



PORT COLBORNE

DEVELOPMENT AND LEGISLATIVE SERVICES

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING APPLICATION FOR CONSENT

APPLICATION NO. B01-23-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 Part Lot 17, 25,26 and 27 Block A on Plan 775 and 839, in the City of Port Colborne, located in the Second Density Residential (R2) zone, municipally known as 194 Neff Street.

AND IN THE MATTER OF AN APPLICATION by the owners Fangzy Wealth Corps Ltd. and Ljubomir Manojlavic for consent for the purpose of creating a new lot. The subject parcels are shown as Parts 1 and 2 on the proposed sketch, where Part 1 is to be severed for future residential use and Part 2 is to be retained for an existing residential use. A sketch of the subject lands is shown on the reverse side of this notice.



LOCATION MAP

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

DATE: January 18, 2023
TIME: 6:00 P.M.
LOCATION: 66 Charlotte Street - Third floor of Council Chambers; and Virtually via zoom

Additional information regarding this application will be available for public inspection by appointment in the office of the Planning and Development Department, during the hours of 8:30 a.m. to 4:30 p.m., Monday to Friday, by telephone at 905-835-2900, Ext. 204 or email at Diana.Vasu@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, January 13th, 2023**.

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 Public Meeting will be held in-person, while being live-streamed on the City's YouTube channel.


Anyone wishing to participate in the meeting can attend 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 and become public. 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 noon on Tuesday, January 17, 2023**, by emailing Diana.Vasu@portcolborne.ca or calling (905) 835-2900 ext. 204. Written submissions may also be submitted to the mail slot in the front-left of City Hall, 66 Charlotte Street.

If you have any questions about the submission process or would like to explore alternative submission methods, please email Diana.Vasu@portcolborne.ca or call (905) 835-2900 ext. 204.

The owner or agent must be present, in person or virtually, at the Hearing. If you do not attend the Hearing, the Committee may adjourn the file or proceed in your absence and make a decision.

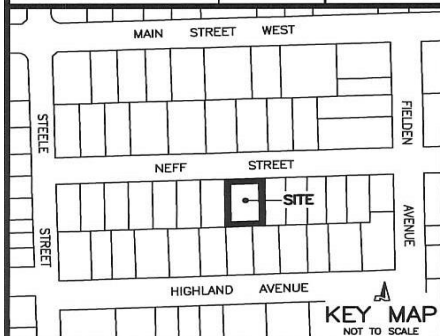
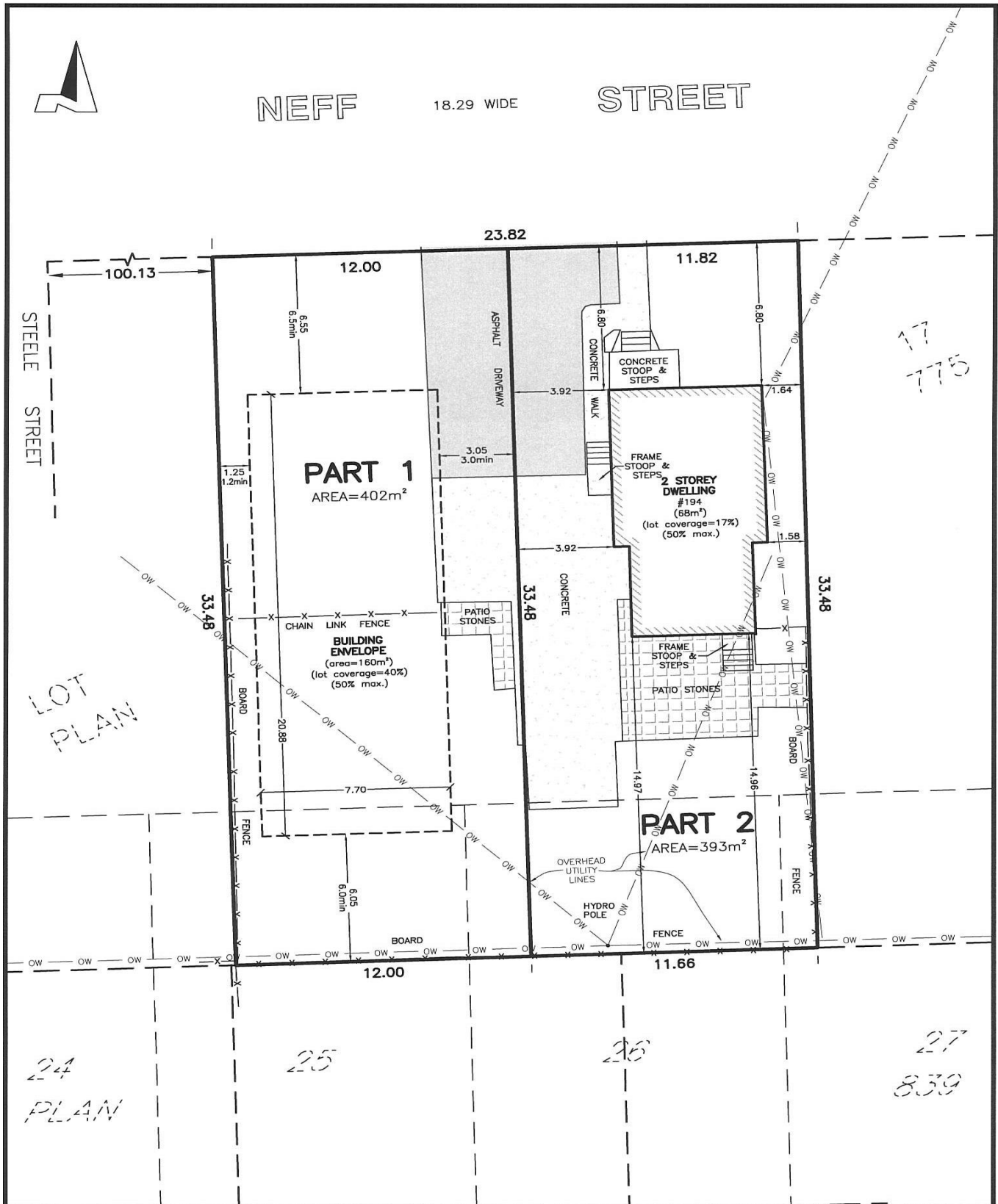
If you wish to be notified of the decision of the Committee of Adjustment in respect to this application, you must submit a written request to the Secretary-Treasurer. This will also entitle you to be advised of a possible Ontario Land Tribunal Hearing. In accordance with the *Planning Act*, the Committee of Adjustment decision may be appealed to the Ontario Land Tribunal by the owner, 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,



Diana Vasu
Secretary-Treasurer

Date of Mailing: January 4, 2023



SKETCH
PREPARED FOR SEVERANCE APPLICATION

PART OF LOT 17
PLAN 775 AND
PART OF LOTS 25, 26 AND 27
PLAN 839

IN THE
CITY OF PORT COLBORNE
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1 : 200 (METRIC)

NOTE: THIS SKETCH IS PREPARED FROM COMPILED AND CALCULATED INFORMATION, NOT FROM AN ACTUAL SURVEY.
DO NOT SCALE FROM THIS DRAWING.
ALL MEASUREMENTS ARE +/- MEASUREMENTS.

CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

"THIS IS NOT AN ORIGINAL COPY UNLESS EMBOSSED WITH SEAL"

© COPYRIGHT 2022
THE REPRODUCTION, ALTERATION OR USE OF THIS SKETCH, IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHAMBERS AND ASSOCIATES SURVEYING LTD. IS STRICTLY PROHIBITED.

Oct. 27, 2022 *Donald G. Chambers*
DATE DONALD G. CHAMBERS, B. Sc., O.L.S.

CHAMBERS AND ASSOCIATES SURVEYING LTD
12 THOROLD ROAD EAST (905) 735-7841 / 735-7844
WELLAND ONTARIO FAX (905) 735-7333
L3C 3T2 www.cca-surveying.com

DWG 02060-1-SEV FILE 02-60-1