



PORT COLBORNE

DEVELOPMENT AND GOVERNMENT RELATIONS DEPARTMENT

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

Minor Variance Application

File No. A22-24-PC

IN THE MATTER OF the *Planning Act, R.S.O., 1990, c.P.13*, as amended, and sections 2.9.1 (a) (iii) and 6.5 (a) of the City of Port Colborne Zoning By-law 6575/30/18, as amended;

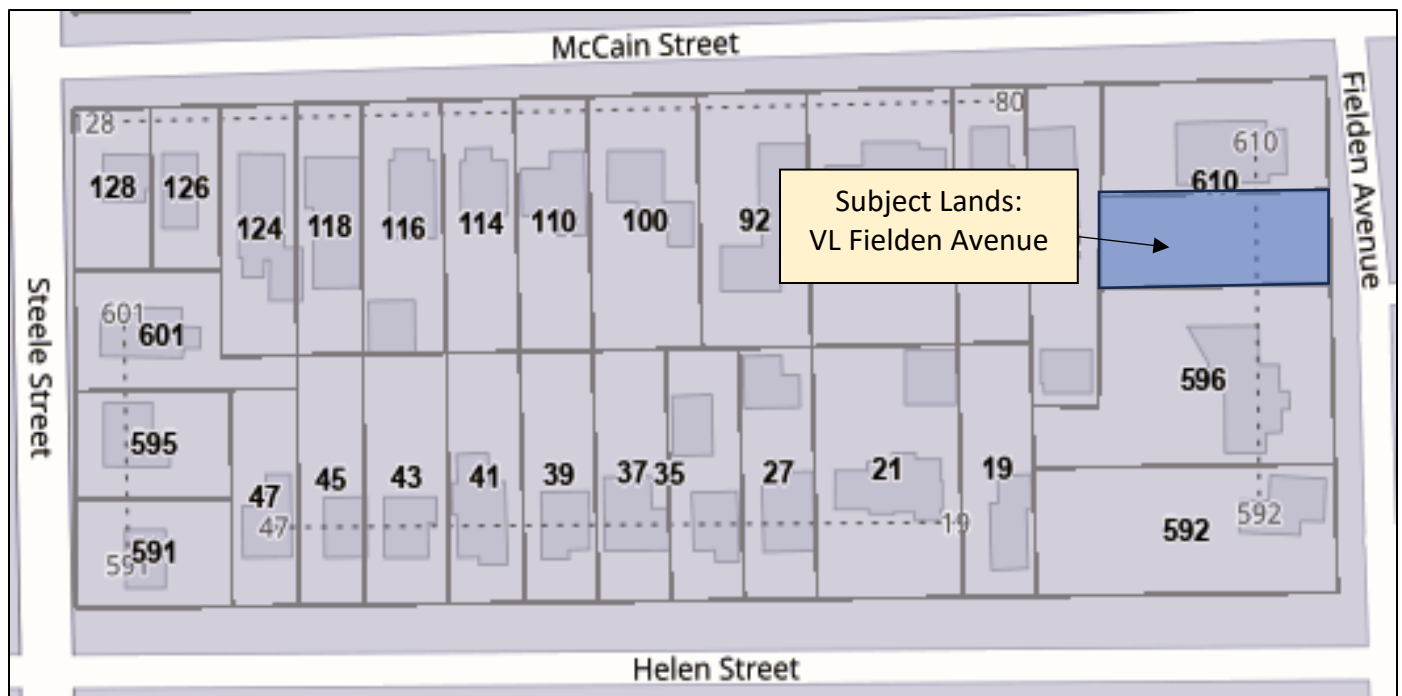
AND IN THE MATTER OF the lands legally known as Part of Lots 1 and 2 on Plan 773, Part 1 on Reference Plan 59R16307, in the City of Port Colborne, located in the Second Density Residential (R2) zone, municipally known as a vacant lot on Fielden Ave.

AND IN THE MATTER OF AN APPLICATION by the owner, Henley Heights Construction Inc., 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 construction of a semi-detached dwelling with accessory dwelling units, notwithstanding the following:

1. That an accessory dwelling unit 45% of the gross floor area of the principal dwelling be permitted, where a maximum of 40% is required.
2. That a minimum lot frontage of 14.7m be permitted for a semi-detached dwelling, whereas a lot frontage of 18m is required for a semi-detached dwelling.

Explanatory Relief from the Zoning By-law: The applicant is requesting permission to construct a semi-detached dwelling with accessory dwelling units in each side of the dwelling. Due to the proposed size of each accessory dwelling unit, and the use of the lot for a semi-detached dwelling, 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: September 11, 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, September 6, 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, September 10, 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.

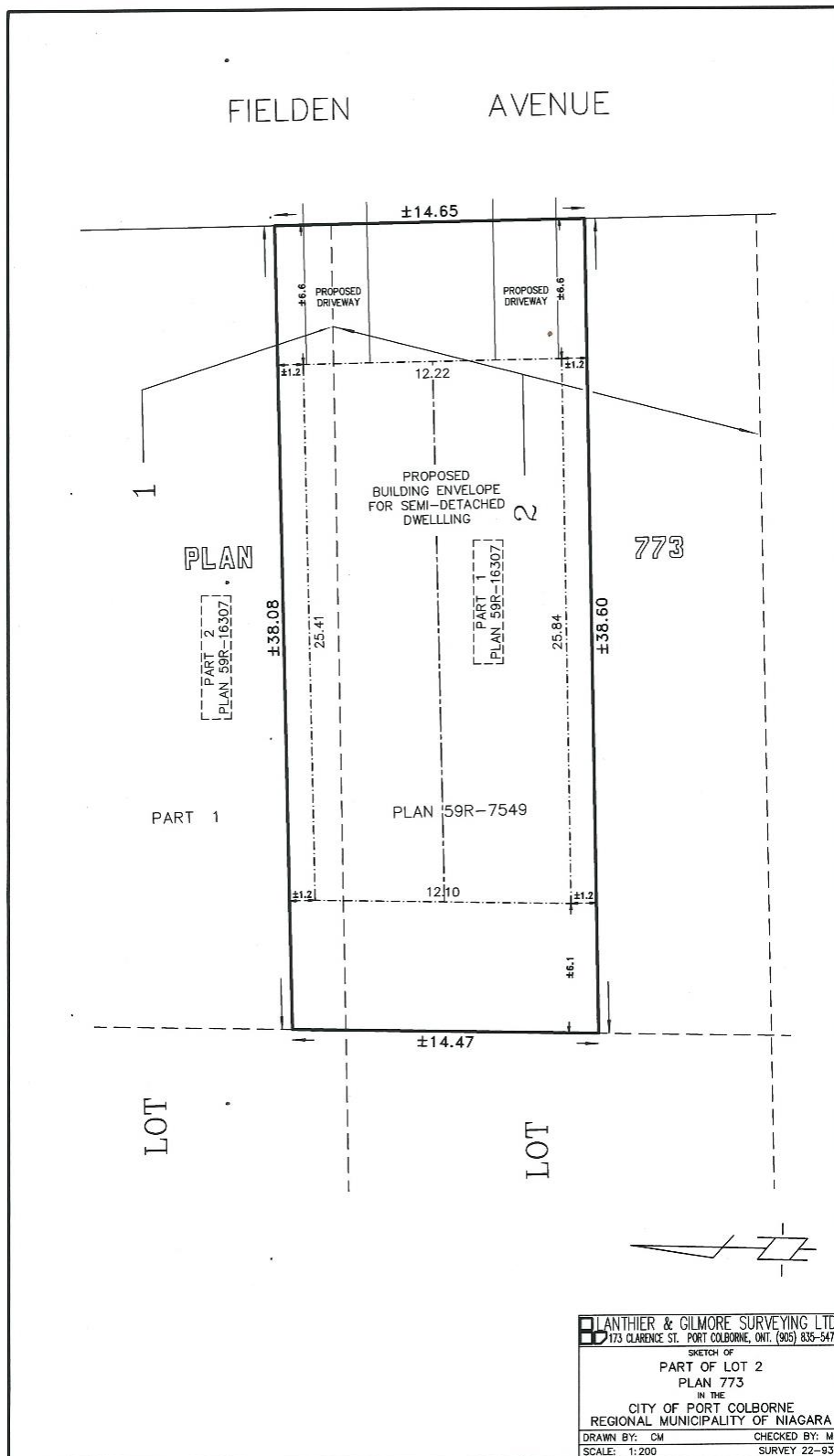


By order of the Committee of Adjustment,

Taya Taraba
Secretary-Treasurer

Date of Mailing: August 28, 2024

SKETCH



LANTHIER & GILMORE SURVEYING LTD.
173 CLARENCE ST. PORT COLBORNE, ONT. (905) 835-5477

SKETCH OF
PART OF LOT 2
PLAN 773
IN THE
CITY OF PORT COLBORNE
REGIONAL MUNICIPALITY OF NIAGARA

DRAWN BY: CM CHECKED BY: MG
SCALE: 1:200 SURVEY 22-937