



PORT COLBORNE

DEVELOPMENT AND GOVERNMENT RELATIONS DEPARTMENT

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

Minor Variance Application
File No. A27-24-PC

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

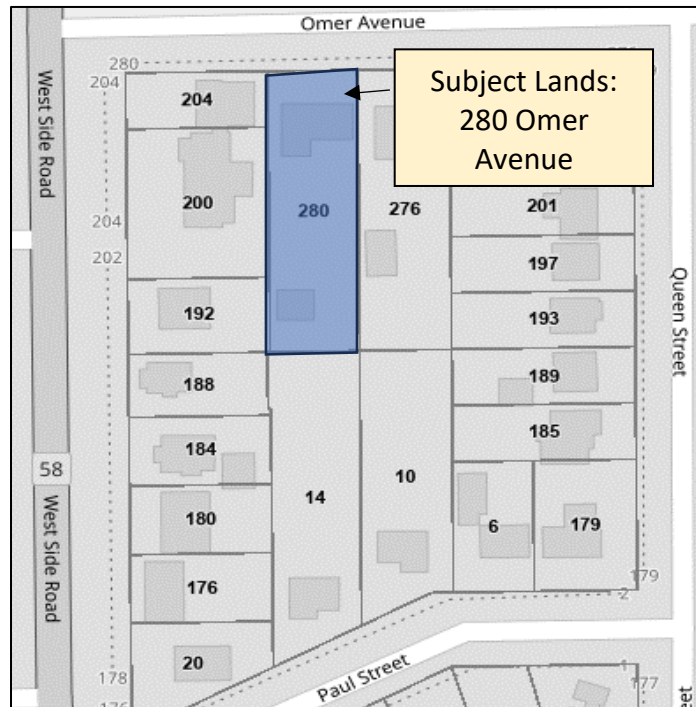
AND IN THE MATTER OF the lands legally known as Lot 28 on Plan 60, on New Plan 819, in the City of Port Colborne, located in the First Density Residential (R1) zone, municipally known as 280 Omer Avenue.

AND IN THE MATTER OF AN APPLICATION by the owner, Domenic and Lindsey Benincasa, 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 an increase in the height of an accessory building, notwithstanding the following:

1. That an accessory building height of 7.62m be permitted whereas a maximum of 6m is required.

Explanatory Relief from the Zoning By-law: The applicant is requesting permission to increase the height of a future accessory building on the property. Due to surpassing the maximum height an accessory structure is allowed, a minor variance is required. A sketch of the proposed site plan 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.

LOCATION MAP



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

Date: November 13, 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 report is to be made available for public inspection by **Friday, November 8, 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, November 12, 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. The Notice of Decision will also explain the process for appealing a decision to the Ontario Land Tribunal.

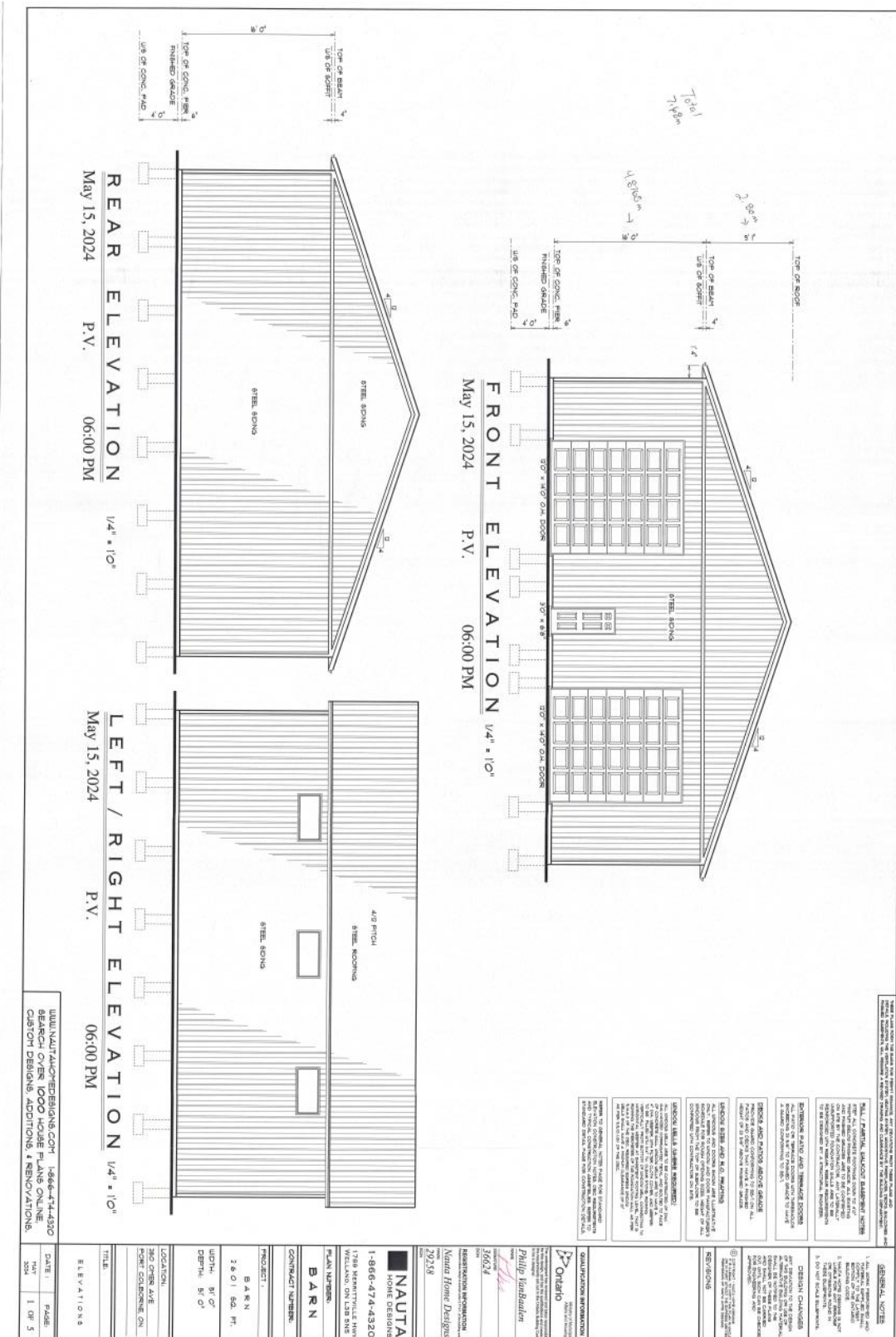


By order of the Committee of Adjustment,

Taya Taraba
Secretary-Treasurer

Date of Mailing: October 29, 2024

SKETCH



FRONT ELEVATION 1/4" = 10"
May 15, 2024 P.V. 06:00 PM

REAR ELEVATION 1/4" = 10"
May 15, 2024 P.V. 06:00 PM

LEFT / RIGHT ELEVATION 1/4" = 10"
May 15, 2024 P.V. 06:00 PM

TECHNICAL NOTES:

1. THIS DRAWING IS THE PROPERTY OF NAUTA HOME DESIGNS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF NAUTA HOME DESIGNS.
2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AUTHORITIES. NAUTA HOME DESIGNS IS NOT RESPONSIBLE FOR THE OBTAINING OF SUCH PERMITS AND APPROVALS.
3. THIS DRAWING IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. NAUTA HOME DESIGNS DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED.
4. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS OF THE SITE AND THE ACCURACY OF THE SURVEY DATA.
5. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AUTHORITIES. NAUTA HOME DESIGNS IS NOT RESPONSIBLE FOR THE OBTAINING OF SUCH PERMITS AND APPROVALS.
6. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AUTHORITIES. NAUTA HOME DESIGNS IS NOT RESPONSIBLE FOR THE OBTAINING OF SUCH PERMITS AND APPROVALS.

QUALIFICATION INFORMATION:

Ontario
Member of the Ontario Association of Architects (OAA) and the Ontario Association of Professional Engineers (OAPE) and the Ontario Association of Professional Geometers (OAPG).

Philip Tarabata
Architect

NAUTA HOME DESIGNS
1-866-474-4320
1788 HERRINGTOWN HWY
WILLIAMS ON LEB SWS

BARN

PLAN NUMBER:

CONTRACT NUMBER:

PROJECT:

BARN
3.601 SQ. FT.

UPD'n: 8/10'
DR'n: 8/10'

LOCATION:

DATE: 1 OF 5

SCALE: 1 OF 5

DATE: 1 OF 5

SCALE: 1 OF 5