs and Housing. The purpose of the MZO (Environmental Registry of Ontario file number 019-8690) is to facilitate the development of an electric battery separator industrial operation.

LOCATION MAP



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

Date: August 14, 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.

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, August 9, 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, August 13, 2024**, 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 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,

Taya Taraba
Secretary-Treasurer

Date of Mailing: July 31, 2024

SKETCH

