



IN THE MATTER OF the Planning Act, R.S.O., 1990, c.P.13, as amended, and Section 2.22 (a), Section 3.5 b) ii), and Section 2.9.1 a) iii) of the City of Port Colborne Zoning By-law 6575/30/18, as amended.

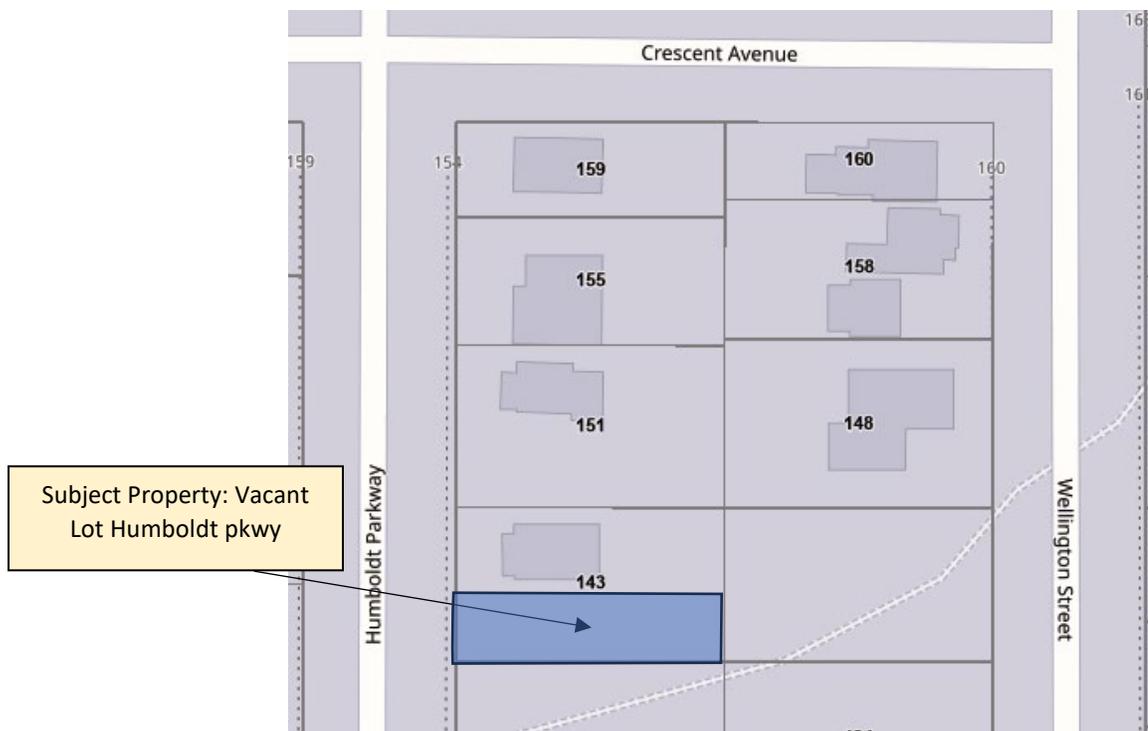
AND IN THE MATTER OF the lands legally known as Lot 255, on Plan 8, New Plan 836, in the City of Port Colborne, located in the Second Density Residential (R2) zone, municipally known as a Vacant Lot on Humboldt Parkway.

AND IN THE MATTER OF AN APPLICATION by the agent Timothy Sinke on behalf of the owner Jonathan Sinke, 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 detached dwelling, notwithstanding the following:

1. That a municipal drain setback of 8m be permitted whereas a minimum of 10m is required;
2. That a maximum parking area width of 60% of the lot frontage be permitted whereas a maximum of 50% is required;
3. That a maximum floor area for the accessory dwelling unit of 45% be permitted where a maximum of 40% is required.

Explanatory Relief from the Zoning By-law: The applicant is requesting permission to construct a new detached dwelling. Due to the location of an underground storm drain on the neighbouring parcel, increasing the maximum lot frontage permitted for parking, and exceeding the maximum floor area allowed for an accessory dwelling unit, a minor variance is required. A sketch of the subject lands is included with this notice.

LOCATION MAP



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

Date: July 10th, 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 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, July 5th, 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 Virtual Hearing

The meeting will be held both publicly, in-person, and through a livestream 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 P.M. Tuesday, July 9, 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 to this application, you must submit a written request to the Secretary-Treasurer. In accordance with the *Planning Act*, the Committee of Adjustment's decision may be appealed to the Ontario Land Tribunal by the applicant, the Minister of Municipal Affairs and Housing, a specified person, or public body that has an interest in the matter.

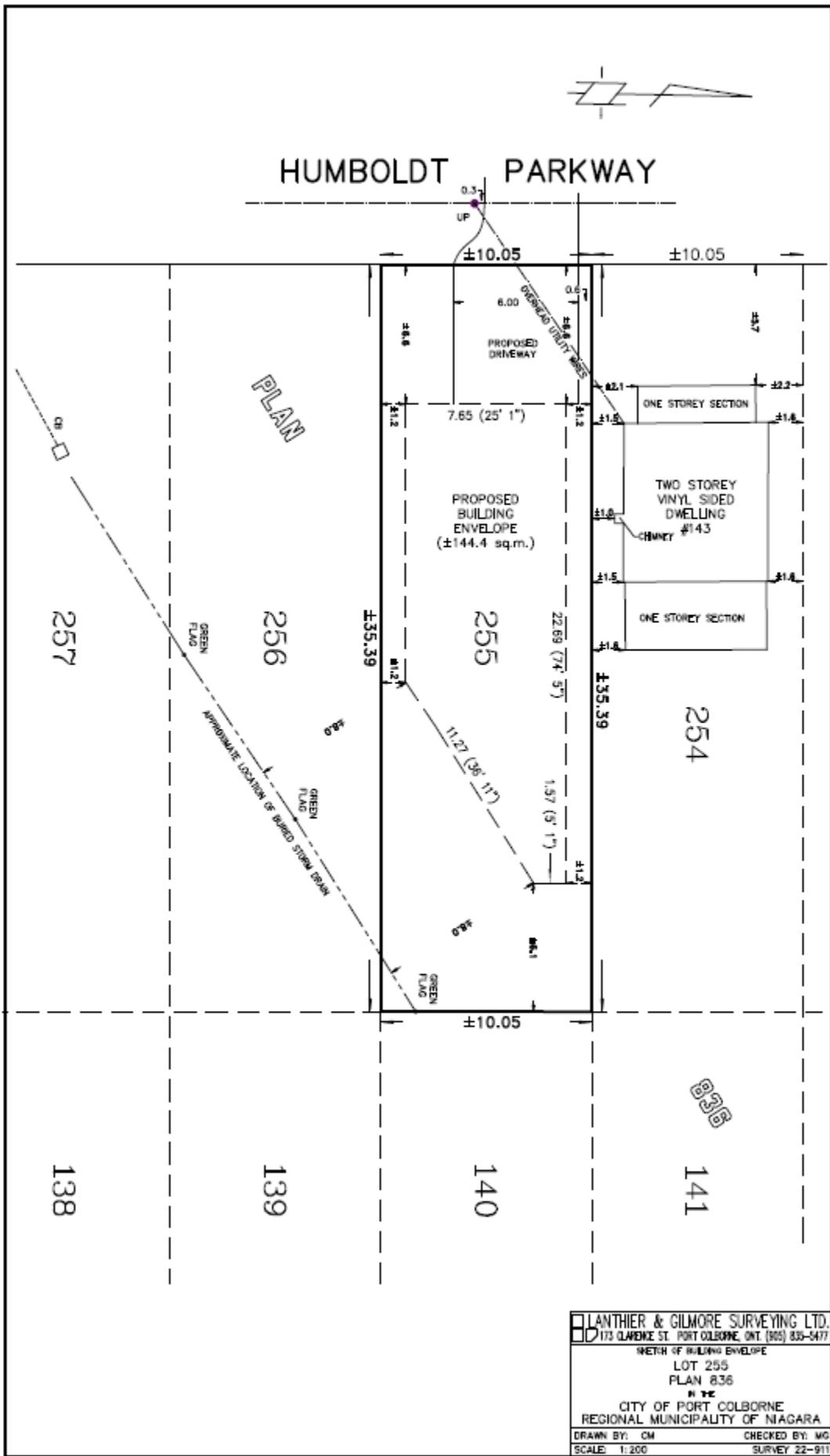
By order of the Committee of Adjustment,

Date of Mailing: June 26th, 2024



Taya Taraba
Secretary-Treasurer

SKETCH



Note: This sketch is available on the City of Port Colborne website for public inspection, due to the poor quality of the image.