



# PORT COLBORNE

DEVELOPMENT AND GOVERNMENT RELATIONS DEPARTMENT

## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING Minor Variance Application File No. A31-24-PC

**IN THE MATTER OF** the *Planning Act, R.S.O., 1990, c.P.13*, as amended, and Section 12.3 (a) of the City of Port Colborne Zoning By-law 6575/30/18, as amended;

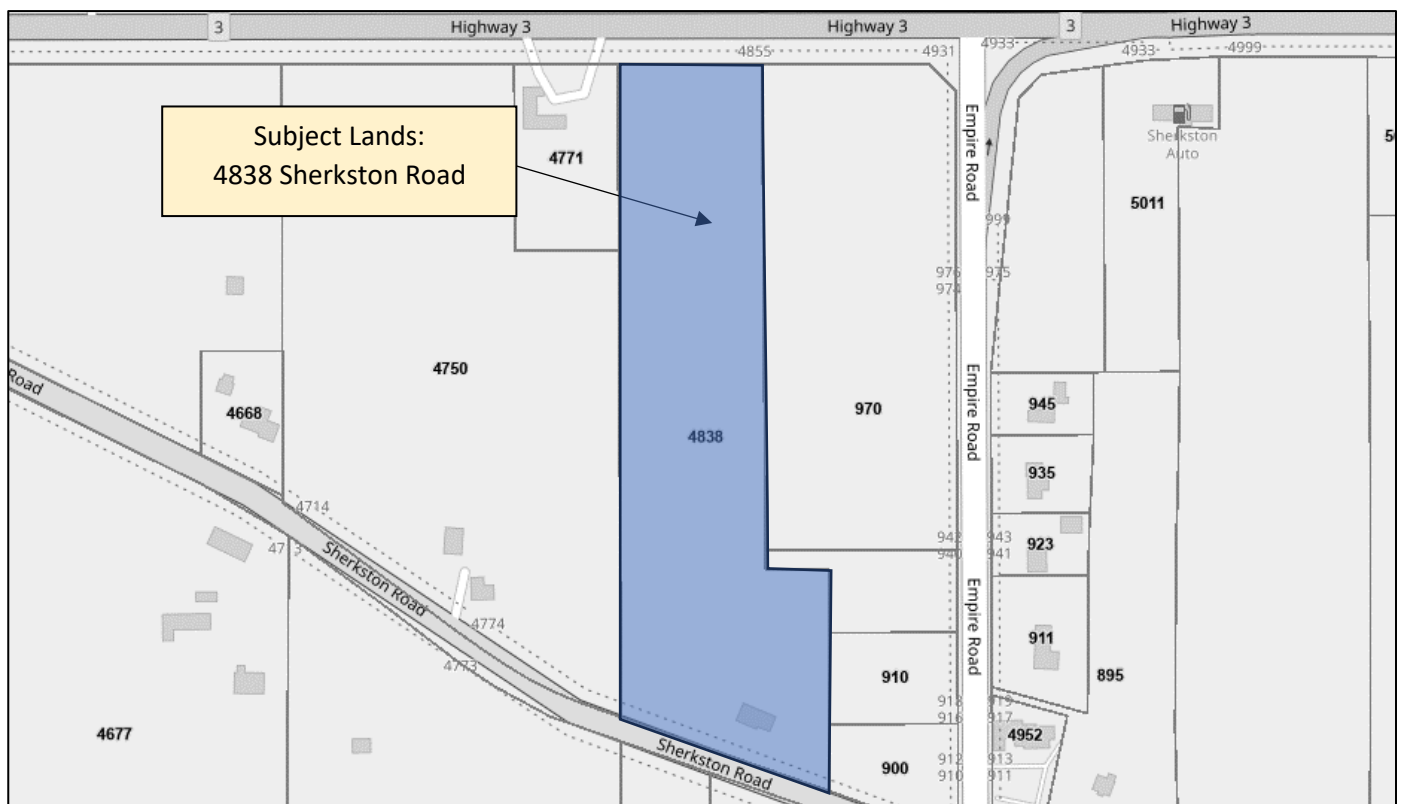
**AND IN THE MATTER OF** the lands legally known as Part Lot 5, Concession 1, in the City of Port Colborne, located in the Hamlet Residential (HR) zone, municipally known as 4838 Sherkston Road;

**AND IN THE MATTER OF AN APPLICATION** by the agent Urban Belief Inc., on behalf of owner Hassan Kurabi, 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*, to permit the creation of a new residential lot, notwithstanding the following:

1. That a minimum lot frontage of 30.74m be permitted where a minimum lot frontage of 45m is required.

**Explanatory Relief from the Zoning By-law:** The applicant is requesting permission to create several new residential lots. The front of the parcel (Part 2) does not meet the required measurement, so a variance is required. 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:** December 11th, 2024  
**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](mailto: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 report is to be made available for public inspection by **Friday, December 6th, 2024**. 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, December 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 to 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.



By order of the Committee of Adjustment,

Taya Taraba  
Secretary-Treasurer

Date of Mailing: November 27th, 2024

SKETCH

