

Date: Wednesday, June 11, 2025
Time: 6:00 pm
Location: Committee Room 3-City Hall
66 Charlotte Street, Port Colborne, Ontario, L3K 3C8

Pages

1. Call to Order
2. Adoption of Agenda
3. Reading of Meeting Protocol
4. Disclosures of Interest
5. Request for Any Deferrals or Withdrawals of Applications
6. New Business
 - 6.1 B06-25-PC - 228 Knoll Street 1

Action: Consent

Applicant: Dayna Stanley

Location: 228 Knoll Street
 - 6.2 A11-25-PC - 2125 Ramey Road 19

Action: Minor Variance

Applicant: Dale and Kylie Thompson

Location: 2125 Ramey Road
 - 6.3 A09-25-PC - 80 Nickel Street 49

Action: Minor Variance

Agent: Aaron Butler

Applicant: Vergel Group Developments Inc.

Location: 80 Nickel Street

7. Other Business

8. Approval of Minutes

8.1 Approval of the May 14th, 2025 Minutes 98

8.2 Amendment to the June 12th, 2024, Minutes 105

The June 12th, 2024, Committee of Adjustment minutes did not add the motion to pass the minutes. As such, they have been added to this agenda so that they may be corrected on record.

8.3 Amendment to the May 8th, 2024 Minutes 110

8.4 Amendment to the April 24th, 2024 Minutes 114

9. Adjournment



DEVELOPMENT AND GOVERNMENT RELATIONS DEPARTMENT

AND IN THE MATTER OF the lands legally known as PLAN 792 PT BORDEN AVE ES KNOLL ST RP 59R17542 PART 1 in the City of Port Colborne, located in the Second Density Residential (R2) zone, municipally known as 228 Knoll Street.

AND IN THE MATTER OF AN APPLICATION by the owner, Dayna Stanley, for consent to sever for the purposes of creating a new semi-detached dwelling and to facilitate ownership of the individual units. The subject parcels are shown as Parts 1 and 2 on the proposed sketch. A sketch of the subject lands is shown on the reverse side of this notice. More information, including a higher resolution PDF version of this sketch, can be requested through the Secretary-Treasurer.

[illegible]

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

Date: June 11, 2025
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, June 6, 2025**. 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, June 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.

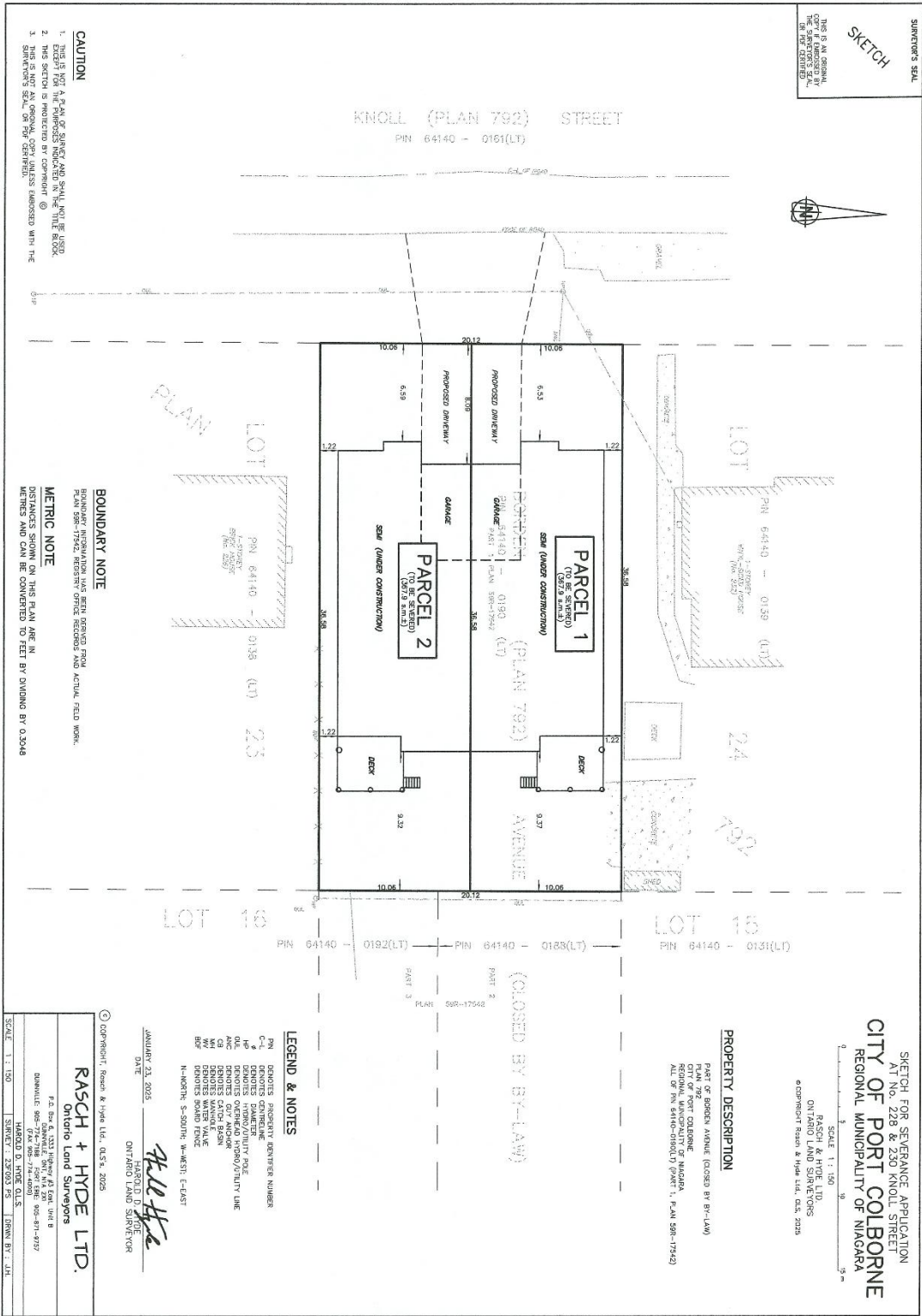
Taya Taraba

By order of the Committee of Adjustment,

Taya Taraba
Secretary-Treasurer

Date of Mailing: May 27, 2025

SKETCH



Development and Government Relations Department

Planning Division Report

June 6, 2025

Secretary-Treasurer
Port Colborne Committee of Adjustment
66 Charlotte Street
Port Colborne, ON L3K 3C8

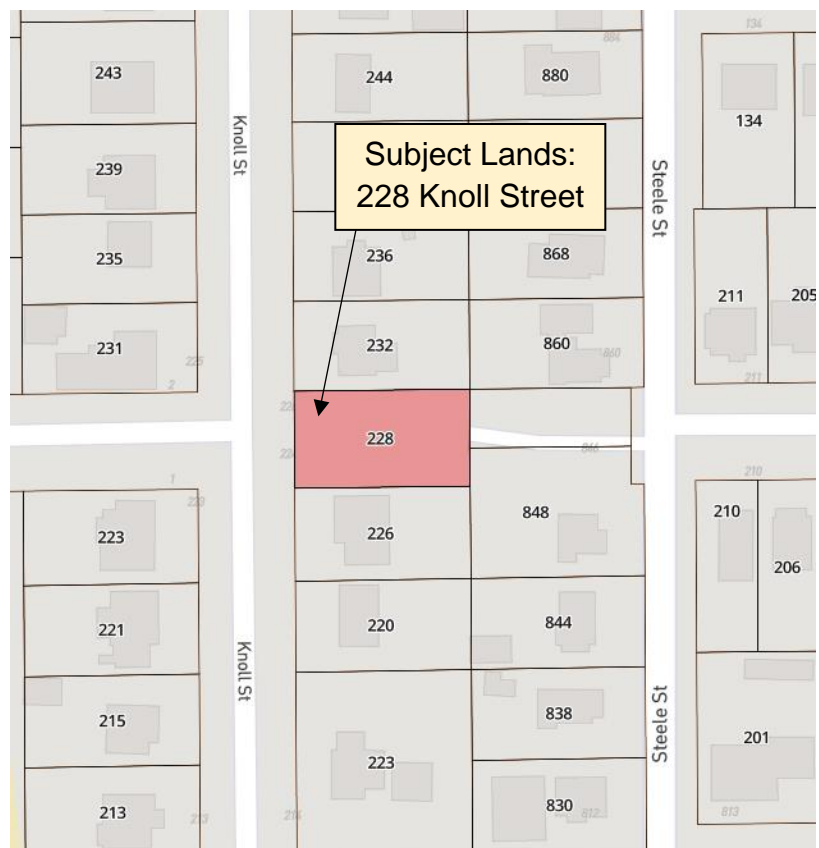
Re: Application for Consent B06-25-PC
PLAN 792 PT BORDEN AVE ES KNOLL ST RP 59R17542 PART 1
228 Knoll Street
Owner(s): Dayna Stanley

Proposal

The purpose and effect of this application for consent to sever is to allow the existing semi-detached dwelling units to be individually owned. The application proposes to sever Parcel 1 and to retain Parcel 2 on the severance sketch attached as Appendix A to this report.

Surrounding Land Uses and Zoning

The subject lands are in the Second Density Residential Zone (R2). The parcels surrounding the subject lands are zoned First Density Residential (R1) to the north, south, east, and west. The surrounding uses consist primarily of low-density residential dwellings.



Environmentally Sensitive Areas

The subject property does not feature any environmentally sensitive areas.

Public Comments

Notice was circulated on May 27, 2025, to properties within 60 metres of the subject lands, in accordance with the *Planning Act*. As of June 6, 2025, no comments from the public have been received.

Agency Comments

Notice of the application was circulated on May 16, 2025, to internal City departments and external agencies. As of June 6, 2025, the following comments have been received.

Drainage Superintendent	No objections.
Fire Department	No objections.
Development Engineering	No objections.

Discussion

This application was reviewed with consideration of applicable policies in the Provincial Planning Statement (2024), the Niagara Official Plan (2022), the City of Port Colborne Official Plan (2013), and Zoning By-law 6575/30/18.

Provincial Planning Statement (PPS)

The Niagara Official Plan and Port Colborne Official Plan identify the subject lands as settlement area. Section 2.3.1.1 of the PPS states that settlement areas shall be the focus of growth and development. Section 2.3.1.2 encourages land use patterns within settlement areas to be based on densities and a mix of uses which efficiently use land and resources, optimizing existing and planned infrastructure. Section 2.3.1.3 requires that planning authorities support redevelopment to help achieve complete communities.

Planning staff are of the opinion that the severance application is consistent with the PPS. The proposal to sever the existing semi-detached dwelling for existing residential uses supports the provincial requirement to direct growth and development to settlement areas. The proposed lots are municipally serviced, contributing to an efficient use of existing infrastructure. Permitting the severance will allow each half of the semi-detached dwelling to be owned individually, which will provide a new opportunity for homeownership at a more attainable price when compared to the price of owning both dwelling units, thereby contributing toward the provision of an appropriate range and mix of housing.

Niagara Official Plan (NOP)

According to Schedule A to the NOP, the subject lands are located within the Settlement Area of Port Colborne. Schedule B identifies the lands as being located within the Delineated Built-up Area. The policies in Section 2.2 of the NOP directs forecasted growth to settlement areas. Section 2.2.1.1 requires development to support a diverse range and mix of housing types, unit sizes, and densities to accommodate housing needs. Housing options must consider the character of established residential neighbourhoods, and the development of a mix of residential built forms must be in appropriate locations to ensure compatibility with established residential areas.

Planning staff are of the opinion that the proposed consent conforms to the NOP. The proposal to sever the existing semi-detached dwelling will provide increased opportunities to support a more diverse range and mix of housing options in the future,

City of Port Colborne Official Plan (OP)

The subject lands are designated Urban Residential in the OP. The Urban Residential designation (Section 3.2 of the OP) permits residential uses, neighbourhood commercial uses, cemeteries, parks, schools, community facilities and institutional uses normally located in residential areas.

Section 3.2.2 of the OP outlines the requirements for intensification and infill in the Urban Residential designation. Section 3.2.2 (c) (i) permits infill within a registered plan of subdivision, subject to the provisions of the Zoning By-law, to create 2 lots for a semi-detached dwelling.

Proposals for severances in the Urban Residential designation are considered in accordance with the provisions of Section 3.2.4 of the OP, which permits severances subject to the submission of a survey sketch prepared by a registered Ontario Land Surveyor, the proposed lots having frontage on a public road and the imposition of appropriate conditions.

Planning staff are of the opinion that the proposed consent meets the requirements of the OP subject to necessary conditions.

City of Port Colborne Zoning By-law 6575/30/18

The subject lands are in the Second Density Residential Zone (R2) in Zoning By-law 6575/30/18.

The application proposes to create lots with the following dimensions:

- Parcel 1, the parcel to be conveyed, is proposed to have a lot frontage of 10.06 metres and a lot area of 367.9 square metres (0.04 hectares).

- Parcel 2, the parcel to be retained, is proposed to have a lot frontage of 10.06 metres and a lot area of 367.9 square metres (0.04 hectares).

Note: section 6.5 (a) requires a minimum lot frontage of 18 metres for semi-detached dwellings and section 6.5 (b) requires a minimum lot area of 0.05 hectares; however, section 6.5 (k) states as follows:

Notwithstanding the provisions of Section 6.5, nothing shall prevent the splitting of any lot on which a semi-detached dwelling is erected into 2 parts divided in part by the centre line of the common or party wall separating the dwelling units in such dwelling provided that each until shall have a minimum lot area of 0.02 hectares

Accordingly, both Parcel 1 and Parcel 2 meet the applicable zoning requirements for semi-detached dwellings in the R2 zone.

Recommendation:

That consent application B06-25-PC be **granted** subject to the following conditions:

1. That the applicant provides the Secretary-Treasurer with the deeds for the conveyance of the subject parcel or a registrable legal description of the subject parcel, and a copy of the deposited reference plan, for use in the issuance of the Certificate of Consent.
2. That a final certification fee of \$400 payable to the City of Port Colborne is submitted to the Secretary-Treasurer.
3. That all conditions of consent be completed by June 11, 2027.

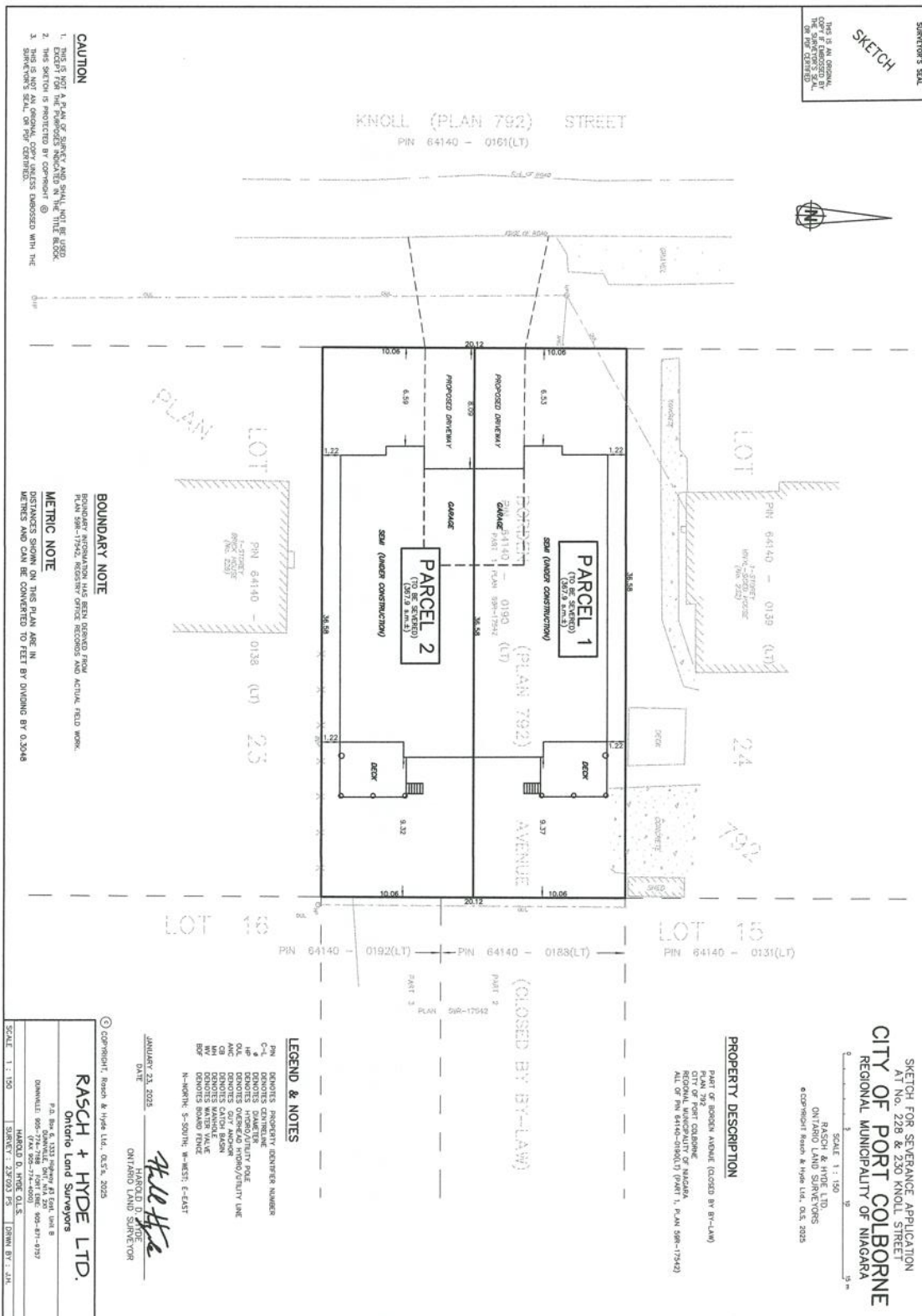
For the following reasons:

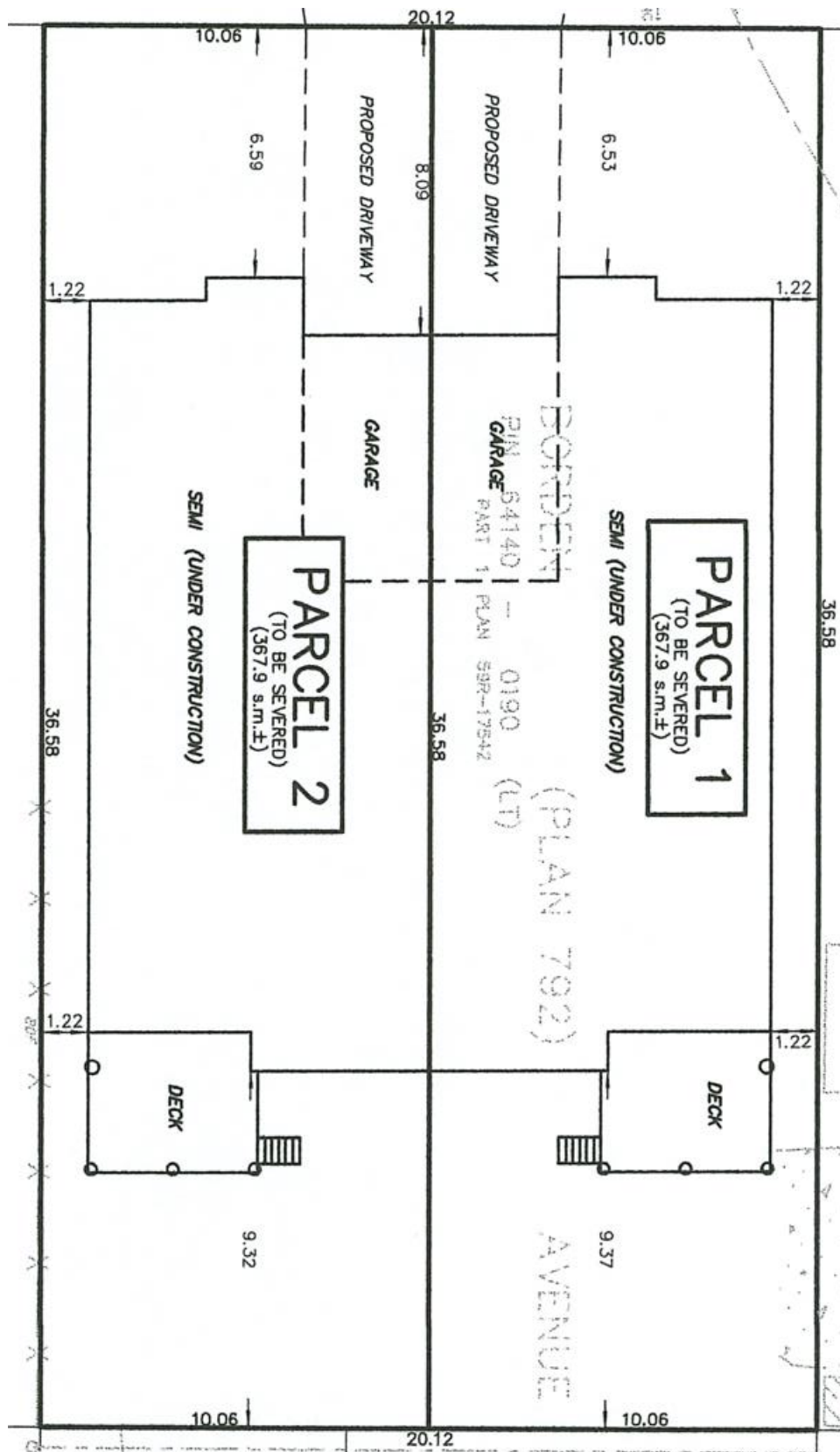
1. The application is consistent with the Provincial Planning Statement and conforms to the Niagara Official Plan, City of Port Colborne Official Plan, and complies with the provisions of Zoning By-law 6575/30/18, as amended.

Respectfully submitted,

Diana Vasu
Planner

A close up of Parcels 1 and 2 are on the next page.





SURVEYOR'S SEAL

SKETCH

THIS IS AN ORIGINAL COPY IF EMBOSSED BY THE SURVEYOR'S SEAL, OR PDF CERTIFIED

SKETCH FOR SEVERANCE APPLICATION
AT No. 228 & 230 KNOLL STREET
CITY OF PORT COLBORNE
REGIONAL MUNICIPALITY OF NIAGARA

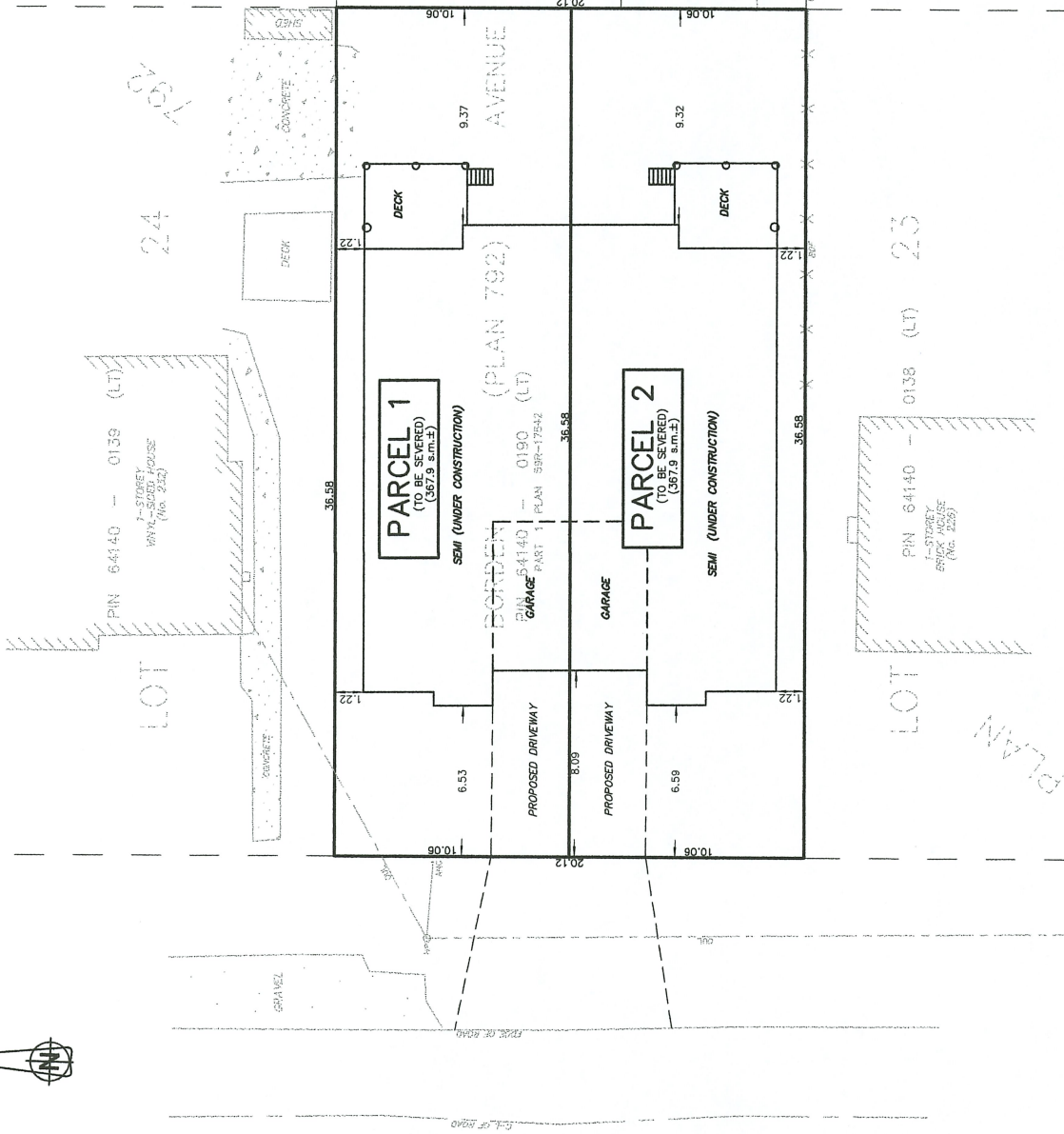
SCALE 1 : 150

RASCH & HYDE LTD.
ONTARIO LAND SURVEYORS
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PROPERTY DESCRIPTION

PART OF BORDEN AVENUE (CLOSED BY BY-LAW)
PLAN 792
CITY OF PORT COLBORNE
REGIONAL MUNICIPALITY OF NIAGARA
ALL OF PIN 64140-0190(LT) (PART 1, PLAN 59R-17542)

KNOLL (PLAN 792) STREET
PIN 64140 - 0161(LT)



(CLOSED BY BY-LAW)

PART 2
PLAN 59R-17542

PART 3
PLAN 59R-17542

LEGEND & NOTES

PIN DENOTES PROPERTY IDENTIFIER NUMBER
C-L DENOTES CENTRELINE
HP DENOTES HYDRO/UTILITY POLE
D DENOTES DIAMETER
OUL DENOTES OVERHEAD HYDRO/UTILITY LINE
ANC DENOTES GUY ANCHOR
CB DENOTES CATCH BASIN
WM DENOTES MANHOLE
WV DENOTES WATER VALVE
BDF DENOTES BOARD FENCE
N-NORTH; S-SOUTH; W-WEST; E-EAST

JANUARY 23, 2025
DATE

Harold D. Hyde
HAROLD D. HYDE
ONTARIO LAND SURVEYOR

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RASCH & HYDE LTD.
Ontario Land Surveyors

P.O. Box 6, 1333 Highway #3 East, Unit B
DUNNVILLE, ONTARIO L9C 1A2
DUNNVILLE: 905-774-7186
FAX: 905-774-4000

SCALE 1 : 150
SURVEY : 23F093 PS
DRWN BY : J.H.

BOUNDARY NOTE

BOUNDARY INFORMATION HAS BEEN DERIVED FROM
PLAN 59R-17542, REGISTRY OFFICE RECORDS AND ACTUAL FIELD WORK.

METRIC NOTE

DISTANCES SHOWN ON THIS PLAN ARE IN
METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION

1. THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK.
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PORT COLBORNE
DEVELOPMENT AND LEGISLATIVE SERVICES

CONSENT APPLICATION THE CITY OF PORT COLBORNE

The Planning Act – Section 53

For Office Use Only	
Date Received: _____	Application Complete: <input type="checkbox"/> Yes <input type="checkbox"/> No
Date of Completion: _____	

SUBMISSION OF APPLICATION

Completed applications can be sent to:

City of Port Colborne
Taya Taraba
Secretary Treasurer of the Committee of Adjustment
City Hall
66 Charlotte Street
Port Colborne, Ontario L3K 3C8

Telephone: 1-905-835-2900 ext. 204
Fax: 1-905-835-2939
Email: taya.taraba@portcolborne.ca

RECEIVED

MAY 02 2025

2025 APPLICATION FEES

Consent (New Lot)	\$2,900	Changes to Consent Conditions	\$750
Easement	\$1,850	Final Certification Fee	\$400
Lot Addition / Boundary Adjustment	\$1,850	Validation of Title	\$1,500

COMPLETENESS OF APPLICATION

A complete application includes all required forms, fees, and applicable sketches, as well as any additional information that may be identified by the Secretary-Treasurer in accordance with the provisions under *the Planning Act, R.S.O. 1990, c.P. 13*, as amended.

To be considered complete, submitted applications must include:

- One fully completed application for consent signed by the applicant(s) and/or authorized agent and properly witnessed by a Commissioner for the taking of affidavits.
- A letter of authorization from the property owner, if applicable.
- **Two (2) copies** of a sketch prepared by a licensed Land Surveyor, reduced to legal size.
- Payment of the appropriate fee submitted at the time of application through cash, credit, debit, or cheque payable to the City of Port Colborne.
- Payment of the appropriate Regional Review & Approval fee(s) if required by the Region, submitted at the time of the preliminary review. Payment can be submitted to the City of Port Colborne or to the Niagara Region. If payment is submitted to the Region directly, please submit the receipt to the City of Port Colborne. Failure to pay the Region's fee may result in an incomplete application. The Region's fees are available on its website, https://www.niagararegion.ca/business/fpr/forms_fees.aspx
- Payment of the appropriate NPCA fee, if required, submitted at the time of the preliminary review. Payment can be submitted to the City of Port Colborne or to the NPCA. If payment is submitted to the NPCA directly, please submit the receipt to the City of Port Colborne. Failure to pay the NPCA's fee may result in an incomplete application.

***Note:** Additional information may be required once a full review has been completed by planning staff. This may prevent deferral of your application. *

DRAWING REQUIREMENTS

Please submit two copies of each separate plan, reduced to legal size, along with your completed application. Ensure that all the information below is included in the plan(s). The sketch must be prepared, signed, and dated by a licensed Ontario Land Surveyor.

1. As provided for in Section 14 of Ontario Regulation 197/96, as amended, and as required by this Committee of Adjustment, an application must be accompanied by **two (2)** copies of a preliminary drawing prepared, signed and dated by an Ontario Land Surveyor.
2. One (1) copy of each separate type of plan reduced to legal size.
3. One (1) copy of an Ontario Land Surveyor's Plan or Reference Plan to describe the subject lands.
4. One (1) copy of a Registered Deed including full legal description of the subject lands.

PROCEDURE FOR PROCESSING CONSENT APPLICATIONS

Once the Secretary-Treasurer has received an application, the application will be circulated to external agencies for up to 10 days to determine whether additional information and/or fees are required. Once comments from these agencies have been received, the Secretary-Treasurer will inform the applicant of any additional information and/or fees required by these agencies (ie. Niagara Region, Niagara Peninsula Conservation Authority). If applicable, the applicant must submit this additional information and/or pay the additional fees for their application to be deemed complete. Once the application is deemed complete, a hearing date will be confirmed in writing by the Secretary-Treasurer.

Prior to the hearing, members of the Committee may choose to conduct a site visit and/or contact the applicants. **Please note that the Committee should not be contacted by members of the public.** Any comments, questions, or concerns should be addressed through the Planning Division.

Following the hearing, the applicant/agent/solicitor will be notified of the Committee's decision through a written Notice of Decision. In addition, any other person or agency who filed a written request for the Committee's decision will be sent a copy.

Any applicant objecting to the decision of the Committee, or the condition(s) imposed by the Committee may appeal either the decision and/or the conditions of consent to the Local Planning Appeal Tribunal within 20 days after the notice of decision has been given. The notice of appeal, together with written reasons supporting the appeal and the fee, by certified cheque or money order payable to the Minister of Finance, must be filed with the Secretary-Treasurer, who in turn, will forward the appeal to the Local Planning Appeal Tribunal. The fee is \$300.00 for the first application to be appealed and \$25.00 for each additional related consent appeal.

Prior to final consent being issued, written proof must be submitted to the Secretary-Treasurer to the effect that any conditions imposed by the Committee in granting consent have been fulfilled. According to the *Planning Act*, if the consent granted by the Committee is conditional, the conditions must be fulfilled within two years of the giving of the notice of decision. Failure to do so will cause the consent to lapse.

NIAGARA PENINSULA CONSERVATION AUTHORITY REVIEW

Fees which are payable directly to Authority vary depending on the location and on the type of application. For land: abutting or within 15 meters of a water course; on or within 30 meters of the Lake Erie shoreline; on land identified as "Hazard Land" or "Environmental Protection" by the Port Colborne Official Plan or Zoning Bylaw; or within a groundwater recharge / discharge area, aquifer or headwater on the property or within 30 meters of the property, the Niagara Peninsula Conservation Authority will charge an additional Plan Review Fee. These fees are provided on the Niagara Peninsula Conservation Authority's website.

I acknowledge that I have read, understand, and agree to the terms outlined above.		
Name: <u>Debra Stanley May 12</u>	Date: <u>May 12</u>	Initials: <u>[Signature]</u>



PORT COLBORNE
DEVELOPMENT AND LEGISLATIVE SERVICES

CONSENT APPLICATION
THE CITY OF PORT COLBORNE

The Planning Act – Section 53

SECTION 1: CONTACT INFORMATION

1.1 Registered Owner (s):	
Name: 12249324 Canada Inc - Stanley Homes.	
Mailing Address: 1094 Quaker Rd	
City: Fonthill	Province: ON
Postal Code: L0S 1E4	Telephone: 289-697-8767
Fax:	Email: danyra@stanleyhomesniagara.com
1.2 Owner's SOLICITOR (if applicable) N/A	
Name:	
Mailing Address:	
City:	Province:
Postal Code:	Telephone:
Fax:	Email:
1.3 Owner's Authorized AGENT (if applicable) N/A	
Name:	
Mailing Address:	
City:	Province:
Postal Code:	Telephone:
Fax:	Email:
1.4 Owner's ONTARIO LAND SURVEYOR (if applicable) (signature)	
Name: Harold Hyde	
Mailing Address: ON-3, B-1333 PO Box 6	
City: Dunnville	Province: ON
Postal Code: N1A 2W7	Telephone: 905-774-7188
Fax:	Email: hhyde@randh.ca
1.5 All communications should be sent to the:	
<input type="checkbox"/> Owner <input type="checkbox"/> Solicitor <input type="checkbox"/> Agent	

SECTION 2: LOCATION OF SUBJECT LAND

Former Municipality:	
Concession No. R164140-0190	Lot(s):
Registered Plan No. 792	Lot(s):
Reference Plan No. 17542	Part(s): 1
Name of Street: Knoll St	Street No. 228 / 230

SECTION 3: PROPOSAL DESCRIPTION

3.1 Type of proposed transaction: (Check appropriate space(s))		
<input checked="" type="checkbox"/> Creation of New Lot	<input type="checkbox"/> Lease	<input type="checkbox"/> Partial Discharge or Mortgage
<input type="checkbox"/> Addition to lot	<input type="checkbox"/> Disposal of Surplus Farm Dwelling	<input type="checkbox"/> Right-of-Way
<input type="checkbox"/> Mortgage or Charge	<input type="checkbox"/> Farm Retirement Lot	<input type="checkbox"/> Easement
Reason for proposed transaction: <u>Sever existing lot - new semi-detached home</u> <u>has been built - looking to create 2 PIN #'s</u> <u>for each residence</u>		
3.2 If a lot addition, identify the lands to which the parcel will be added: <u>n/a</u>		
3.3 Name of person(s), if known, to whom land or interest in land is intended to be conveyed, leased, or mortgaged: <u>Same owner - 12249324 Canada Inc</u>		

SECTION 4: SUBJECT PARCEL INFORMATION

Part No. On Sketch: Parcel 1

DESCRIPTION OF SUBJECT PARCEL (in metric units)		
Frontage: <u>10.6m</u>	Depth: <u>36.58m</u>	Area: <u>367.9 sm.</u>
Existing Use: <u>Residential</u>		
Proposed Use: <u>Residential</u>		

SECTION 5: RETAINED PARCEL INFORMATION

Part No. On Sketch: Parcel 2

DESCRIPTION OF PARCEL TO BE RETAINED (in metric units)		
Frontage: <u>10.6m</u>	Depth: <u>36.58m</u>	Area: <u>367.9 sm.</u>
Existing Use: <u>residential</u>		
Proposed Use: <u>residential</u>		

SECTION 6: SUBJECT LAND INFORMATION

6.1 What is the current designation of the land in the Official Plan and the Regional Plan?	
Port Colborne Official Plan:	
Regional Policy Plan:	
6.2 What is the Zoning of the land (By-law 6575/30/18)?	
<u>R2</u>	
6.3 Date and Subject Land was acquired by the Current Owner:	
<u>Feb 3, 2023</u>	
6.4 Are there any existing EASMENTS OR RESTRICTIVE COVENANTS affecting the land?	
<input type="checkbox"/> Yes	If "Yes" describe the easement or covenant and its effect:
<input checked="" type="checkbox"/> No	

6.5 MORTGAGES, Charges & Other Encumbrances:		
List the name(s) and address(es) of any mortgages, charges, or other encumbrances in respect of the land.		
none		
6.6 Type of ACCESS		
<input type="checkbox"/> Provincial Highway <input type="checkbox"/> Regional Road <input type="checkbox"/> Right-of-Way	<input type="checkbox"/> Water Access <input checked="" type="checkbox"/> Municipal Road maintained all year <input type="checkbox"/> Municipal Road maintained seasonally	<input type="checkbox"/> Private Road <input type="checkbox"/> Other Public Road
6.7 What type of WATER SUPPLY is proposed?		
<input checked="" type="checkbox"/> Publicly owned and operated piped water supply <input type="checkbox"/> Lake <input type="checkbox"/> Well (private or communal) <input type="checkbox"/> Other (specify): _____		
6.8 What type of SEWAGE DISPOSAL is proposed?		
<input checked="" type="checkbox"/> Publicly owned and operated sanitary sewage system <input type="checkbox"/> Septic system (private or communal) <input type="checkbox"/> Other (specify): _____		
6.9 What type of STORMWATER DISPOSAL is proposed?		
<input checked="" type="checkbox"/> Publicly owned and operated stormwater system <input type="checkbox"/> Other (specify): _____		

SECTION 7

7.1 Has the land ever been the subject of an application for approval of a PLAN OF SUBDIVISION or a CONSENT?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown

If the answer is "Yes," please provide the following information:

File Number:
Decision:

SECTION 8: ALL EXISTING, PREVIOUS AND ADJACENT USE OF THE LAND

8.1 ALL EXISTING USE		
<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial	<input type="checkbox"/> Institutional <input type="checkbox"/> Agricultural <input type="checkbox"/> Parkland	<input type="checkbox"/> Vacant <input type="checkbox"/> Other (specify): _____
8.2 What is the length of time the existing use(s) of the land have continued?		
unknown.		
8.3 Are there any buildings or structures on the subject land?		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
If Yes, briefly describe and indicate their use.		
New semi-detached residential home		

8.4 Are any of these buildings designated under the Ontario Heritage Act?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
8.5 Has the grading of the subject land been changed by adding earth or material? Has filling occurred on the subject land?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
8.6 Has a gasoline station and/or automobile service station been located on the subject land or adjacent lands at any time?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
8.7 Has there been petroleum or other fuel stored on the subject land or adjacent lands?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
8.8 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
8.9 Have the lands or adjacent lands ever been used as an agricultural operation where pesticides have been applied to the lands?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
8.10 Have the lands or adjacent lands ever been used as a weapon firing range?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
8.11 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the boundary line of an operational / non-operational public or private landfill or dump?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
8.12 If there are existing or previously existing buildings on the subject lands, are there any building materials remaining on site which are potentially hazardous to public health (e.g., asbestos, PCB's)?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
8.13 If there has been industrial or commercial uses on the property, a previous use inventory is needed. Is a previous use inventory attached?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
8.14 Is there reason to believe the subject lands may have been contaminated by existing or former uses on the site or adjacent sites?*		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
<p>If previous use of property is industrial or commercial or if the answer was YES to any of the above, please attach a previous use inventory showing all former uses of the land, or if applicable, the land(s) adjacent to the land.</p> <p>*Possible uses that can cause contamination include operation of electrical transformer stations, disposal of waste minerals, raw material storage, and residues left in containers, maintenance activities, and spills. Some commercial properties such as gasoline stations, automotive repair garages, and dry-cleaning plants have similar potential. Any industrial use can result in potential contamination. The longer a property is under industrial or similar use, the greater the potential for site contamination. Also, a series of different industrial or similar uses upon a site could potentially increase the number of chemicals which are present.</p>		

ACKNOWLEDGMENT CLAUSE

I hereby acknowledge that it is my responsibility to ensure that I am in compliance with all applicable laws, regulations and standards pertaining to contaminated sites. I further acknowledge that the City of Port Colborne is not responsible for the identification and / or remediation of contaminated sites, and I agree, whether in (or as a result of) any action or proceeding for environmental clean-up of any damage or otherwise, I will not sue or make claim whatsoever against the City of Port Colborne, its officers, officials, employees or agents for or in respect of any loss, damage, injury or costs.

X May 1/25
Date

X

Signature of Owner

NIAGARA PENINSULA CONSERVATION AUTHORITY

Pre-Screening Criteria

9.1 Is there land on the property identified in the Official Plan and / or Zoning By-law as "hazard lands"?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
9.2 Is there a watercourse or municipal drain on the property or within 15 metres of the property?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
9.3 Is the property located on or within 30 metres of the Lake Erie shoreline?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
9.4 Is there a valley slope on the property?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
9.5 Is there known localized flooding or a marsh / bog area on or within 30 metres of the property?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
9.6 Is the property on a Regional Road?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown

AUTHORIZATIONS

SIGNATURE OF APPLICANT(S)

X meely 6/25
Date

X [Signature]
Signature of Applicant(s)

Please note:

If the applicant is not the owner of the subject land or there is more than one owner, written authorization of the owner(s) is required (Complete Form 1) indicating that the applicant is authorized to make application.

I/We Dagmar Stanley
Of the City/Town/Township of Fonthill
In the County/District/Regional Municipality of Niagara

solemnly declare that all the statements contained in this application are true, and I/we make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

DECLARED before me at the

City of Port Colborne
In the Region of Niagara
This 6th day of May
20 25

Taya Hope Taraba, a Commissioner, etc.,
A Commissioner, etc. Province of Ontario, for the Corporation
Taya Taraba of the City of Port Colborne.
Expires January 31, 2027.

TO BE SIGNED IN THE PRESENCE OF A
COMMISSIONER FOR TAKING AFFIDAVITS

X [Signature]

Dagmar Stanley
Signature of applicant(s), solicitor, or authorized

Personal information collected on this application will become part of a public record. Any questions regarding this collection should be directed to the City Clerk at 66 Charlotte Street, Port Colborne, Ontario L3K 3C8 (905) 835-2900 Ext. 106.

POSTING OF PUBLIC HEARING SIGN

A public hearing sign is required to be posted by all applicants or agents on each property under application. A sign will be made available to you after review of your application, and you are required to post each sign in a prominent location on the subject property. The sign should be placed so that it is legible from the roadway.

Each sign must remain posted a minimum of 14 days prior to the hearing, until the day following the hearing. Should a sign go missing or become damaged or illegible please contact the Secretary-Treasurer as soon as possible to request a replacement sign. Failure to post the sign as required may result in deferral of your application(s).

Please note that an affidavit must also be signed and commissioned in the presence of a Commissioner of Oaths. This can be done at City Hall AFTER the signs have been posted.

I/We Deepra Stanley am/are the owner(s) of the land subject to this application for Consent and I/We agree to post the required sign(s) a minimum of 14 days prior to the hearing and will remain posted, and replaced, if necessary, until the day following the hearing.

X

Signature of Owner/Agent

X

Date

X

Signature of Owner/Agent

X

Date

PERMISSION TO ENTER

I/We Deepra Stanley am/are the owner(s) of the land subject to this application for Consent and I/We authorize the members of the Committee of Adjustment and the City of Port Colborne Planning Staff to enter onto the property for the purpose of evaluating the merits of the application(s).

Please note that the Committee should not be contacted by members of the public. Any comments, questions or concerns should be addressed through the Planning Division.

X

Signature of Owner

X

Date



PORT COLBORNE

DEVELOPMENT AND GOVERNMENT RELATIONS DEPARTMENT

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING Minor Variance Application File No. A11-25-PC

IN THE MATTER OF the *Planning Act, R.S.O., 1990, c.P.13*, as amended, and section 2.8.1 (a) (ii) and section 2.8.2 (c) of the City of Port Colborne Zoning By-law 6575/30/18, as amended;

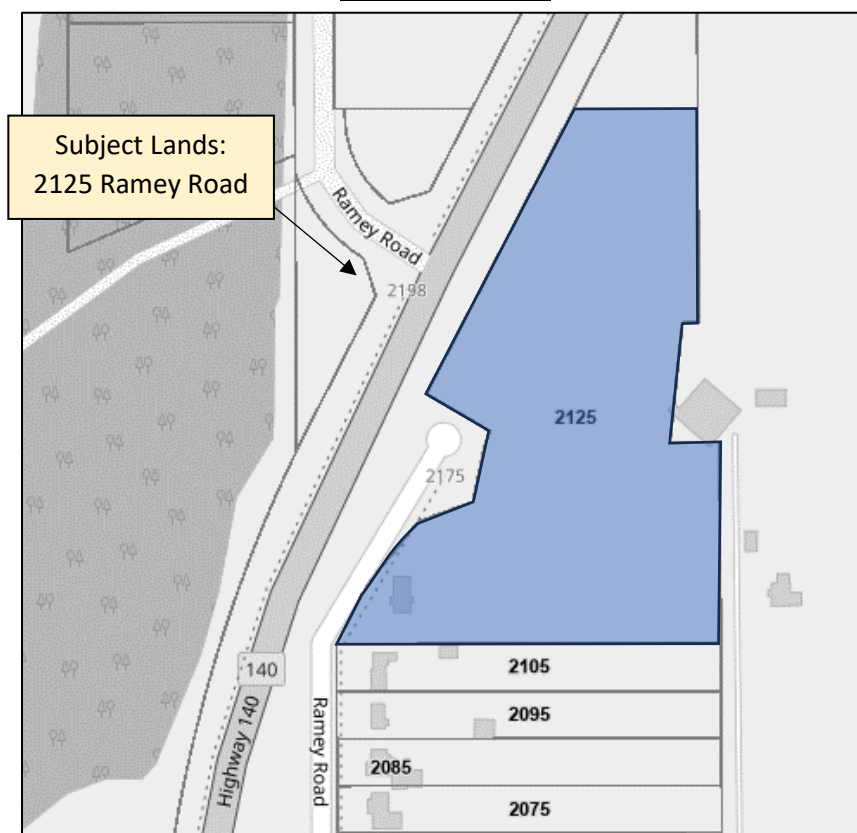
AND IN THE MATTER OF the lands legally known as Concession 3, Part of Lot 24, in the City of Port Colborne, located in the Agricultural (A) zone, municipally known as 2125 Ramey Road;

AND IN THE MATTER OF AN APPLICATION by the owners, Dale and Kylie Thompson, 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 new accessory building, notwithstanding the following:

1. That an accessory building height of 11m be permitted, whereas a maximum of 6m is permitted.
2. That a lot coverage of 4% for an accessory building be permitted, whereas a maximum of 1% is permitted.

Explanatory Relief from the Zoning By-law: The applicant is requesting permission to increase the height and lot coverage of a future accessory building on the property. Due to surpassing the maximum height and lot coverage 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. More information, such as a higher resolution PDF version of the sketch, can be requested through the Secretary-Treasurer.

LOCATION MAP



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

Date: June 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's report may be available for public inspection by **Friday, June 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, June 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.

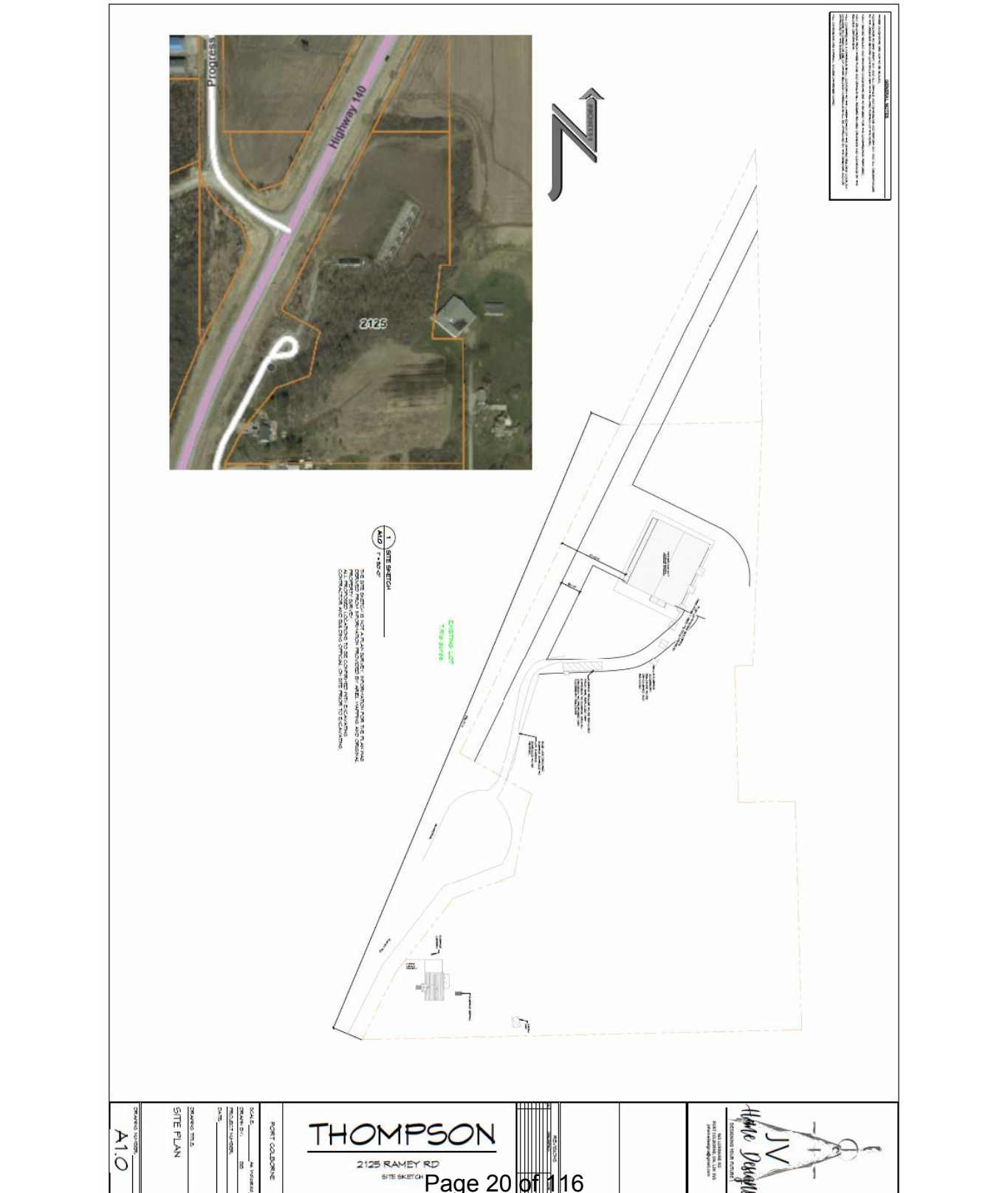
order of the Committee of Adjustment,

Taya Taraba

Taya Taraba
Secretary-Treasurer

Date of Mailing: May 23, 2025

SKETCH



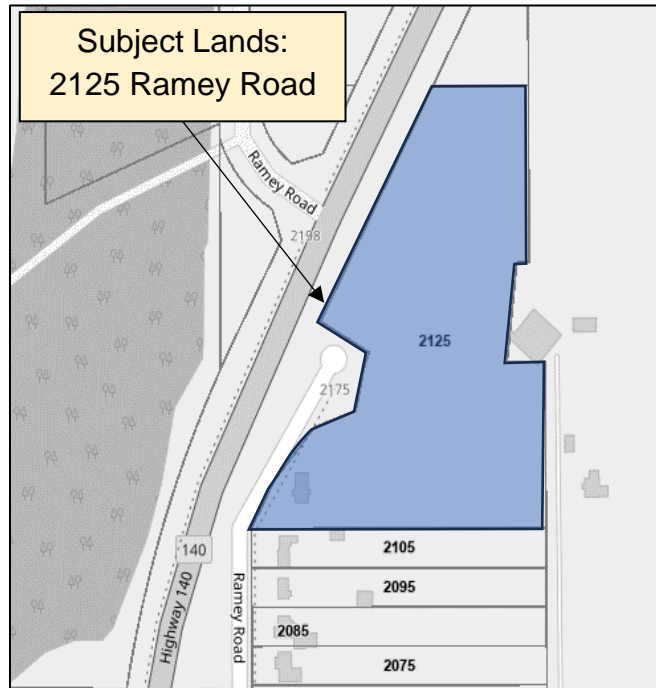
Development and Government Relations

Planning Division Report

June 6, 2025

Secretary-Treasurer
Port Colborne Committee of Adjustment
66 Charlotte Street
Port Colborne, ON L3K 3C8

Re: Application for Minor Variance
File No. A11-25-PC
Concession 3, Part of Lot 24
2125 Ramey Road
Owner(s): Dale and Kylie
Thompson



Proposal

The purpose of this minor variance application is to request that an accessory building height of 11 metres be permitted, whereas a maximum of 6 metres is permitted; and that an accessory lot coverage of 2.3% be permitted, whereas sections 2.8.2 (c) and 17.4 (a) of [Zoning By-law 6575/30/18](#) permit a maximum accessory lot coverage of 1% for accessory structures on properties within the Agricultural (A) zone. This minor variance application has been submitted to facilitate the construction of a storage barn on the subject property.

Surrounding Land Uses and Zoning

The subject lands are primarily within the Agricultural (A) zone, with a portion of the property to the southwest in the Agricultural Residential (AR) zone. The parcels surrounding the subject lands are in the A zone to east; A and AR to the north, with a parcel to the northwest also having an Environmental Conservation (EC) overlay to the southwest; and Gateway Industrial (GI) zone with an EC overlay to the north and west. The surrounding uses consist of detached dwellings to the south, agricultural lands to the north and east, and an industrial use to the west.

Environmentally Sensitive Areas

The subject property contains Other Woodlands as identified by the Niagara Official Plan (NOP) Natural Environment System (NES). Table 3-2 *Minimum Prescribed Buffer to a Natural Heritage Feature* outlines a buffer distance of 10 metres for Other Woodland features. The proposed development is not located within the Other Woodland feature is proposed to be located approximately 22 metres from the dripline of the Other Woodland feature.

Public Comments

Notice was circulated on May 23, 2025, to properties within 60 metres of the subject lands, in accordance with the *Planning Act*. As of June 6, 2025, no comments from the public have been received.

Agency Comments

Notice of the application was circulated on May 16, 2025, to internal City departments and external agencies. As of June 6, 2025, the following comments have been received.

Drainage Superintendent	No objections.
Fire Department	No objections.
Development Engineering	No objections.
Niagara Region – Private Servicing	No objections.

Discussion

For a minor variance application to be approved, it must meet the four-part test outlined under section 45 (1) of the *Planning Act*. An analysis of the four tests follows.

Variance 1: That a maximum accessory lot coverage of 2.3% be permitted, whereas sections 2.8.2 (c) and 17.4 (a) of the Zoning By-law permit a maximum accessory lot coverage of 1% for accessory buildings on properties within the Agricultural (A) zone.

Is the variance minor in nature?

The requested increase in the maximum accessory lot coverage is minor in nature. The accessory structure is proposed to be sited closer to the industrial parcels towards the northwest, where the larger structure is unlikely to cause negative impacts as larger buildings already exist to the west of Highway 140. The increased size of the structure will be mitigated by the woodland in the centre of the parcel, which will provide a landscaped buffer between the structure and the existing residential uses to the east and south of the

property. Given that the land uses surrounding the location of the proposed accessory building are primarily industrial and agricultural, while more sensitive land uses are set a minimum of 65 metres away, there are no anticipated compatibility concerns that may result from the increased accessory lot coverage.

Is the variance desirable for the appropriate development or use of the land, building, or structure?

The requested increase in the maximum accessory lot coverage is desirable for the appropriate development of the subject lands, as the increased coverage will provide additional useable storage space to support the agricultural use of the subject lands. The proposed development will make more efficient use of the available space at the northern portion of this parcel, which currently features 6 buildings previously used as dog kennels and an unused trailer that are all proposed to be removed. The requested variance will help facilitate the removal of these unused buildings, which will improve the usability and aesthetic value of the subject lands.

Does the application maintain the general intent and purpose of the Zoning By-law?

This application maintains the general intent and purpose of the Zoning By-law. The intent of the maximum accessory lot coverage provision is to prevent the overdevelopment of a lot with accessory buildings, while ensuring accessory structures remain accessory to the primary use of the lot. The proposed development maintains the general intent and purpose of this provision as the lot is large enough to accommodate a building of this size without appearing overdeveloped. The accessory building, while proposed to be larger than the existing dwelling, is sited much further north of the frontage and access from Ramey Road than the dwelling. This distance from the primary entrance into the property ensures the dwelling will maintain its status as the primary use of the lot.

Does the application maintain the general intent and purpose of the Official Plan?

This application maintains the general intent and purpose of the City of Port Colborne Official Plan (OP). The subject lands are within the Agricultural designation in the OP. Accessory buildings that support agricultural uses are permitted in the Agricultural designation.

Variance 2: That an accessory building height of 11 metres be permitted, whereas 6 metres is permitted.

This variance is not required to facilitate the proposed development. Planning staff note that section 2.15.2 (a) of the Zoning By-law provides:

The height regulations of this By-law shall not apply to antennas, barns, chimneys, communication towers, elevator enclosures, flag poles, roof top mechanical equipment, silos, skylights, solar panels, spires, water tanks, or windmills.

Given that the subject property is in the Agricultural zone, the proposed accessory building would be supporting an agricultural use. The definition of “Agriculture Use” permits a range of agricultural uses, as well as “associated on-farm buildings and structures.” Planning staff understand the proposed building qualifies as a “barn,” which makes it exempt from the 6 metre accessory building height restriction.

Recommendation

Given the information above, Planning staff recommend application A11-25-PC be **granted** for the following reasons:

1. **The application is minor in nature.**
2. **It is desirable for the appropriate development of the land.**
3. **It maintains the general intent and purpose of the Zoning By-law.**
4. **It maintains the general intent and purpose of the Official Plan.**

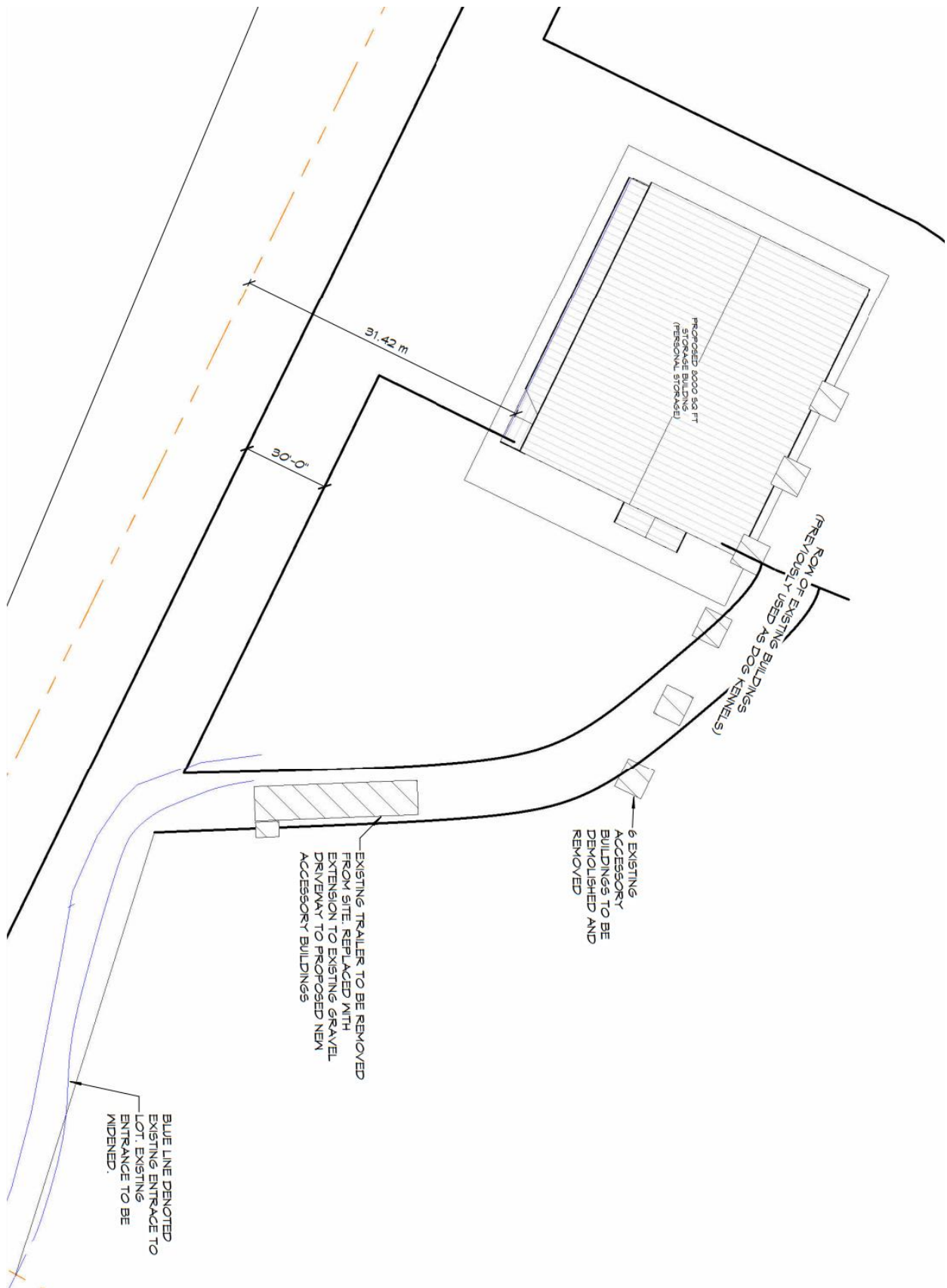
Respectfully submitted,

Diana Vasu
Planner

Appendix A

A close-up of the proposed accessory building is on the next page.





GENERAL NOTES

-THESE DOCUMENTS ARE NOT TO BE SCALED.

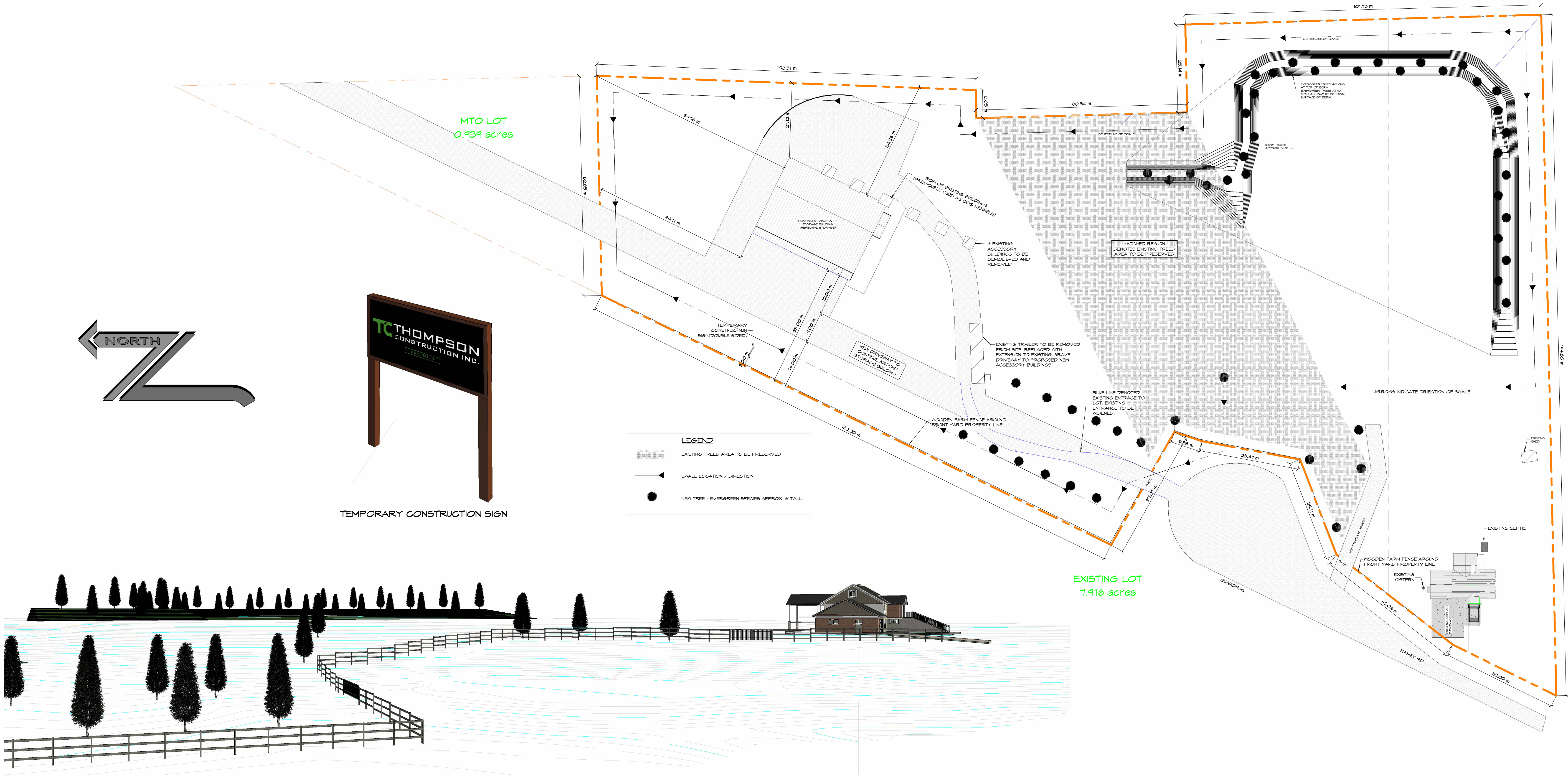
-CONTRACTOR TO SITE VERIFY ANY AND ALL DETAILS AND DIMENSIONS AND REPORT ANY AND ALL DISCREPANCIES TO THE DESIGNER BEFORE COMMENCING WITH THAT RELATED PORTION OF THE WORK.

-ONLY SIGNED SEALED AND STAMPED DOCUMENTS ARE TO BE USED FOR THE CONSTRUCTION PURPOSED.

-ANY DEVIATIONS FROM THESE PLANS AND DETAILS WILL REQUIRE REVISED DRAWINGS AND CLEARANCE BY THE BUILDING DEPARTMENT.

-ALL CONSTRUCTION & MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE ONTARIO BUILDING CODE ANY CHANGES TO DESIGN OR USE OF OTHER BUILDING MATERIALS SHALL BE APPROVED BY THE DESIGNER AND/OR APPROVED BY THE ENGINEER.

-ALL DIMENSIONS ARE IMPERIAL, UNLESS OTHERWISE NOTED.



1 SITE PLAN
A1.0 1" = 50'-0"

THE SITE SKETCH IS NOT A PLAN SURVEY. INFORMATION FOR THE PLAN WAS DERIVED FROM INFORMATION PROVIDED BY ARIEL MAPPING AND ORIGINAL PROPERTY SURVEY. ALL PROPOSED LOCATIONS TO BE CONFIRMED WITH EXCAVATING CONTRACTOR AND BUILDING OFFICIAL ON SITE PRIOR TO EXCAVATING.

JV Home Designs
DESIGNING YOUR FUTURE

960 LORRAINE RD
PORT COLBORNE, ON, L3K 5V3
jvhomedesigns@gmail.com

REVISIONS		
NO.	DESCRIPTION	DATE

THOMPSON

2125 RAMEY RD
SITE PLAN

PORT COLBORNE

SCALE: As indicated

DRAWN BY: BB

PROJECT NUMBER:

DATE:

DRAWING TITLE:

SITE PLAN

DRAWING NUMBER:

A1.0

GENERAL NOTES

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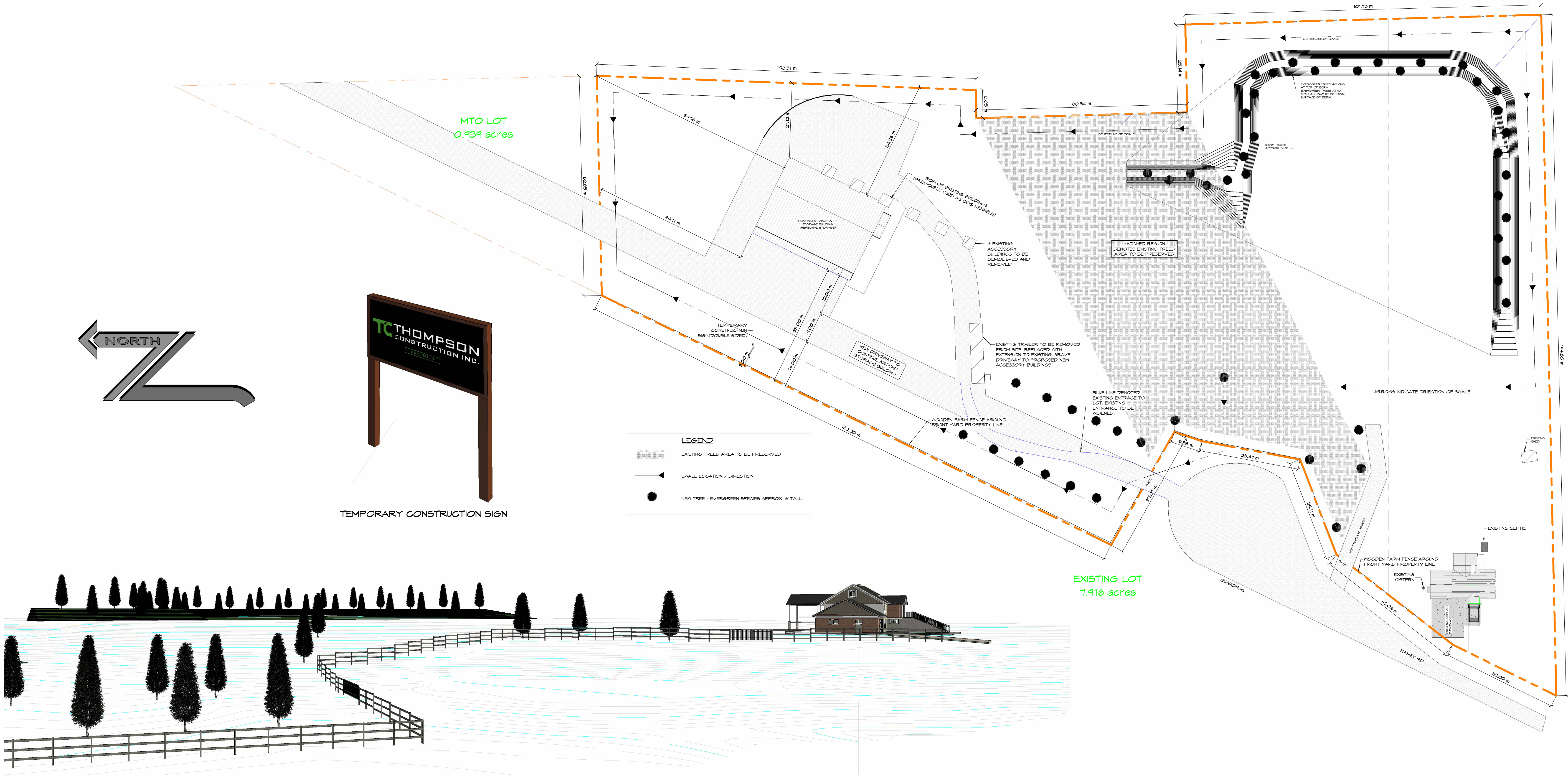
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jvhomedesigns@gmail.com

REVISIONS		
NO.	DESCRIPTION	DATE

THOMPSON

2125 RAMEY RD
SITE PLAN

PORT COLBORNE

SCALE: As indicated

DRAWN BY: BB

PROJECT NUMBER:

DATE:

DRAWING TITLE:

SITE PLAN

DRAWING NUMBER:

A1.0

Via Email Only

May 29, 2025

Our File: PLMV202401935

Taya Taraba
Secretary-treasurer, Committee of Adjustment
City of Port Colborne
66 Charlotte Street
Port Colborne, ON, L3K 3C8

Dear Ms. Taraba,

Re: Regional Comments
Proposed Minor Variance Application
Applicant: Dale & Kylie Thompson
Town File : A11-25-PC
Location: 2125 Ramey Road, City of Port Colborne

Private Sewage System Review

The proposal is to permit an accessory building height of 11m, whereas a maximum of 6m is permitted as well as permit the lot coverage of 4% for an accessory building, whereas a maximum of 1% is permitted.

No record was found for the existing sewage system servicing the property. A septic permit was issued by our department in July 2024 to service the newly renovated dwelling. The proposed class 4 sewage system is to be located along the south property line.

As proposed the location of the accessory structure meets all required setbacks by the Ontario Building Code to the approved septic system. The property contains enough useable area for the installation of a new class 4 sewage system. As per the plans submitted the accessory building is not to include any living space or plumbing.

Therefore, our department has no objections to the minor variance application as submitted given that the applicant installs the new class 4 sewage system as it is permitted.

Sincerely,



Devon Haluka, BCIN #121472
Private Sewage System Inspector

Planning and Development Services

- THESE DOCUMENTS ARE NOT TO BE SCALED.

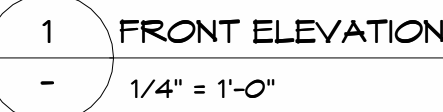
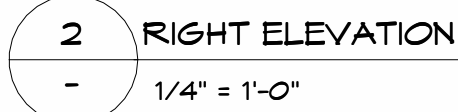
- CONTRACTOR TO SITE VISIT ANY AND ALL DETAILS AND DIMENSIONS AND REPORT ANY AND ALL DISCREPANCIES TO THE DESIGNER BEFORE COMMENCING WITH THAT RELATED PORTION OF THE WORK.

- ONLY SIGNED SEALED AND STAMPED DOCUMENTS ARE TO BE USED FOR THE CONSTRUCTION PURPOSED.

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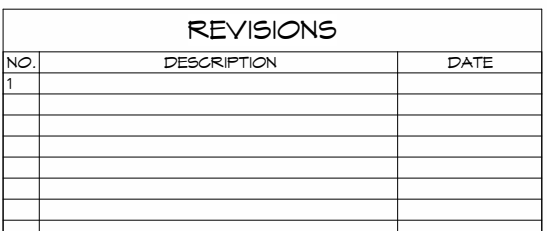


2125 RAMEY RD, PORT COLBORNE, ON

1. CONTRACTOR TO VERIFY ALL EXISTING GRADES ON SITE.
2. TOP OF FOUNDATION TO FINISHED GRADE TO BE A MIN. 6" AND SLOPE AWAY FROM HOUSE.
3. ALL EXTERIOR FINISHES, DETAILS, COLORS, AND STYLES TO BE CONFIRMED BY HOME OWNER.
4. CONTRACTOR TO CONFIRM STYLE OF WINDOWS AND DOORS PRIOR TO COMMENCEMENT OF WORK.
5. PROVIDE "ICE AND WATER SHED" LAYER OVER ROOF SLOPES OF 3/12 AND LESS, AND ALL VALLEYS.
6. ALL TRANSOM HEIGHTS TO BE CONFIRMED BY WINDOW MANUFACTURER.

CONVERSION FACTORS		
RELATING TERMS		
LINEAR	METRIC - DIMENSION	IMPERIAL - NOMINAL DIMENSIONS
1/8" BORE	10.5 x 10 mm	2 x 2 x 1/8"
1/4" BORE	12.5 x 12 mm	2 x 2 x 1/4"
3/8" BORE	15.0 x 16 mm	2 x 2 x 3/8"
1/2" BORE	18.0 x 20 mm	2 x 2 x 1/2"
5/8" BORE	22.0 x 24 mm	2 x 2 x 5/8"
3/4" BORE	25.0 x 28 mm	2 x 2 x 3/4"
1" BORE	30.0 x 32 mm	2 x 2 x 1"
1 1/4" BORE	35.0 x 38 mm	2 x 2 x 1 1/4"
1 1/2" BORE	40.0 x 42 mm	2 x 2 x 1 1/2"
2" BORE	50.0 x 52 mm	2 x 2 x 2"
2 1/2" BORE	63.0 x 65 mm	2 x 2 x 2 1/2"
3" BORE	75.0 x 78 mm	2 x 2 x 3"
3 1/2" BORE	90.0 x 92 mm	2 x 2 x 3 1/2"
4" BORE	100.0 x 102 mm	2 x 2 x 4"
4 1/2" BORE	113.0 x 115 mm	2 x 2 x 4 1/2"
5" BORE	125.0 x 128 mm	2 x 2 x 5"
5 1/2" BORE	140.0 x 142 mm	2 x 2 x 5 1/2"
6" BORE	150.0 x 152 mm	2 x 2 x 6"
6 1/2" BORE	165.0 x 168 mm	2 x 2 x 6 1/2"
7" BORE	175.0 x 178 mm	2 x 2 x 7"
7 1/2" BORE	190.0 x 192 mm	2 x 2 x 7 1/2"
8" BORE	200.0 x 202 mm	2 x 2 x 8"
8 1/2" BORE	215.0 x 218 mm	2 x 2 x 8 1/2"
9" BORE	225.0 x 228 mm	2 x 2 x 9"
9 1/2" BORE	240.0 x 242 mm	2 x 2 x 9 1/2"
10" BORE	250.0 x 252 mm	2 x 2 x 10"
10 1/2" BORE	265.0 x 268 mm	2 x 2 x 10 1/2"
11" BORE	275.0 x 278 mm	2 x 2 x 11"
11 1/2" BORE	290.0 x 292 mm	2 x 2 x 11 1/2"
12" BORE	300.0 x 302 mm	2 x 2 x 12"
12 1/2" BORE	315.0 x 318 mm	2 x 2 x 12 1/2"
13" BORE	325.0 x 328 mm	2 x 2 x 13"
13 1/2" BORE	340.0 x 342 mm	2 x 2 x 13 1/2"
14" BORE	350.0 x 352 mm	2 x 2 x 14"
14 1/2" BORE	365.0 x 368 mm	2 x 2 x 14 1/2"
15" BORE	375.0 x 378 mm	2 x 2 x 15"
15 1/2" BORE	390.0 x 392 mm	2 x 2 x 15 1/2"
16" BORE	400.0 x 402 mm	2 x 2 x 16"
16 1/2" BORE	415.0 x 418 mm	2 x 2 x 16 1/2"
17" BORE	425.0 x 428 mm	2 x 2 x 17"
17 1/2" BORE	440.0 x 442 mm	2 x 2 x 17 1/2"
18" BORE	450.0 x 452 mm	2 x 2 x 18"
18 1/2" BORE	465.0 x 468 mm	2 x 2 x 18 1/2"
19" BORE	475.0 x 478 mm	2 x 2 x 19"
19 1/2" BORE	490.0 x 492 mm	2 x 2 x 19 1/2"
20" BORE	500.0 x 502 mm	2 x 2 x 20"
20 1/2" BORE	515.0 x 518 mm	2 x 2 x 20 1/2"
21" BORE	525.0 x 528 mm	2 x 2 x 21"
21 1/2" BORE	540.0 x 542 mm	2 x 2 x 21 1/2"
22" BORE	550.0 x 552 mm	2 x 2 x 22"
22 1/2" BORE	565.0 x 568 mm	2 x 2 x 22 1/2"
23" BORE	575.0 x 578 mm	2 x 2 x 23"
23 1/2" BORE	590.0 x 592 mm	2 x 2 x 23 1/2"
24" BORE	600.0 x 602 mm	2 x 2 x 24"
24 1/2" BORE	615.0 x 618 mm	2 x 2 x 24 1/2"
25" BORE	625.0 x 628 mm	2 x 2 x 25"
25 1/2" BORE	640.0 x 642 mm	2 x 2 x 25 1/2"
26" BORE	650.0 x 652 mm	2 x 2 x 26"
26 1/2" BORE	665.0 x 668 mm	2 x 2 x 26 1/2"
27" BORE	675.0 x 678 mm	2 x 2 x 27"
27 1/2" BORE	690.0 x 692 mm	2 x 2 x 27 1/2"
28" BORE	700.0 x 702 mm	2 x 2 x 28"
28 1/2" BORE	715.0 x 718 mm	2 x 2 x 28 1/2"
29" BORE	725.0 x 728 mm	2 x 2 x 29"
29 1/2" BORE	740.0 x 742 mm	2 x 2 x 29 1/2"
30" BORE	750.0 x 752 mm	2 x 2 x 30"
30 1/2" BORE	765.0 x 768 mm	2 x 2 x 30 1/2"
31" BORE	775.0 x 778 mm	2 x 2 x 31"
31 1/2" BORE	790.0 x 792 mm	2 x 2 x 31 1/2"
32" BORE	800.0 x 802 mm	2 x 2 x 32"
32 1/2" BORE	815.0 x 818 mm	2 x 2 x 32 1/2"
33" BORE	825.0 x 828 mm	2 x 2 x 33"
33 1/2" BORE	840.0 x 842 mm	2 x 2 x 33 1/2"
34" BORE	850.0 x 852 mm	2 x 2 x 34"
34 1/2" BORE	865.0 x 868 mm	2 x 2 x 34 1/2"
35" BORE	875.0 x 878 mm	2 x 2 x 35"
35 1/2" BORE	890.0 x 892 mm	2 x 2 x 35 1/2

- SNOW LOAD = 2.3 kPa (48.1 psf)
- RAIN LOAD = 0.4 kPa (8.4 psf)
- HOURLY WIND PRESSURE (1/50) = 0.46 kPa
- DEAD LOAD = 0.20 kPa (4.2 psf)

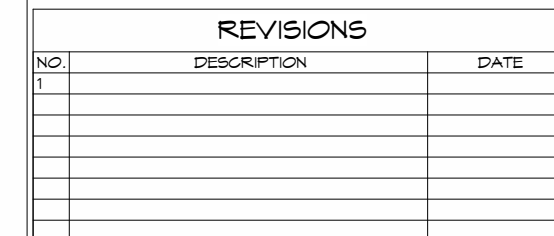
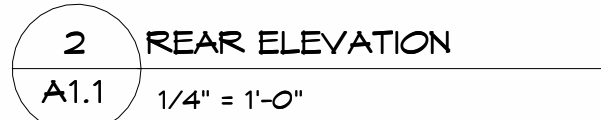


STORAGE BUILDING
2125 RAMEY RD, PORT COLBORNE, ON

—

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- ALL DIMENSIONS ARE IMPERIAL, UNLESS OTHERWISE NOTED.	

- SNOW LOAD = 2.3 kPa (48.1 psf)
- RAIN LOAD = 0.4 kPa (8.4 psf)
- HOURLY WIND PRESSURE (1/50) = 0.46 kPa
- DEAD LOAD = 0.20 kPa (4.2 psf)



STORAGE BUILDING
2125 RAMEY RD, PORT COLBORNE, ON

SCALE: $1/4" = 1'-0"$

DRAWN BY: BB

PROJECT NUMBER:

DATE:

DRAWING NUMBER:
A1.1



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SYMBOL LEGEND

INTERCONNECTED SMOKE ALARM & CO2 DETECTOR, SMOKE ALARMS TO HAVE A 1 DAY BATTERY BACKUP (4.10.14)

RANGEHOOD WITH EXHAUST FAN TO OUTSIDE

EXHAUST FAN TO OUTSIDE

DRAIN WATER HEAT RECOVERY UNIT AS PER 58-12, 3.1.1.1(22)

ELECTRIC VEHICLE CHARGING STATION AS PER O.B.C. 134.4.1(3)

FROST-PROOF AUTOMATIC SELF-DRAINING FILL HYDRANTS

GENERAL FOUNDATION NOTES:

1. CONTRACTOR TO VERIFY ALL EXISTING GRADES ON SITE.

2. TOP OF FOUNDATION TO FINISHED GRADE TO BE A MIN. 6" AND SLOPE AWAY FROM BUILDING.

3. ALL FOOTINGS TO BEAR ON NATIVE UNDISTURBED SOIL AND BE A MINIMUM 4'-0" BELOW FINISHED GRADE. SOIL BEARING CAPACITY TO BE A MINIMUM OF 2000 PSF.

4. REMOVE ALL TOP-SOIL AND ORGANIC MATERIAL PRIOR TO EXCAVATION.

5. ALL PRE-ENGINEERED WOOD, HEADERS, BEAMS, COLUMNS, AND FLOOR IS TO BE SIZED BY SUPPLIER.

6. ALL BASEMENT WINDOWS ARE TO BE "POURED IN PLACE".

7. WINDOW WELLS MAY BE REQUIRED DUE TO FINAL GRADE, BUILDER TO CONFIRM ON SITE.

8. ALL INTERIOR & EXTERIOR STAIRS TO CONFORM WITH O.B.C. 95.2.2 MIN. HEADROOM TO BE 6'-8" MEASURED FROM EDGE OF NOSE TO CEILING.

9. ALL CONCRETE TO HAVE ULTIMATE COMPRESSIVE STRENGTH @ 28 DAYS OF:

35 MPa FOR FOOTINGS AND WALLS

32 MPa FOR GARAGE FLOORS AND ALL EXTERIOR CONCRETE WITH 5%-5% AIR ENTRAINMENT.

CONVERSION FACTORS		
FRAMING TUBS		
US/EUROPEAN	IMPERIAL	METRIC
1/8"	3.175 mm	3.175
1/4"	6.350 mm	6.35
3/8"	9.525 mm	9.53
1/2"	12.700 mm	12.7
5/8"	15.875 mm	15.88
3/4"	19.050 mm	19.05
7/8"	22.225 mm	22.23
1"	25.400 mm	25.4
1 1/8"	28.575 mm	28.58
1 1/4"	31.750 mm	31.75
1 3/8"	34.925 mm	34.93
1 1/2"	38.100 mm	38.1
1 5/8"	41.275 mm	41.28
1 3/4"	44.450 mm	44.45
1 7/8"	47.625 mm	47.63
2"	50.800 mm	50.8
2 1/8"	53.975 mm	53.98
2 1/4"	57.150 mm	57.15
2 3/8"	60.325 mm	60.33
2 1/2"	63.500 mm	63.5
2 5/8"	66.675 mm	66.68
2 3/4"	69.850 mm	69.85
2 7/8"	73.025 mm	73.03
3"	76.200 mm	76.2
3 1/8"	79.375 mm	79.38
3 1/4"	82.550 mm	82.55
3 3/8"	85.725 mm	85.73
3 1/2"	88.900 mm	88.9
3 5/8"	92.075 mm	92.08
3 3/4"	95.250 mm	95.25
3 7/8"	98.425 mm	98.43
4"	101.600 mm	101.6
4 1/8"	104.775 mm	104.78
4 1/4"	107.950 mm	107.95
4 3/8"	111.125 mm	111.13
4 1/2"	114.300 mm	114.3
4 5/8"	117.475 mm	117.48
4 3/4"	120.650 mm	120.65
4 7/8"	123.825 mm	123.83
5"	127.000 mm	127
5 1/8"	130.175 mm	130.18
5 1/4"	133.350 mm	133.35
5 3/8"	136.525 mm	136.53
5 1/2"	139.700 mm	139.7
5 5/8"	142.875 mm	142.88
5 3/4"	146.050 mm	146.05
5 7/8"	149.225 mm	149.23
6"	152.400 mm	152.4
6 1/8"	155.575 mm	155.58
6 1/4"	158.750 mm	158.75
6 3/8"	161.925 mm	161.93
6 1/2"	165.100 mm	165.1
6 5/8"	168.275 mm	168.28
6 3/4"	171.450 mm	171.45
6 7/8"	174.625 mm	174.63
7"	177.800 mm	177.8
7 1/8"	180.975 mm	180.98
7 1/4"	184.150 mm	184.15
7 3/8"	187.325 mm	187.33
7 1/2"	190.500 mm	190.5
7 5/8"	193.675 mm	193.68
7 3/4"	196.850 mm	196.85
7 7/8"	199.925 mm	199.93
8"	203.100 mm	203.1
8 1/8"	206.275 mm	206.28
8 1/4"	209.450 mm	209.45
8 3/8"	212.625 mm	212.63
8 1/2"	215.800 mm	215.8
8 5/8"	218.975 mm	218.98
8 3/4"	222.150 mm	222.15
8 7/8"	225.325 mm	225.33
9"	228.500 mm	228.5
9 1/8"	231.675 mm	231.68
9 1/4"	234.850 mm	234.85
9 3/8"	238.025 mm	238.03
9 1/2"	241.200 mm	241.2
9 5/8"	244.375 mm	244.38
9 3/4"	247.550 mm	247.55
9 7/8"	250.725 mm	250.73
10"	253.900 mm	253.9
10 1/8"	257.075 mm	257.08
10 1/4"	260.250 mm	260.25
10 3/8"	263.425 mm	263.43
10 1/2"	266.600 mm	266.6
10 5/8"	269.775 mm	269.78
10 3/4"	272.950 mm	272.95
10 7/8"	276.125 mm	276.13
11"	279.300 mm	279.3
11 1/8"	282.475 mm	282.48
11 1/4"	285.650 mm	285.65
11 3/8"	288.825 mm	288.83
11 1/2"	292.000 mm	292
11 5/8"	295.175 mm	295.18
11 3/4"	298.350 mm	298.35
11 7/8"	301.525 mm	301.53
12"	304.700 mm	304.7
12 1/8"	307.875 mm	307.88
12 1/4"	311.050 mm	311.05
12 3/8"	314.225 mm	314.23
12 1/2"	317.400 mm	317.4
12 5/8"	320.575 mm	320.58
12 3/4"	323.750 mm	323.75
12 7/8"	326.925 mm	326.93
13"	330.100 mm	330.1
13 1/8"	333.275 mm	333.28
13 1/4"	336.450 mm	336.45
13 3/8"	339.625 mm	339.63
13 1/2"	342.800 mm	342.8
13 5/8"	345.975 mm	345.98
13 3/4"	349.150 mm	349.15
13 7/8"	352.325 mm	352.33
14"	355.500 mm	355.5
14 1/8"	358.675 mm	358.68
14 1/4"	361.850 mm	361.85
14 3/8"	365.025 mm	365.03
14 1/2"	368.200 mm	368.2
14 5/8"	371.375 mm	371.38
14 3/4"	374.550 mm	374.55
14 7/8"	377.725 mm	377.73
15"	380.900 mm	380.9
15 1/8"	384.075 mm	384.08
15 1/4"	387.250 mm	387.25
15 3/8"	390.425 mm	390.43
15 1/2"	393.600 mm	393.6
15 5/8"	396.775 mm	396.78
15 3/4"	399.950 mm	399.95
15 7/8"	403.125 mm	403.13
16"	406.300 mm	406.3
16 1/8"	409.475 mm	409.48
16 1/4"	412.650 mm	412.65
16 3/8"	415.825 mm	415.83
16 1/2"	419.000 mm	419
16 5/8"	422.175 mm	422.18
16 3/4"	425.350 mm	425.35
16 7/8"	428.525 mm	428.53
17"	431.700 mm	431.7
17 1/8"	434.875 mm	434.88
17 1/4"	438.050 mm	438.05
17 3/8"	441.225 mm	441.23
17 1/2"	444.400 mm	444.4
17 5/8"	447.575 mm	447.58
17 3/4"	450.750 mm	450.75
17 7/8"	453.925 mm	453.93
18"	457.100 mm	457.1
18 1/8"	460.275 mm	460.28
18 1/4"	463.450 mm	463.45
18 3/8"	466.625 mm	466.63
18 1/2"	469.800 mm	469.8
18 5/8"	472.975 mm	472.98
18 3/4"	476.150 mm	476.15
18 7/8"	479.325 mm	479.33
19"	482.500 mm	482.5
19 1/8"	485.675 mm	485.68
19 1/4"	488.850 mm	488.85
19 3/8"	492.025 mm	492.03
19 1/2"	495.200 mm	495.2
19 5/8"	498.375 mm	498.38
19 3/4"	501.550 mm	501.55
19 7/8"	504.725 mm	504.73
20"	507.900 mm	507.9
20 1/8"	511.075 mm	511.08
20 1/4"	514.250 mm	514.25
20 3/8"	517.425 mm	517.43
20 1/2"	520.600 mm	520.6
20 5/8"	523.775 mm	523.78
20 3/4"	526.950 mm	526.95
20 7/8"	530.125 mm	530.13
21"	533.300 mm	533.3
21 1/8"	536.475 mm	536.48
21 1/4"	539.650 mm	539.65
21 3/8"	542.825 mm	542.83
21 1/2"	546.000 mm	546
21 5/8"	549.175 mm	549.18
21 3/4"	552.350 mm	552.35
21 7/8"	555.525 mm	555.53
22"	558.700 mm	558.7
22 1/8"	561.875 mm	561.88
22 1/4"	565.050 mm	565.05
22 3/8"	568.225 mm	568.23
22 1/2"	571.400 mm	571.4
22 5/8"	574.575 mm	574.58
22 3/4"	577.750 mm	577.75
22 7/8"	580.925 mm	580.93
23"	584.100 mm	584.1
23 1/8"	587.275 mm	587.28
23 1/4"	590.450 mm	590.45
23 3/8"	593.625 mm	593.63
23 1/2"	596.800 mm	596.8
23 5/8"	599.975 mm	599.98
23 3/4"	603.150 mm	603.15
23 7/8"	606.325 mm	606.33
24"	609.500 mm	609.5
24 1/8"	612.675 mm	612.68
24 1/4"	615.850 mm	615.85
24 3/8"	619.025 mm	619.03
24 1/2"	622.200 mm	622.2
24 5/8"	625.375 mm	625.38
24 3/4"	628.550 mm	628.55
24 7/8"	631.725 mm	631.73
25"	634.900 mm	634.9
25 1/8"	638.075 mm	638.08
25 1/4"	641.250 mm	641.25
25 3/8"	644.425 mm	644.43
25 1/2"	647.600 mm	647.6
25 5/8"	650.775 mm	650.78
25 3/4"	653.950 mm	653.95
25 7/8"	657.125 mm	657.13
26"	660.300 mm	660.3
26 1/8"	663.475 mm	663.48
26 1/4"	666.650 mm	666.65
26 3/8"	669.825 mm	669.83
26 1/2"	673.000 mm	673
26 5/8"	676.175 mm	676.18
26 3/4"	679.350 mm	679.35
26 7/8"	682.525 mm	682.53
27"	685.700 mm	685.7
27 1/8"	688.875 mm	688.88
27 1/4"	692.050 mm	692.05
27 3/8"	695.225 mm	695.23
27 1/2"	698.400 mm	698.4
27 5/8"	701.575 mm	701.58
27 3/4"	704.750 mm	704.75
27 7/8"	707.925 mm	707.93
28"	711.100 mm	711.1
28 1/8"	714.275 mm	714.28
28 1/4"	717.450 mm	717.45
28 3/8"	720.625 mm	720.63
28 1/2"	723.800 mm	723.8
28 5/8"	726.975 mm	726.98
28 3/4"	730.150 mm	730.15
28 7/8"	733.325 mm	733.33
29"	736.500 mm	736.5
29 1/8"	739.675 mm	739.68
29 1/4"	742.850 mm	742.85
29 3/8"	746.025 mm	746.03
29 1/2"	749.200 mm	749.2
29 5/8"	752.375 mm	752.38
29 3/4"	755.550 mm	755.55
29 7/8"	758.725 mm	758.73
30"	761.900 mm	761.9
30 1/8"	765.075 mm	765.08
30 1/4"	768.250 mm	768.25
30 3/8"	771.425 mm	771.43
30 1/2"	774.600 mm	774.6
30 5/8"	777.775 mm	777.78
30 3/4"	780.950 mm	780.95
30 7/8"	784.125 mm	784.13
31"	787.300 mm	787.3
31 1/8"	790.475 mm	790.48
31 1/4"	793.650 mm	793.65
31 3/8"	796.825 mm	796.83
31 1/2"	800.000 mm	800
31 5/8"	803.175 mm	803.18
31 3/4"	806.350 mm	806.35
31 7/8"	809.525 mm	809.53
32"	812.700 mm	812.7
32 1/8"	815.875 mm	815.88
32 1/4"	819.050 mm	819.05
32 3/8"	822.225 mm	822.23
32 1/2"	825.400 mm	825.4
32 5/8"	828.575 mm	828.58
32 3/4"	831.750 mm	831.75
32 7/8"	834.925 mm	834.93
33"	838.100 mm	838.1
33 1/8"	841.275 mm	841.28
33 1/4"	844.450 mm	844.45
33 3/8"	847.625 mm	847.63
33 1/2"	850.800 mm	850.8
33 5/8"	853.975 mm	853.98
33 3/4"	857.150 mm	857.15
33 7/8"	860.325 mm	860.33
34"	863.500 mm	863.5
34 1/8"	866.675 mm	866.68
34 1/4"	869.850 mm	869.85
34 3/8"	873.025 mm	873.03
34 1/2"	876.200 mm	876.2
34 5/8"	879.375 mm	879.38
34 3/4"	882.550 mm	882.55
34 7/8"	885.725 mm	885.73
35"	888.900 mm	888.9
35 1/8"	892.075 mm	892.08
35 1/4"	895.250 mm	895.25
35 3/8"	898.425 mm	898.43
35 1/2"	901.600 mm	901.6
35 5/8"	904.775 mm	904.78
35 3/4"	907.950 mm	907.95
35 7/8"	911.125 mm	911.13
36"	914.300 mm	914.3
36 1/8"	917.475 mm	917.48
36 1/4"	920.650 mm	920.65
36 3/8"	923.825 mm	923.83
36 1/2"	927.000 mm	927
36 5/8"	930.175 mm	930.18
36 3/4"	933.350 mm	933.35
36 7/8"	936.525 mm	936.53
37"	939.700 mm	939.7
37 1/8"	942.875 mm	942.88
37 1/4"	946.050 mm	946.05
37 3/8"	949.225 mm	949.23
37 1/2"	952.400 mm	952.4
37 5/8"	955.575 mm	955.58
37 3/4"	958.750 mm	958.75
37 7/8"	961.925 mm	961.93
38"	965.100 mm	965.1
38 1/8"	968.275 mm	968.28
38 1/4"	971.450 mm	971.45
38 3/8"	974.625 mm	974.63
38 1/2"	977.800 mm	977.8
38 5/8"	980.975 mm	980.98
38 3/4"	984.150 mm	984.15
38 7/8"	987.325 mm	987.33
39"	990.500 mm	990.5
39 1/8"	993.675 mm	993.68
39 1/4"	996.850 mm	996.85
39 3/8"	999.925 mm	999.93
39 1/2"	1003.100 mm	1003.1
39 5/8"	1006.275 mm	1006.28
39 3/4"	1009.450 mm	1009.45
39 7/8"	1012.625 mm	1012.63
40"	1015.800 mm	1015.8
40 1/8"	1018.975 mm	1018.98
40 1/4"	1022.150 mm	1022.15
40 3/8"	1025.325 mm	1025.33
40 1/2"	1028.500 mm	1028.5
40 5/8"	1031.675 mm	1031.68
40 3/4"	1034.850 mm	1034.85

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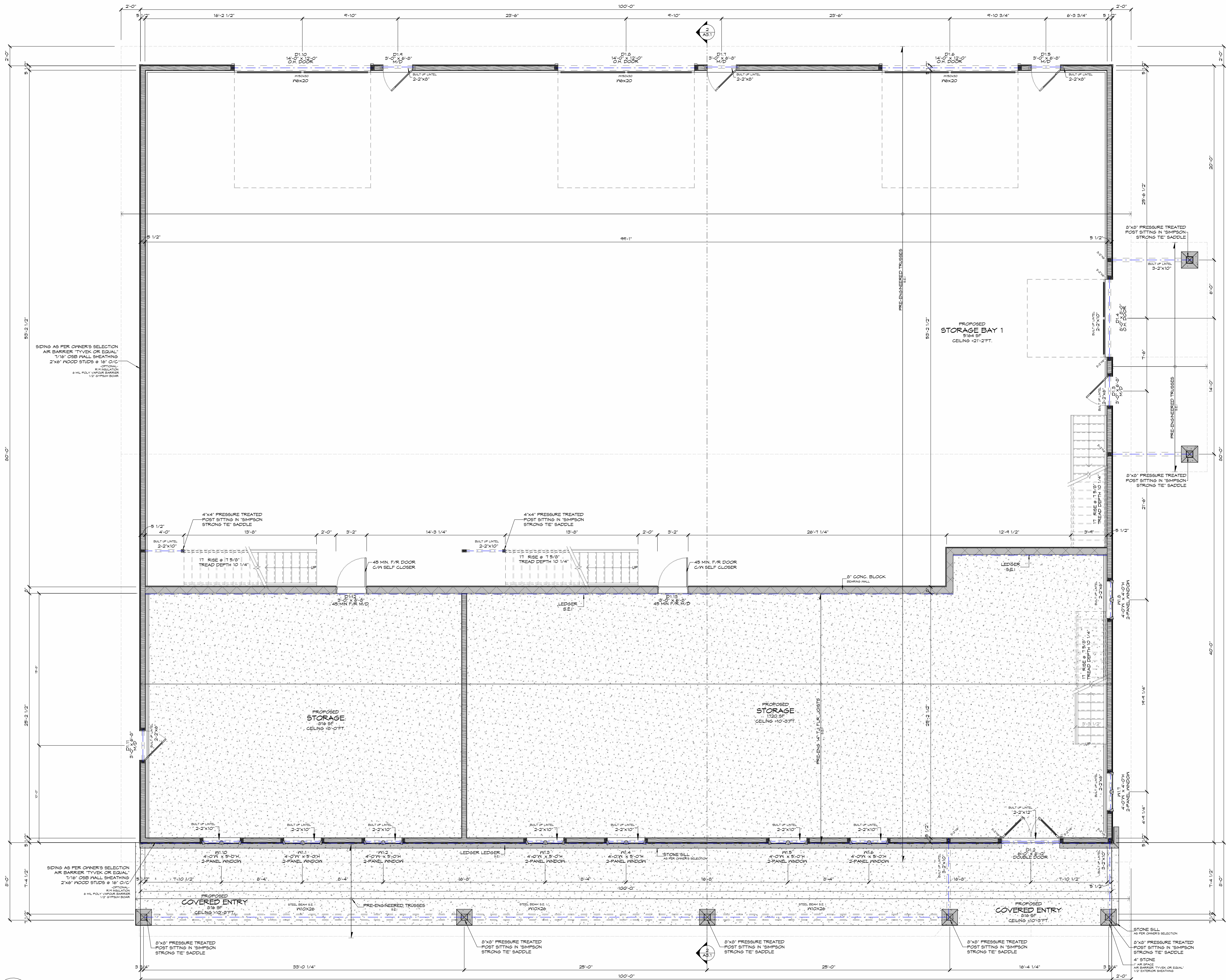
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- SYMBOL LEGEND
- INTERCONNECTED SMOKE ALARM & CO2 DETECTOR SMOKE ALARMS TO HAVE A 1 DAY BATTERY BACKUP (4.10.14)
 - RANSOMHOOD WITH EXHAUST FAN TO OUTSIDE
 - EXHAUST FAN TO OUTSIDE
 - DRAIN WATER HEAT RECOVERY UNIT AS PER 88-12.3.1.1 (22)
 - ELECTRIC VEHICLE CHARGING STATION AS PER 0.8.4.3.4.4 (15)
 - FROST-PROOF AUTOMATIC SELF-DRAINING WALL HYDRANTS

- GENERAL NOTES:
- ALL FLOOR FRAMING TO BE PRE-ENGINEERED FLOOR JOISTS PER SUPPLIER UNLESS NOTED OTHERWISE.
 - ALL ROOF FRAMING TO BE PRE-ENGINEERED ROOF TRUSSES PER SUPPLIER UNLESS NOTED OTHERWISE.
 - SEE SUPPLIER ENGINEERING DATA FOR ALL PRE-ENGINEERED ROOF, HEADERS, BEAMS COLUMNS, AND ROOF DS.
 - ROOF SUPPLIER TO PROVIDE UNTEL SUPPORT OVEROPENINGS WHERE ROOF TRUSS SPANS EXCEED 18'6" (55'-2") IN ACCORDANCE WITH CBC 4.23.12.3.
 - ALL EXTERIOR CONCRETE TO BE MINIMUM 32 MPa WITH 5% AIR ENTRAINMENT.
 - ALL INTERIOR & EXTERIOR STAIRS TO CONFORM WITH O.B.C. 48.2 AND HAVE A MINIMUM HEADROOM OF 8'-0" WITH DWELLING UNITS.
 - ALL HANDRAILS AND GUARDS TO BE INSTALLED AS PER O.B.C. 58-1 AND CONFORM WITH O.B.C. 48.1. TWO HANDRAILS ARE TO BE INSTALLED ON ALL STAIRS OVER 3'-7" WIDE.

DOOR SCHEDULE						
COUNT	MARK	FROM ROOM NAME	TO ROOM NAME	WIDTH	HEIGHT	LEVEL
1	D1.2	STORAGE	COVERED ENTRY	6'-0"	8'-0"	MAN FLOOR PLAN - T/O CONC. FLOOR
1	D1.3	STORAGE BAY 1	COVERED ENTRY	3'-0"	8'-0"	MAN FLOOR PLAN - T/O CONC. FLOOR
1	D1.4	STORAGE BAY 1	COVERED ENTRY	6'-0"	8'-0"	MAN FLOOR PLAN - T/O CONC. FLOOR
1	D1.5	STORAGE BAY 1	COVERED ENTRY	3'-0"	8'-0"	MAN FLOOR PLAN - T/O CONC. FLOOR
1	D1.6	STORAGE BAY 1	COVERED ENTRY	14'-0"	12'-0"	MAN FLOOR PLAN - T/O CONC. FLOOR
1	D1.7	STORAGE BAY 1	COVERED ENTRY	3'-0"	8'-0"	MAN FLOOR PLAN - T/O CONC. FLOOR
1	D1.8	STORAGE BAY 1	COVERED ENTRY	14'-0"	12'-0"	MAN FLOOR PLAN - T/O CONC. FLOOR
1	D1.9	STORAGE BAY 1	COVERED ENTRY	3'-0"	8'-0"	MAN FLOOR PLAN - T/O CONC. FLOOR
1	D1.10	STORAGE BAY 1	COVERED ENTRY	3'-0"	8'-0"	MAN FLOOR PLAN - T/O CONC. FLOOR
1	D1.11	STORAGE	COVERED ENTRY	3'-0"	8'-0"	MAN FLOOR PLAN - T/O CONC. FLOOR
1	D1.12	STORAGE	COVERED ENTRY	3'-0"	8'-0"	MAN FLOOR PLAN - T/O CONC. FLOOR
1	D1.13	STORAGE	COVERED ENTRY	3'-0"	8'-0"	MAN FLOOR PLAN - T/O CONC. FLOOR
1	D2.1	STORAGE BAY 1	STORAGE LOFT	3'-0"	8'-0"	T/O STORAGE LOFT FLOOR
1	D2.2	STORAGE BAY 1	STORAGE LOFT	3'-0"	8'-0"	T/O STORAGE LOFT FLOOR
1	D2.3	STORAGE BAY 1	STORAGE LOFT	3'-0"	8'-0"	T/O STORAGE LOFT FLOOR

WINDOW SCHEDULE						
MARK	FROM ROOM NAME	COUNT	WIDTH	HEIGHT	TYPE COMMENTS	LEVEL
W1.1	COVERED ENTRY	1	4'-0"	5'-0"	2 PANEL WINDOW	MAN FLOOR PLAN - T/O CONC. FLOOR
W1.2	COVERED ENTRY	1	4'-0"	5'-0"	2 PANEL WINDOW	MAN FLOOR PLAN - T/O CONC. FLOOR
W1.3	COVERED ENTRY	1	4'-0"	5'-0"	2 PANEL WINDOW	MAN FLOOR PLAN - T/O CONC. FLOOR
W1.4	COVERED ENTRY	1	4'-0"	5'-0"	2 PANEL WINDOW	MAN FLOOR PLAN - T/O CONC. FLOOR
W1.5	COVERED ENTRY	1	4'-0"	5'-0"	2 PANEL WINDOW	MAN FLOOR PLAN - T/O CONC. FLOOR
W1.6	COVERED ENTRY	1	4'-0"	5'-0"	2 PANEL WINDOW	MAN FLOOR PLAN - T/O CONC. FLOOR
W1.7	STORAGE	1	4'-0"	5'-0"	2 PANEL WINDOW	MAN FLOOR PLAN - T/O CONC. FLOOR
W1.8	STORAGE	1	4'-0"	5'-0"	2 PANEL WINDOW	MAN FLOOR PLAN - T/O CONC. FLOOR
W1.9	STORAGE	1	4'-0"	5'-0"	2 PANEL WINDOW	MAN FLOOR PLAN - T/O CONC. FLOOR
W1.10	STORAGE	1	4'-0"	5'-0"	2 PANEL WINDOW	MAN FLOOR PLAN - T/O CONC. FLOOR
W1.11	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.12	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.13	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.14	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.15	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.16	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.17	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.18	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.19	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.20	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.21	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.22	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.23	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.24	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.25	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.26	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.27	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.28	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.29	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.30	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.31	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.32	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.33	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.34	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.35	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.36	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.37	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.38	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.39	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.40	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.41	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.42	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.43	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.44	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.45	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.46	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.47	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.48	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.49	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.50	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.51	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.52	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.53	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.54	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.55	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.56	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.57	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.58	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.59	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.60	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.61	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.62	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.63	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.64	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.65	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.66	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.67	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.68	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.69	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.70	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.71	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.72	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.73	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.74	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.75	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.76	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.77	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.78	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.79	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.80	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.81	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.82	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.83	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.84	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.85	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.86	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.87	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.88	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.89	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.90	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.91	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.92	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.93	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.94	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.95	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.96	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.97	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.98	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.99	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W1.100	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR



1 MAIN FLOOR PLAN
A2.2 3/16" = 1'-0"

JV Home Designs
DESIGNING YOUR FUTURE

960 LORRAINE RD
PORT COLBORNE, ON, L3K 5V3
jvhomedesigns@gmail.com

REVISIONS		
NO	DESCRIPTION	DATE

THOMPSON
STORAGE BUILDING
2125 RAMEY RD, PORT COLBORNE, ON

PORT COLBORNE

SCALE: As indicated
DRAWN BY: BB
PROJECT NUMBER:
DATE:
DRAWING TITLE:
FIRST FLOOR PLAN
DRAWING NUMBER:
A2.2

GENERAL NOTES

-THESE DOCUMENTS ARE NOT TO BE SCALED.

-CONTRACTOR TO SITE VERIFY ANY AND ALL DETAILS AND DIMENSIONS AND REPORT ANY AND ALL DISCREPANCIES TO THE DESIGNER BEFORE COMMENCING WITH THAT RELATED PORTION OF THE WORK.

-ONLY SIGNED SEALED AND STAMPED DOCUMENTS ARE TO BE USED FOR THE CONSTRUCTION PURPOSED.

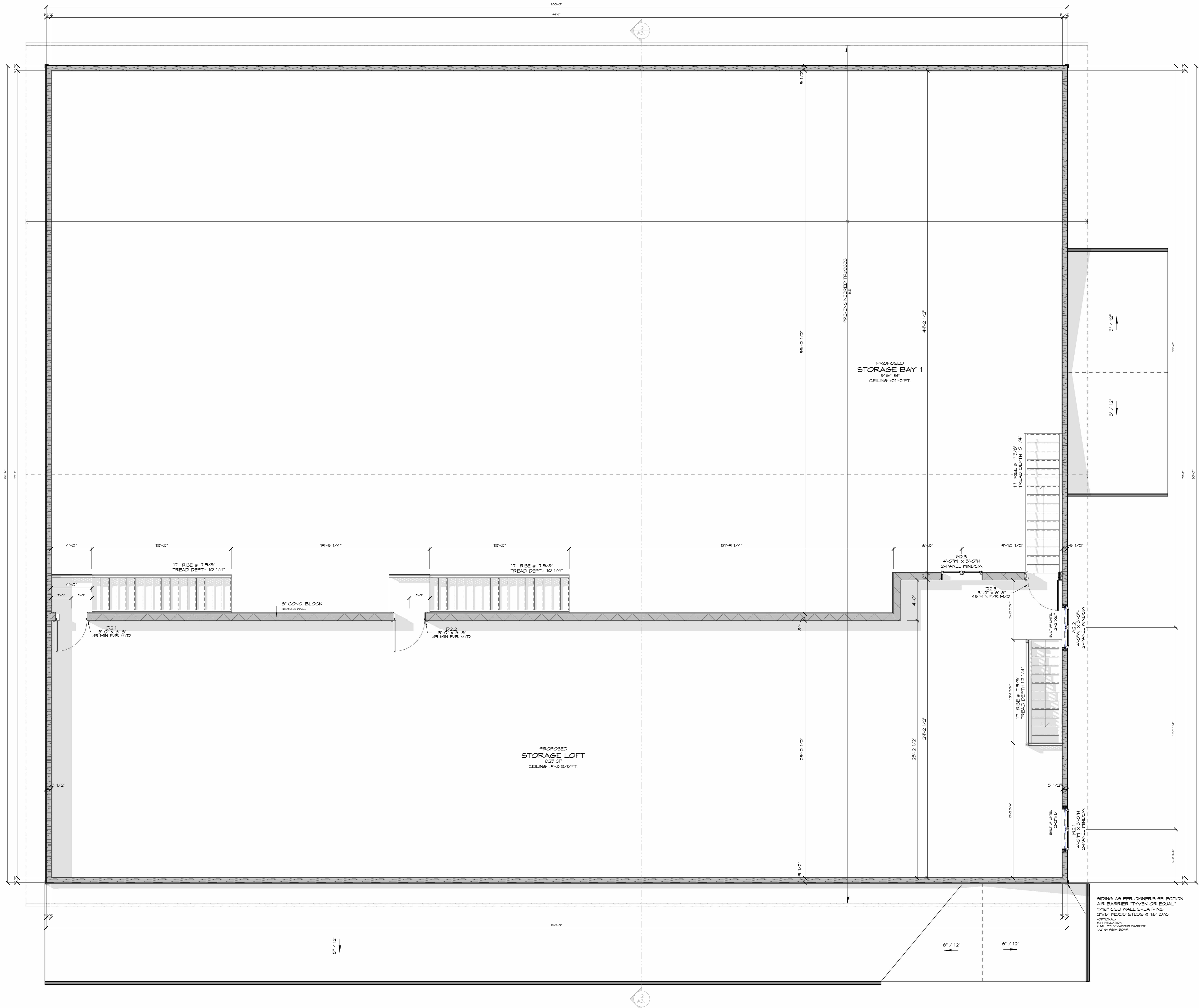
-ANY DEVIATIONS FROM THESE PLANS AND DETAILS WILL REQUIRE REVISED DRAWINGS AND CLEARANCE BY THE BUILDING DEPARTMENT.

-ALL CONSTRUCTION MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE ONTARIO BUILDING CODE/ANY CHANGES TO DESIGN OR USE OF OTHER BUILDING MATERIALS SHALL BE APPROVED BY THE DESIGNER AND/OR APPROVED BY THE ENGINEER.

-ALL DIMENSIONS ARE IMPERIAL, UNLESS OTHERWISE NOTED.

DOOR SCHEDULE						
COUNT	MARK	FROM: ROOM NAME	TO: ROOM NAME	WIDTH	HEIGHT	LEVEL
1	D12	STORAGE	COVERED ENTRY	6'-0"	8'-0"	MAIN FLOOR PLAN - T/O CONC. FLOOR
1	D13	STORAGE BAY 1		3'-0"	6'-0"	MAIN FLOOR PLAN - T/O CONC. FLOOR
1	D14	STORAGE BAY 1		3'-0"	6'-0"	MAIN FLOOR PLAN - T/O CONC. FLOOR
1	D15	STORAGE BAY 1		3'-0"	6'-0"	MAIN FLOOR PLAN - T/O CONC. FLOOR
1	D16	STORAGE BAY 1		14'-0"	12'-0"	MAIN FLOOR PLAN - T/O CONC. FLOOR
1	D11	STORAGE BAY 1		3'-0"	6'-0"	MAIN FLOOR PLAN - T/O CONC. FLOOR
1	D18	STORAGE BAY 1		14'-0"	12'-0"	MAIN FLOOR PLAN - T/O CONC. FLOOR
1	D19	STORAGE BAY 1		3'-0"	6'-0"	MAIN FLOOR PLAN - T/O CONC. FLOOR
1	D110	STORAGE BAY 1		14'-0"	12'-0"	MAIN FLOOR PLAN - T/O CONC. FLOOR
1	D111	STORAGE		3'-0"	6'-0"	MAIN FLOOR PLAN - T/O CONC. FLOOR
1	D112	STORAGE	STORAGE BAY 1	3'-0"	6'-0"	MAIN FLOOR PLAN - T/O CONC. FLOOR
1	D21	STORAGE BAY 1	STORAGE LOFT	3'-0"	6'-0"	T/O STORAGE LOFT FLOOR
1	D22	STORAGE BAY 1	STORAGE LOFT	3'-0"	6'-0"	T/O STORAGE LOFT FLOOR
1	D23	STORAGE BAY 1	STORAGE LOFT	3'-0"	6'-0"	T/O STORAGE LOFT FLOOR

WINDOW SCHEDULE						
MARK	FROM: ROOM NAME	COUNT	WIDTH	HEIGHT	TYPE COMMENTS	LEVEL
W1.1	COVERED ENTRY	1	4'-0"	5'-0"	2 PANEL WINDOW	MAIN FLOOR PLAN - T/O CONC. FLOOR
W1.2	COVERED ENTRY	1	4'-0"	5'-0"	2 PANEL WINDOW	MAIN FLOOR PLAN - T/O CONC. FLOOR
W1.3	COVERED ENTRY	1	4'-0"	5'-0"	2 PANEL WINDOW	MAIN FLOOR PLAN - T/O CONC. FLOOR
W1.4	COVERED ENTRY	1	4'-0"	5'-0"	2 PANEL WINDOW	MAIN FLOOR PLAN - T/O CONC. FLOOR
W1.5	COVERED ENTRY	1	4'-0"	5'-0"	2 PANEL WINDOW	MAIN FLOOR PLAN - T/O CONC. FLOOR
W1.6	STORAGE	1	4'-0"	5'-0"	2 PANEL WINDOW	MAIN FLOOR PLAN - T/O CONC. FLOOR
W1.7	STORAGE	1	4'-0"	5'-0"	2 PANEL WINDOW	MAIN FLOOR PLAN - T/O CONC. FLOOR
W1.8	STORAGE	1	4'-0"	5'-0"	2 PANEL WINDOW	MAIN FLOOR PLAN - T/O CONC. FLOOR
W1.9	STORAGE	1	4'-0"	5'-0"	2 PANEL WINDOW	MAIN FLOOR PLAN - T/O CONC. FLOOR
W1.10	STORAGE	1	4'-0"	5'-0"	2 PANEL WINDOW	MAIN FLOOR PLAN - T/O CONC. FLOOR
W2.1	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W2.2	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR
W2.3	STORAGE BAY 1	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR



1 T/O STORAGE LOFT FLOOR
A2.3 3/16" = 1'-0"

DESIGNING YOUR FUTURE

960 LORRAINE RD
PORT COLBORNE, ON, L3K 5V3
jvhomedesigns@gmail.com

REVISIONS		
NO	DESCRIPTION	DATE

THOMPSON

STORAGE BUILDING

2125 RAVEY RD, PORT COLBORNE, ON

PORT COLBORNE

SCALE: 3/16" = 1'-0"

DRAWN BY: BB

PROJECT NUMBER:

DATE:

DRAWING TITLE:

SECOND FLOOR PLAN

DRAWING NUMBER:

A2.3



PORT COLBORNE
DEVELOPMENT AND LEGISLATIVE SERVICES

MINOR VARIANCE APPLICATION

THE CITY OF PORT COLBORNE

The Planning Act – Section 45

RECEIVED

MAY 01 2025

For Office Use Only

Date Received: _____

Date of Completion: _____

Application Complete: ☐ Yes ☐ No

SUBMISSION OF APPLICATION

Completed applications can be sent to:

City of Port Colborne
Taya Taraba
Secretary Treasurer of the Committee of Adjustment
City Hall
66 Charlotte Street
Port Colborne, Ontario L3K 3C8

Telephone: 1-905-835-2900 ext. 204
Fax: 1-905-835-2939
Email: taya.taraba@portcolborne.ca

2024 APPLICATION FEES

Minor Variance	\$1,383
Minor Variance (Building without a Permit)	\$1,805
Minor Variance & Consent Combination	\$2,528

COMPLETENESS OF APPLICATION

A complete application includes all required forms, fees, and applicable sketches, as well as any additional information that may be identified by the Secretary-Treasurer in accordance with the provisions under *the Planning Act, R.S.O. 1990, c.P. 13*, as amended.

To be considered complete, submitted applications must include:

- One fully completed application for minor variance or permission signed by the applicant(s) and/or authorized agent and properly witnessed by a Commissioner for the taking of affidavits.
- A letter of authorization from the property owner, if applicable.
- **Two (2) copies** of a completed preliminary drawing (see the "Drawing Requirements" section).
- Payment of the appropriate fee submitted at the time of application through cash, credit, debit, or cheque payable to the City of Port Colborne.
- Payment of the appropriate Regional Review & Approval fee(s) if required by the Region, submitted at the time of the preliminary review. Payment can be submitted to the City of Port Colborne or to the Niagara Region. If payment is submitted to the Region directly, please submit the receipt to the City of Port Colborne. Failure to pay the Region's fee may result in an incomplete application. The Region's fees are available on its website, https://www.niagararegion.ca/business/fpr/forms_fees.aspx
- Payment of the appropriate NPCA fee, if required, submitted at the time of the preliminary review. Payment can be submitted to the City of Port Colborne or to the NPCA. If payment is submitted to the NPCA directly, please submit the receipt to the City of Port Colborne. Failure to pay the NPCA's fee may result in an incomplete application.

***Note:** Additional information may be required once a full review has been completed by planning staff. This may prevent deferral of your application. *

DRAWING REQUIREMENTS

Please submit two copies of each separate plan along with your completed application. Ensure that all the information below is included in the plan(s). Depending on the extent of the proposal, **the Planning Division may request a sketch prepared by a professional, and the Committee may require (at the discretion of the Manager of Planning Services) that the sketch be signed by an Ontario Land Surveyor.** This requirement can be clarified by the Planning Staff. The required sketch should be based on an actual survey by an Ontario Land Surveyor or drawn to a usable metric scale [e.g., 1:100, 1:300, 1:500].

To be considered complete, each sketch must identify:

1. The boundaries and dimensions of the land / lot.
2. The location and nature of any easement affecting the land, if applicable.
3. The location, size, height, and type of all existing and proposed buildings and structures on the land, indicating the distance of the buildings or structures from the front lot line, rear lot line and the side lot lines.
4. The parking areas, loading spaces, driveway entrance / exits.

PROCEDURES FOR PROCESSING APPLICATIONS FOR MINOR VARIANCE OR PERMISSION

Once the Secretary-Treasurer has received an application, the application will be circulated to external agencies for up to 10 days to determine whether additional information and/or fees are required. Once comments from these agencies have been received, the Secretary-Treasurer will inform the applicant of any additional information and/or fees required by these agencies (ie. Niagara Region, Niagara Peninsula Conservation Authority). If applicable, the applicant must submit this additional information and/or pay the additional fees for their application to be deemed complete. Once the application is deemed complete, a hearing date will be confirmed in writing by the Secretary-Treasurer.

Prior to the hearing, members of the Committee may choose to conduct a site visit and/or contact the applicants. **Please note that the Committee should not be contacted by members of the public.** Any comments, questions, or concerns should be addressed through the Planning Division.

Following the hearing, the applicant/agent/solicitor will be notified of the Committee's decision in a written Notice of Decision. In addition, any other person or agency who filed a written request for the Committee's decision will be sent a copy. Any applicant objecting to the decision of the Committee, or the condition(s) imposed by the Committee may appeal the decision to the Local Planning Appeal Tribunal within 20 days after the Notice of Decision has been given. The notice of appeal, together with written reasons supporting the appeal and the fee, by certified cheque or money order payable to the Minister of Finance, must be filed with the Secretary-Treasurer, who in turn, will forward the appeal to the Local Planning Appeal Tribunal. The fee is \$300.00 for the first application to be appealed and \$25.00 for each additional related minor variance appeal.

NIAGARA PENINSULA CONSERVATION AUTHORITY REVIEW

Fees which are payable directly to Authority vary depending on the location and on the type of application. For land: abutting or within 15 meters of a water course; on or within 30 meters of the Lake Erie shoreline; on land identified as "Hazard Land" or "Environmental Protection" by the Port Colborne Official Plan or Zoning Bylaw; or within a groundwater recharge / discharge area, aquifer, or headwater on the property or within 30 meters of the property, the Niagara Peninsula Conservation Authority will charge an additional Plan Review Fee. These fees are provided on the Niagara Peninsula Conservation Authority's website.

I acknowledge that I have read, understand, and agree to the terms outlined above.

Name: DALE THOMPSON	Date: 2025-05-01	Initials: DT
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**PORT COLBORNE**

DEVELOPMENT AND LEGISLATIVE SERVICES

MINOR VARIANCE APPLICATION

THE CITY OF PORT COLBORNE

The Planning Act – Section 45

SECTION 1 : CONTACT INFORMATION

1.1 Registered Owner (s):	
Name: DALE THOMPSON, KYLIE THOMPSON	
Mailing Address: 538 KING ST	
City: PORT COLBORNE	Province: ONTARIO
Postal Code: L3K 4H6	Telephone: 905-380-9111
Fax:	Email: dale@tc-built.ca
1.2 Owner's SOLICITOR (if applicable)	
Name:	
Mailing Address:	
City:	Province:
Postal Code:	Telephone:
Fax:	Email:
1.3 Owner's Authorized AGENT (if applicable)	
Name:	
Mailing Address:	
City:	Province:
Postal Code:	Telephone:
Fax:	Email:
1.4 Owner's ONTARIO LAND SURVEYOR (if applicable)	
Name: LANTHIER AND GILMORE SURVEYING LTD.	
Mailing Address: 173 CLARENCE ST	
City: PORT COLBORNE	Province: ONTARIO
Postal Code: L3K 3G4	Telephone: 905-835-5477
Fax:	Email: lantier.gilmore@bellnet.ca
1.5 All communications should be sent to the:	
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Solicitor <input type="checkbox"/> Agent	

SECTION 2: LOCATION OF SUBJECT LAND

Former Municipality: HUMBERSTONE	
Concession No. 3	Lot(s):
Registered Plan No.	Lot(s):
Reference Plan No.	Part(s): CONCESSION 3
Name of Street: RAMEY	Street No. 2125

SECTION 3: SUBJECT LAND DESCRIPTION

Part No. On Sketch:

3.1 Lot Description		
Frontage: 294.85 m	Depth: 194.80 m	Area: 32,034 m (7.916 acres)
Existing Use: SINGLE FAMILY DWELLING		
Proposed Use: SINGLE FAMILY DWELLING		
3.2 What is the current designation of the land in the Official Plan and the Regional Plan?		
Port Colborne Official Plan:		
Regional Policy Plan:		
3.3 What is the current zoning of the land (By-law 6575/30/18)?		
AGRICULTURAL ZONE		

SECTION 4: LAND INFORMATION

4.1 Date and Subject Land was acquired by the Current Owner:	
APRIL 2024	
4.2 Are there any existing EASMENTS OR RESTRICTIVE COVENANTS affecting the land?	
<input type="checkbox"/> Yes	If "Yes" describe the easement or covenant and its effect:
<input checked="" type="checkbox"/> No	
4.3 MORTGAGES, Charges & Other Encumbrances:	
List the name(s) and address(es) of any mortgages, charges, or other encumbrances in respect of the land.	
FIRST NATIONAL MORTGAGE	
4.4 DATE OF CONSTRUCTION of all existing buildings and structures on the land:	
UNKNOWN	
4.5 Type of ACCESS	
<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Municipal Road maintained seasonally
<input type="checkbox"/> Regional Road	<input type="checkbox"/> Right-of-Way
<input checked="" type="checkbox"/> Municipal Road maintained all year	<input type="checkbox"/> Water Access
<input type="checkbox"/> Other Public Road	<input type="checkbox"/> Private Road
4.6 What type of WATER SUPPLY is proposed?	
<input type="checkbox"/> Publicly owned and operated piped water supply	
<input type="checkbox"/> Lake	
<input type="checkbox"/> Well (private or communal)	
<input checked="" type="checkbox"/> Other (specify) CISTERN	
4.7 What type of SEWAGE DISPOSAL is proposed?	
<input type="checkbox"/> Publicly owned and operated sanitary sewage system	
<input checked="" type="checkbox"/> Septic system (private or communal)	
<input type="checkbox"/> Other (specify)	
4.8 What type of STORMWATER DISPOSAL is proposed?	
<input type="checkbox"/> Publicly owned and operated stormwater system	
<input checked="" type="checkbox"/> Other (specify)	
4.9 Has a Pre-Consultation application been filed for this proposal?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, please indicate the meeting date: _____	

SECTION 5: NATURE & EXTENT OF RELIEF FROM THE ZONING BY-LAW

5.1 Nature and Extent of Relief from the Zoning By-law:
ACCESSORY BUILDING HEIGHT FROM 6 m TO 11 m (PROPOSED BUILDING TO BE 10.2 m)
LOT COVERAGE FROM 1% FOR ACCESSORY BUILDINGS TO 4% STILL NOT TO EXCEED A TOTAL OF 10% FOR ALL BUILDINGS (PROPOSED BUILDING TO BE 2.3% LOT COVERAGE)
5.2 Why is it not possible to comply with the Zoning By-law?
PROPOSED STORAGE BUILDING IS 743.22 m FOR EQUIPMENT WHICH EXCEEDS 1% (2.3% COVERAGE)
HEIGHT FOR ACCESSORY BUILDINGS IN ACCORDANCE WITH BYLAW IS 6m PROPOSED BUILDING IS 10.21 m TO ACCOMMODATE EQUIPMENT AS WELL AS STORAGE LOFT.
5.3 Does the structure(s) pertaining to the application for Minor Variance already exist?
<input type="checkbox"/> Yes
<input checked="" type="checkbox"/> No
5.4 If the answer to 5.3 is YES, has a building permit been issued?
<input type="checkbox"/> Yes
<input type="checkbox"/> No

If the answer is "Yes," please provide the following information:

File Number:
Decision:

SECTION 6: ALL EXISTING, PREVIOUS AND ADJACENT USE OF THE LAND

8.1 ALL EXISTING USE		
<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Institutional	<input type="checkbox"/> Vacant
<input type="checkbox"/> Industrial	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Other (specify):
<input type="checkbox"/> Commercial	<input type="checkbox"/> Parkland	
8.2 What is the length of time the existing use(s) of the land have continued?		
UNKNOWN		
8.3 Are there any buildings or structures on the subject land?		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
If Yes, briefly describe and indicate their use. SINGLE FAMILY DWELLING		

8.4 Are any of these buildings designated under the Ontario Heritage Act?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
8.5 Has the grading of the subject land been changed by adding earth or material? Has filling occurred on the subject land?		
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Unknown
8.6 Has a gasoline station and/or automobile service station been located on the subject land or adjacent lands at any time?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
8.7 Has there been petroleum or other fuel stored on the subject land or adjacent lands?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
8.8 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?		
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown
8.9 Have the lands or adjacent lands ever been used as an agricultural operation where pesticides have been applied to the lands?		
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Unknown
8.10 Have the lands or adjacent lands ever been used as a weapon firing range?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
8.11 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the boundary line of an operational / non-operational public or private landfill or dump?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
8.12 If there are existing or previously existing buildings on the subject lands, are there any building materials remaining on site which are potentially hazardous to public health (e.g., asbestos, PCB's)?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
8.13 If there has been industrial or commercial uses on the property, a previous use inventory is needed. Is a previous use inventory attached?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
8.14 Is there reason to believe the subject lands may have been contaminated by existing or former uses on the site or adjacent sites?*		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
<p>If previous use of property is industrial or commercial or if the answer was YES to any of the above, please attach a previous use inventory showing all former uses of the land, or if applicable, the land(s) adjacent to the land.</p> <p>*Possible uses that can cause contamination include operation of electrical transformer stations, disposal of waste minerals, raw material storage, and residues left in containers, maintenance activities, and spills. Some commercial properties such as gasoline stations, automotive repair garages, and dry-cleaning plants have similar potential. Any industrial use can result in potential contamination. The longer a property is under industrial or similar use, the greater the potential for site contamination. Also, a series of different industrial or similar uses upon a site could potentially increase the number of chemicals which are present.</p>		

ACKNOWLEDGMENT CLAUSE

I hereby acknowledge that it is my responsibility to ensure that I am in compliance with all applicable laws, regulations and standards pertaining to contaminated sites. I further acknowledge that the City of Port Colborne is not responsible for the identification and / or remediation of contaminated sites, and I agree, whether in (or as a result of) any action or proceeding for environmental clean-up of any damage or otherwise, I will not sue or make claim whatsoever against the City of Port Colborne, its officers, officials, employees or agents for or in respect of any loss, damage, injury or costs.

X 2025-05-01

Date

X

Signature of Owner

NIAGARA PENINSULA CONSERVATION AUTHORITY

Pre-Screening Criteria

9.1 Is there land on the property identified in the Official Plan and / or Zoning By-law as "hazard lands"?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
9.2 Is there a watercourse or municipal drain on the property or within 15 metres of the property?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
9.3 Is the property located on or within 30 metres of the Lake Erie shoreline?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
9.4 Is there a valley slope on the property?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
9.5 Is there known localized flooding or a marsh / bog area on or within 30 metres of the property?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
9.6 Is the property on a Regional Road?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown

AUTHORIZATIONS

SIGNATURE OF APPLICANT(S)

X 2025-05-01

Date

X [Signature]

Signature of Applicant(s)

Please note:

If the applicant is not the owner of the subject land or there is more than one owner, written authorization of the owner(s) is required (Complete Form 1) indicating that the applicant is authorized to make application.

I/We DALE THOMPSON
Of the City/Town/Township of PORT COLBORNE
In the County/District/Regional Municipality of NIAGARA

solemnly declare that all the statements contained in this application are true, and I/we make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

DECLARED before me at the

City of Port Colborne

In the Region of Niagara

This 1st day of May

2024.

Taya Taraba
Taya Hope Taraba, a Commissioner, etc.
A Commissioner, etc., in the Province of Ontario, for the Corporation
of the City of Port Colborne.
Expires January 31, 2027.

TO BE SIGNED IN THE PRESENCE OF A
COMMISSIONER FOR TAKING AFFIDAVITS

X [Signature]

DALE THOMPSON
Signature of applicant(s), solicitor, or authorized

Personal information collected on this application will become part of a public record. Any questions regarding this collection should be directed to the City Clerk at 66 Charlotte Street, Port Colborne, Ontario L3K 3C8 (905) 835-2900 Ext. 106.

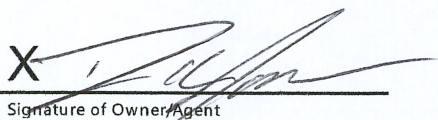
POSTING OF PUBLIC HEARING SIGN

A public hearing sign is required to be posted by all applicants or agents on each property under application. A sign will be made available to you after review of your application, and you are required to post each sign in a prominent location on the subject property. The sign should be placed so that it is legible from the roadway.

Each sign must remain posted a minimum of 14 days prior to the hearing, until the day following the hearing. Should a sign go missing or become damaged or illegible please contact the Secretary-Treasurer as soon as possible to request a replacement sign. Failure to post the sign as required may result in deferral of your application(s).

Please note that an affidavit must also be signed and commissioned in the presence of a Commissioner of Oaths. This can be done at City Hall AFTER the signs have been posted.

I/We DALE THOMPSON am/are the owner(s) of the land subject to this application for a Minor Variance and I/We agree to post the required sign(s) a minimum of 14 days prior to the hearing and will remain posted, and replaced, if necessary, until the day following the hearing.

X 
Signature of Owner/Agent

X 2025-05-01
Date

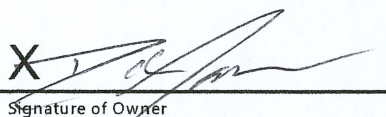
X _____
Signature of Owner/Agent

X _____
Date

PERMISSION TO ENTER

I/We DALE THOMPSON am/are the owner(s) of the land subject to this application for a Minor Variance and I/We authorize the members of the Committee of Adjustment and the City of Port Colborne Planning Staff to enter onto the property for the purpose of evaluating the merits of the application(s).

Please note that the Committee should not be contacted by members of the public. Any comments, questions or concerns should be addressed through the Planning Division.

X 
Signature of Owner

X 2025-05-01
Date

X _____
Signature of Owner

X _____
Date

AUTHORIZATION FOR AGENT / SOLICITOR (IF APPLICABLE)

If the application is not the owner of the land that is subject to this application for a Minor Variance, the authorization set out below must be completed by the owner(s). All registered owners must complete the authorization form for it to be valid.

Please Note: If the registered owner is a corporation, in addition to the signatures of the authorized signing officers, the corporate seal must be affixed.

Where the Owner is without a spouse, common-law or legally married, the Owner is required to sign only once. Where the spouse of the Owner is not an owner, the spouse is required to sign. Spouse shall include a common-law spouse as defined within the *Family Law Reform Act*.

I/We _____ am/are the owner(s) of the land that is subject to this application for a Minor Variance and I/We hereby authorize as my/our agent for the purposes of submitting an application(s) to the Committee of Adjustment for a Minor Variance.

X

Signature of Owner

X

Date

X

Signature of Owner

X

Date

X

Signature of Agent

X

Date

SUGGESTION TO THE APPLICANT

Notice of your application is required for several agencies. All written responses will be considered before reaching a decision on your application.

Although you are under no obligation to do so, we suggest that you discuss your intentions with the appropriate agencies from the list below, before submitting an application. This pre-consultation could provide you with information about the City of Port Colborne Official Plan, the minimum requirements and permitted uses of Zoning By-law 6575/30/18, the Regional Policy Plan, the concerns of various Provincial Ministries, and other relevant information which may have a direct effect upon the final decision on your application.

1. Port Colborne Planning and Development Department
66 Charlotte Street, Port Colborne, Ontario L3K 3C8
General Planning Department
(905) 835-2900, Ext. 286
Information on the Port Colborne Official Plan and Zoning Bylaw
2. Port Colborne Planning and Development Department
66 Charlotte Street, Port Colborne, Ontario L3K 3C8
Engineering Technologist
(905) 835-2900, Ext. 226
Information on Servicing, Lot Grading and Drainage
3. Port Colborne Building Division
66 Charlotte Street, Port Colborne, Ontario L3K 3C8
Building Clerk
(905) 835-2900, Ext 229
Information about the Building Code
4. Region of Niagara Public Works Department
Planning and Development Department
1815 Sir Isaac Brock Way, Thorold, Ontario L2V 4T7
(905) 980-6000, Ext. 3727
Information about the Regional Policy Plan, Agriculture, Public Works & Regional Health, and for concerns regarding Provincial Policy and Ministry responsibilities
5. The Niagara Peninsula Conservation Authority
250 Thorold Road West, Welland, Ontario L3C 3W2
Watershed Planner
(905) 788-3135, Ext 272
For information about lands which may be zoned as "Hazard" in the local zoning by law, lands adjacent to watercourses, Lake Erie or flood plains
6. Ministry of Transportation of Ontario
Corridor Management Section
159 Sir William Hearst Ave, 7th Floor, Toronto, Ontario M3M 1J8
For information about sight plan applications for lands fronting onto provincial highways
7. Ministry of Transportation of Ontario
Corridor Management Section
1201 Wilson Avenue, Bldg D, 7th Floor, Downsview, ON, M3M 1J8
1-866-636-0663
For information about official plan amendments, consents, re-zonings, and other inquiries for lands fronting onto provincial highways
8. Ministry of Municipal Affairs and Housing. *Provincial Policy Statement* (PPS) available for download (On-line) at: <http://www.mah.gov.on.ca>
Under "Your Ministry" – Land Use Planning – Provincial Policy Statement



PORT COLBORNE

DEVELOPMENT AND GOVERNMENT RELATIONS DEPARTMENT

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING Minor Variance Application File No. A09-25-PC

IN THE MATTER OF the *Planning Act, R.S.O., 1990, c.P.13*, as amended, and Section 8.7 (b) (c) (d) (g) (i), Section 2.19.1, and Section 3.1.1, 3.11.1 (a), 3.13 (c) of the City of Port Colborne Zoning By-law 6575/30/18, as amended;

AND IN THE MATTER OF the lands legally known as Lots 22, 23, and Part Lot 24 on Plan 857, in the City of Port Colborne, located in the Fourth Density Residential (R4) zone, municipally known as 80 Nickel Street;

AND IN THE MATTER OF AN APPLICATION by the agent, Aaron Butler, on behalf of the owner, Vergel Group Developments 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 development of a new apartment building, notwithstanding the following:

Main Building

1. That a minimum front yard setback of 0.3m be permitted, whereas a minimum front yard setback of 9m is required;
2. That a minimum interior side yard of 2.4m be permitted, whereas a minimum interior side yard of 3m is required;

Balconies and Barrier Wall

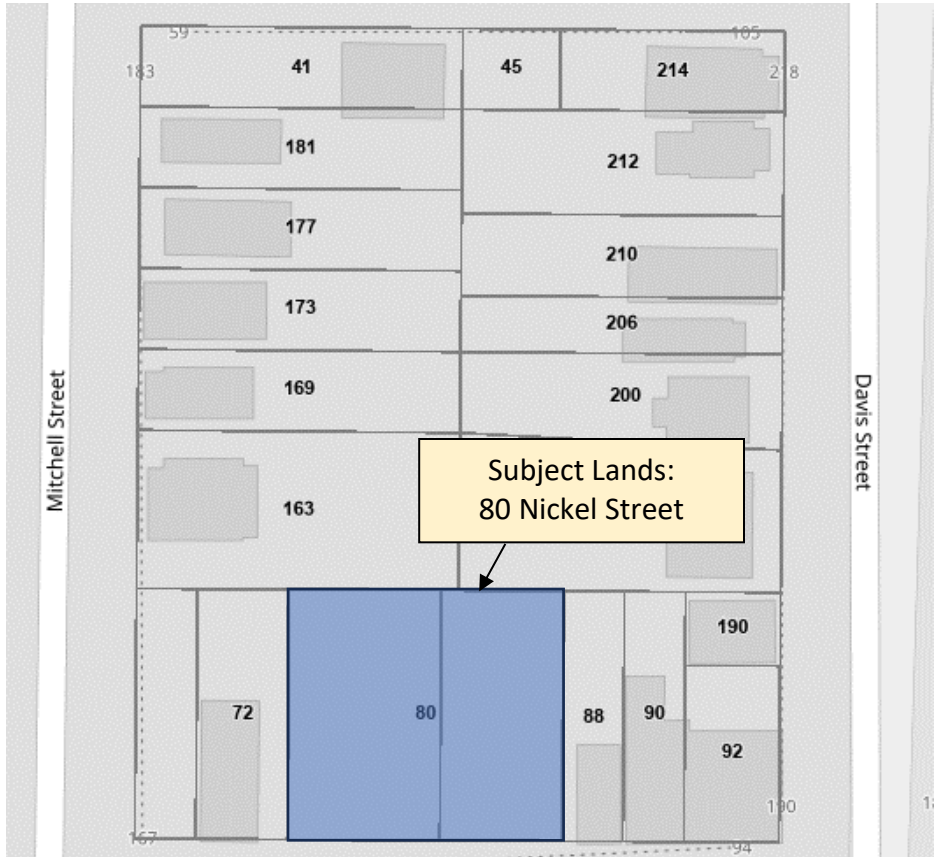
1. That an attached barrier wall, projecting east-west of the building's proposed front façade, be allowed to encroach into the perimeter of the lots;
2. That a minimum front lot line setback of 0.3m be permitted, whereas a minimum front lot line setback of 7.5m is required;
3. That a minimum interior side lot line setback of 0.8m be permitted, whereas a minimum interior side lot line setback of 3m is required

General Lot

1. That a minimum landscaped area of 21% be permitted, whereas a minimum landscaped area of 25% is required;
2. That a minimum lot area per unit of 61m² be permitted, whereas a minimum lot area per unit of 125m² is required;
3. That a maximum lot coverage of 52% be permitted, whereas a maximum lot coverage of 40% is permitted;
4. That the minimum number of parking spaces required for an apartment building is reduced from 1.25 spaces to 1.05 spaces per unit;
5. That the minimum landscape buffer provided between the edge of any parking area and the abutting lot line be reduced from 3m to 1.1m on the Western lot line, from 3m to 2.3m on the North lot line, and from 3m to 0.95m on the South lot line;
6. That the location of the required bicycle parking be changed from the principal entrance of the building to the rear access of the building.

Explanatory Relief from the Zoning By-law: The applicant is requesting permission to create an apartment building with reductions in various setbacks and parking, which requires a minor variance from the provisions of the Zoning By-law. A sketch of the proposed site plan is shown on the reverse side of this notice. More information, such as a higher resolution PDF version of the sketch, can be requested through the Secretary-Treasurer.

LOCATION MAP



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

Date: June 11, 2025
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, June 6, 2025**. 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.

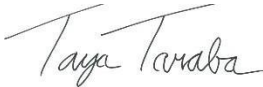
Anyone wishing to participate in the meeting can attend either virtually or in-person and is encouraged to submit a written submission that will be circulated to the Committee of Adjustment prior to the meeting. All comments submitted are part of the public record. If anyone wishes to orally participate 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, June 10, 2025**, 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.

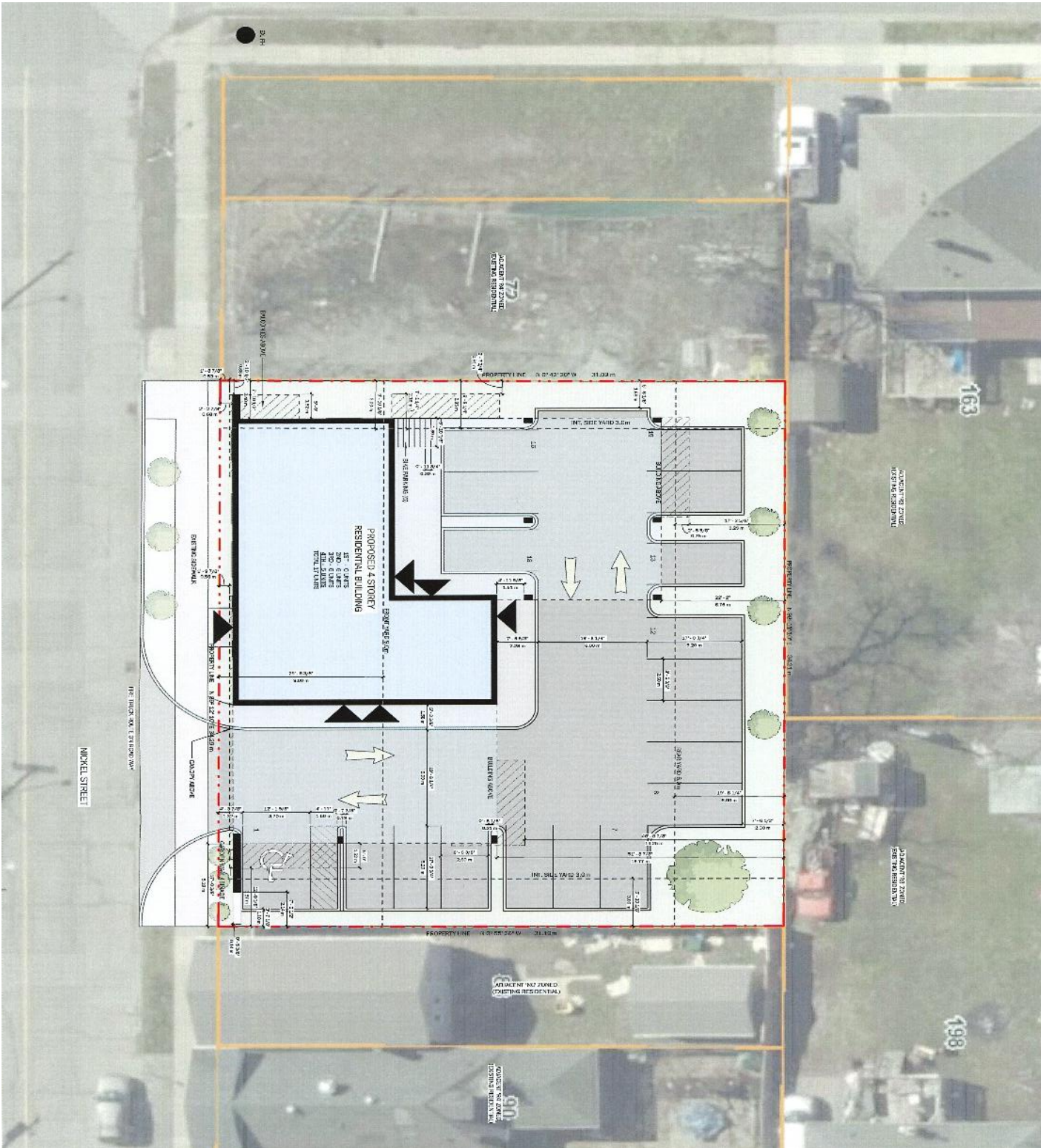
If you wish to be notified of the decision of the Committee of Adjustment in respect to this application, you must submit a written request to the Secretary-Treasurer.

By order of the Committee of Adjustment,

Date of Mailing: May 23, 2025


Taya Taraba
Secretary-Treasurer

SKETCH



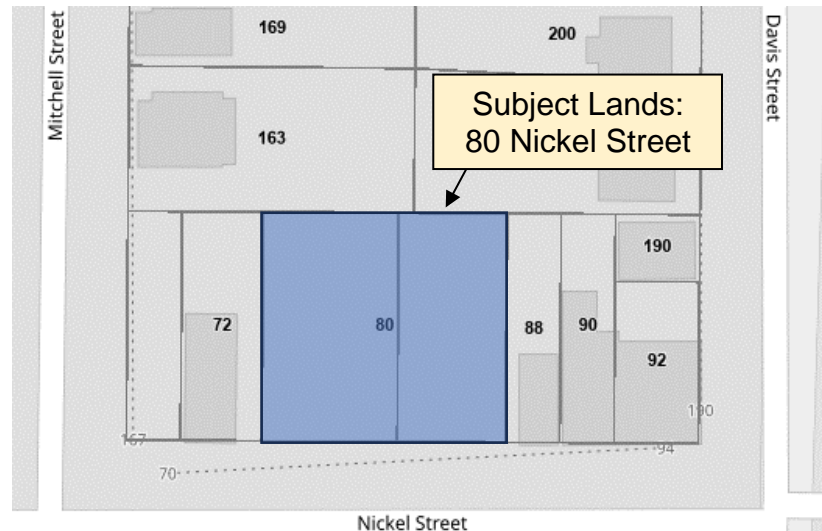
Development and Government Relations Department

Planning Division Report

June 6, 2025

Secretary-Treasurer
Port Colborne Committee of Adjustment
66 Charlotte Street
Port Colborne, ON L3K 3C8

Re: Application for Minor Variance
File No. A09-25-PC
Lots 22, 23, and Part Lot 24 on
Plan 857
80 Nickel Street
Agent: Aaron Butler, NPG
Planning Solutions Inc.
Owner(s): Vergel Group
Developments Inc.



Proposal

The purpose of this application is to request relief of the zoning provisions listed in Table 1, to facilitate the construction of a new four-storey, 17-unit apartment building. The proposed site plan is attached as Appendix A to this report.

Table 1 - Requested Variances:

Zoning Provision	Permitted	Requested
Permitted Encroachments – Attached Boundary Wall and Balconies		
Section 2.19 (b) No part of any required yard or required court shall be obstructed by any building or structure or part thereof except one or more of the following functional and ornamental structures including but not limited to:	<ul style="list-style-type: none"> i) Drop awnings; ii) Clothes poles; iii) Ornamental fountains, statutes, monuments, memorials, planters and garden tresses; iv) Fences; v) Air conditioning units, heat pumps and generators; and vi) Boundary and retaining walls, hedgerows and legal signs 	Allow an attached barrier wall, projecting east-west of the building's proposed front façade, to encroach into required yards

Section 2.19.1 Minimum front yard setback of a deck or platform	Required corner side yard of principal building. Section 8.7 (e) requires a minimum corner side yard setback of 7.5 metres for an apartment building in the R4 zone	0.3 metres
Section 2.19.1 Minimum interior side yard setback of a deck or platform	Required interior side yard of principal dwelling. Section 8.7 (d) requires a minimum interior side yard setback of 3 metres for an apartment building in the R4 zone	0.8 metres
Parking		
Section 3.1.1 Number of parking spaces required per unit in an apartment building	1.25 spaces per unit (21.3 total)	1.05 spaces per unit (18 total)
Section 3.11.1 (a) Minimum landscape buffer provided between the edge of a parking area with more than 20 parking spaces but fewer than 100 and a lot line:	<ul style="list-style-type: none"> • Abutting a public road (for the subject lands, the south lot line): 3 metres • Not abutting a public road (for the subject lands, north, east, and west lot lines): 3 metres • Abutting a Residential, Institutional, or Public and Park zone (for the subject lands, north, east, and west lot lines): 3 metres 	<ul style="list-style-type: none"> • West lot line: 1.1 metres • North lot line: 2.3 metres • South lot line: 0.95 metres
Section 3.13 (c) Bicycle parking spaces shall be located at a principal entrance of a building	Principal entrance	Rear access of building
Fourth Density Residential (R4) Zone – Apartment Building		
Section 8.7 (b) Minimum lot area per unit	125 square metres	61 square metres
Section 8.7 (c) Minimum front yard setback	9 metres	0.3 metres
Section 8.7 (e) Minimum interior yard setback	3 metres	2.4 metres
Section 8.7 (g) Maximum lot coverage	40 percent	52 percent
Section 8.7 (i) Minimum landscaped area	25 percent	21 percent

Surrounding Land Uses and Zoning

The subject lands are in the Fourth Density Residential (R4) zone. Apartment buildings are a permitted use in the R4 zone.

The parcels surrounding the subject lands are zoned R4 to the west, Third Density Residential (R3) to the north and south, and Neighbourhood Commercial (NC) to the east. The surrounding uses consist primarily of neighbourhood commercial to the east and lower density residential uses to the north, west, and south.

Official Plan

The subject lands are in the Mixed Use Area designation in the East Waterfront Secondary Plan Area in the City of Port Colborne Official Plan. This designation supports residential uses, specifically encouraging the development of apartment buildings of 2-5 storeys.

Environmentally Sensitive Areas

The subject lands do not contain any environmentally sensitive areas.

Public Comments

Notice was circulated on May 27, 2025, to properties within 60 metres of the subject lands, in accordance with the *Planning Act*. As of June 6, 2025, no comments from the public have been received.

Agency Comments

Notice of the application was circulated on May 16, 2025, to internal City departments and external agencies. As of June 6, 2025, the following comments have been received.

Drainage Superintendent	No objections.
Fire Department	No objections.
Development Engineering	No objections to this minor variance application, but Development Engineering notes that the following will be required at the Site Plan Control stage of this development: <ul style="list-style-type: none">- Functional Servicing Report- Stormwater Management Report- Grading Plan- Servicing Plan

Discussion

For a minor variance to be approved, it must meet the four-part test as outlined under section 45 (1) of the *Planning Act*. An analysis of the four tests follows.

Is the application minor in nature?

This application is minor in nature. For a variance to qualify as being “minor” in nature, the zoning relief must result in a development that has limited adverse impacts on other properties in the neighbourhood. The existing lot is vacant and underused, given its location within the City’s Urban Area where residential growth is encouraged. The scale of the development is appropriate for the location as a four-storey building will provide a gentle height transition which will benefit the streetscape along Nickel Street, which consists primarily of one to two-storey buildings.

The impact of all the requested variances will result in the construction of 17 new dwelling units in an area of the City that encourages residential development. The reduced yard setbacks will facilitate the siting of the building on an appropriate portion of the site as compared to neighbouring buildings, which are similarly sited towards their front and interior lot lines. Measures to mitigate any potential negative impact of the reduced unit size, number and location of parking and bicycle spaces, and size of landscape buffers during the Site Plan Control process. The changes to the permitted encroachments have been requested to allow the storeys above the ground floor to extend over the first storey of the building and part of the parking area, extending the liveable space of the building and usability of the lot. The increased lot coverage is a result of the overhang of the storeys above the ground floor, as depicted in the front-right and rear-left perspective drawings provided by ACK Architects Studio Inc. in support of this application:

Figure 1 (right, top): Front-right perspective drawing by ACK Architects Studio Inc.



Figure 2 (right, bottom): Rear-left perspective drawing by ACK Architects Studio Inc.



Is the application desirable for the appropriate development or use of the land, building, or structure?

This application is desirable for the appropriate development of the land. The subject lands are able to connect to municipal services, increasing users of the system which will support a more efficient use of available resources. The proposed apartment building will provide 17 new thoughtfully-designed residential units, with a future Plan of Condominium application to be prepared alongside a Site Plan Control application which will provide additional design considerations to minimize any impacts of the variances. In the Planning Justification Report prepared by NPG Planning Solutions Inc., dated April 2025, submitted in support of this application, such design considerations as perimeter fencing for privacy are already planned to mitigate any impacts of this minor variance application. The proposed development will provide additional housing options to vacant urban land in a neighbourhood where development is encouraged. The proposal balances City policies and development requirements with good planning practices that will compliment the neighbourhood well.

Does the application maintain the general intent and purpose of the Zoning By-law?

Request	Analysis
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<p>Front yard setback of 0.3 metres instead of 9 metres</p>	<p>The general intent and purpose of the front yard setback requirement is to create an aesthetic connection between the main buildings on different properties along a street, while ensuring adequate spacing for pedestrian sidewalk traffic and required on-site parking areas.</p> <p>The proposed development maintains the general intent and purpose of this provision by maintaining the front yard setbacks of existing buildings along Nickel Street to integrate the new apartment building into the existing streetscape. Design elements such as large windows and upper storeys on stilts face towards the street to maintain a spacious, pedestrian-friendly façade. Adequate access to on-site parking is provided under the units above the ground floor to the east.</p>
<p>Interior yard setback 2.4 metres instead of 3 metres</p>	<p>The general intent and purpose of the side yard setback requirement is to ensure building walls that face interior lot lines can be serviced without encroaching onto neighbouring properties.</p> <p>The proposed development maintains the general intent and purpose of this provision by including the building services and mechanical room on the interior of the western wall that the 2.4-metre setback is proposed, which will ease future servicing of the western building face impacted by the reduced setback.</p>
<p>Allow an attached barrier wall, projecting east-west of the building's front façade, to encroach into required yard setbacks</p>	<p>The general intent and purpose of the provision permitting certain encroachments into required yards aims to allow “functional and ornamental” structures to be incorporated into the design of a building to enhance the functional and aesthetic quality of the structure.</p> <p>The proposed development maintains the general intent and purpose of this provision by using the attached barrier wall as a buffer between the public and private realm which will provide extra privacy to residents of the apartment and aesthetic value to the streetscape. The eastern portion of the attached barrier wall also provides space to clearly display the municipal address of the property, which can help first responders find a property faster during an emergency.</p>

Front yard setback of 0.3 metres for a deck or platform instead of 7.5 metres	<p>Planning staff do not believe this variance is required to facilitate the proposed development, as the required minimum setback of a deck or platform taller than 1.2 metres from the ground floor level is the “required corner yard of principal building.” Since 80 Nickel Street is not a corner lot, there is no required corner yard setback for the principal building.</p> <p>Planning staff are still supportive of this application being granted with this variance request included, as approving a variance that is not needed will not have an impact on the proposed development.</p>
Interior side yard setback of 0.8 metres for a deck or platform instead of 3 metres	<p>The general intent and purpose of the required interior side yard setback for a deck or platform intends to ensure structures that are not subject to the required zone-specific side yard setbacks are still set far enough back from property lines to prevent adverse impacts to neighbouring parcels.</p> <p>The proposed development maintains the general intent and purpose of this provision by ensuring the balconies that project into the required yard space are only features of the storeys above the ground floor, thus allowing the ground floor area beneath to be further set back.</p>
Landscaped area of 21 percent instead of 25 percent	<p>The general intent and purpose of the landscaped area requirement aims to prevent the urban heat island effect and ensure proper management of the site’s stormwater.</p> <p>The proposed development will maintain the general intent and purpose of this provision as detailed landscaping and stormwater management plans will be required during the Site Plan Control application that will be required to facilitate this development.</p>
Lot area per unit of 61 square metres instead of 125 square metres	<p>The general intent and purpose of the lot area per unit requirement is to ensure dwelling units are provided with adequate living and amenity space to support the wellbeing of residents.</p> <p>The proposed development maintains the general intent and purpose of this provision by proposing unit sizes larger than the required minimum room sizes in the Ontario Building Code and including amenities such as a gym and community room on the first floor of the building.</p>

<p>Lot coverage of 52 percent instead of 40 percent</p>	<p>The general intent and purpose of the maximum lot coverage provision aims to prevent buildings from covering too much of the surface of a lot, such that adequate on-site parking can be provided, and stormwater runoff can be appropriately managed.</p> <p>The proposed development maintains the general intent and purpose of this provision as the building envelope has been designed to cover about 19% of the lot area on the ground floor—the increased lot coverage request accounts for the upper storeys of the building. This design will allow for adequate on-site parking, which is proposed towards the back of the lot to minimize the aesthetic impact of the surface parking lot. The proposed orientation of the building on the site will allow for appropriate stormwater management plans to be prepared in support of the required future Site Plan Control application.</p>
<p>1.05 parking spaces per unit (18 total) in an apartment building instead of 1.25 spaces per unit (21.3 total)</p>	<p>The general intent and purpose of the requirement for 1.25 parking spaces per unit for an apartment building is to ensure that each dwelling unit is provided with at least 1 parking space, with the additional 0.25 parking spaces per unit required for temporary parking needs (i.e. visitor parking).</p> <p>The proposed development maintains the general intent and purpose of this provision by providing 1 standard-size parking space per dwelling unit and 1 accessible space, for a total of 18 parking spaces on-site. The driveway to access the parking area has been oriented towards the easternmost portion of the frontage to provide for temporary on-street visitor parking, which is permitted in this portion of the City.</p>

<p>Landscape buffer of 1.1 metres instead of 3 metres for the west lot line, 2.3 metres instead of 3 metres for the north lot line, and 0.95 metres instead of 3 metres for the south lot line</p>	<p>The general intent and purpose of the required landscape buffer between lot lines and parking areas aims to provide a planting buffer between paved surfaces to reduce the urban heat island effect that could be created by parking areas abutting one another.</p> <p>The proposed development maintains the general intent and purpose of this provision an appropriate planting strip can still be accommodated with the reduced buffers. The Site Plan Control process will provide greater control over the landscaping features that will form part of this buffer, which will allow Planning staff to ensure the plantings in these buffers will help mitigate the impact of the paved parking area. Fencing is also proposed along the perimeter of the property to create the additional privacy and screening which established landscaping features can provide.</p>
<p>Bicycle parking spaces located at rear access of building instead of the principal entrance</p>	<p>The general intent and purpose of requiring bicycle parking spaces to be in front of the principal entrance is to make bicycle access and storage convenient, to encourage active transportation.</p> <p>The proposed development maintains the general intent and purpose of this provision by locating the bicycle parking spaces in a location conveniently accessible via on-site pedestrian walkways that are proposed to provide convenient access to the front of the building. This proposed bicycle parking location provides the additional benefit of being situated under the upper storeys of the building to shelter bicycles from the weather.</p>

Does the application maintain the general intent and purpose of the Official Plan?

This application maintains the general intent and purpose of the City of Port Colborne Official Plan (OP). The subject lands are within the Mixed Use Area in the East Waterfront Secondary Plan Area in the OP. Section 5.2.1 of the OP establishes that the vision for the East Waterfront area includes neighbourhood renewal, infill development, improving the quality of streetscapes in the neighbourhood, attracting new investment and development to vacant properties, and improving pedestrian and cycling connections to Nickel Beach and the lake generally. The proposed infill development will improve the aesthetic quality of the streetscape, provide new investment and development to vacant lots, and supply the necessary bicycle spaces to encourage cycling.

Section 5.2.2 (c) of the OP provides that the Mixed Use Area in the East Waterfront Secondary Plan is to encourage the development of neighbourhood-oriented, small-scale commercial uses, townhouses and apartment buildings of 2-5 stories. A four-storey apartment building falls within this type of encouraged development. Policies in Sections 2.4.3 (Intensification and Infill) and 3.6 (Downtown Commercial) of the OP also apply. These sections of the OP similarly encourage midrise medium-density apartment buildings, as is proposed to be constructed if this application is approved.

Recommendation:

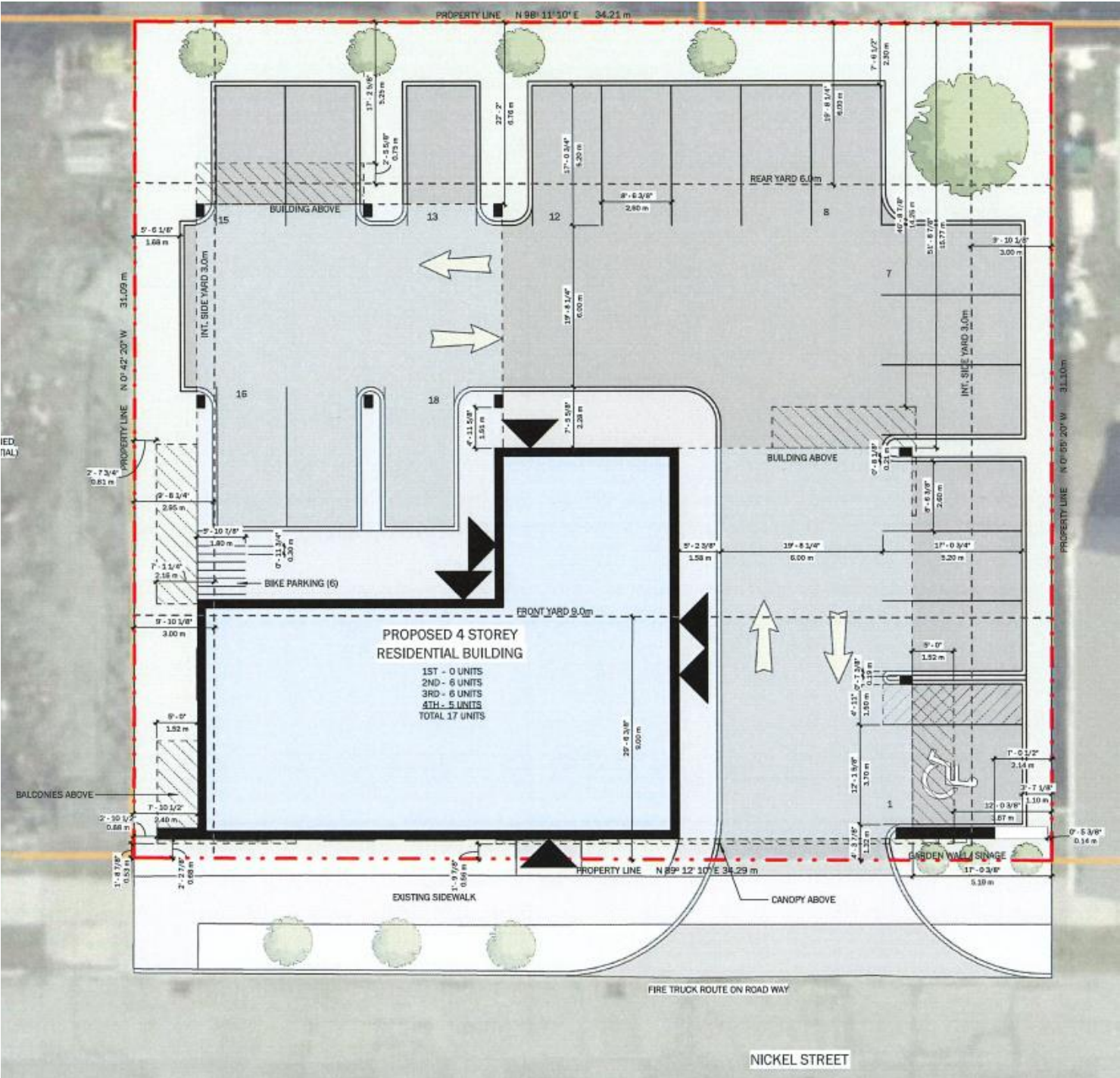
Given the information above, Planning staff recommend application A09-25-PC be **granted** for the following reasons:

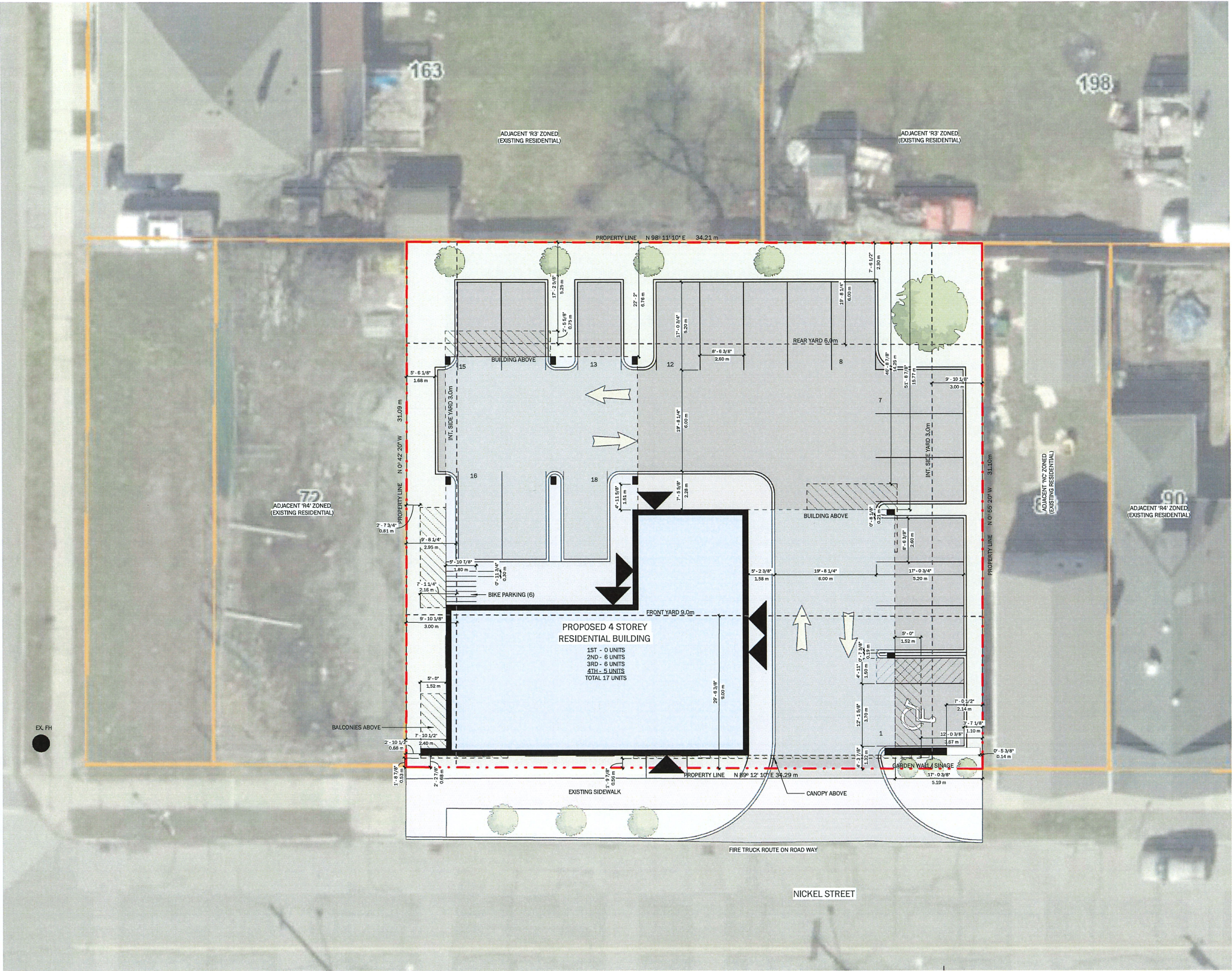
- 1. The application is minor in nature.**
- 2. It is desirable for the appropriate development of the land.**
- 3. It maintains the general intent and purpose of the Zoning By-law.**
- 4. It maintains the general intent and purpose of the Official Plan.**

Respectfully submitted,

Diana Vasu
Planner

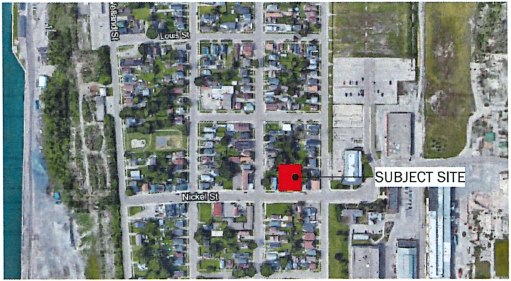
Appendix A





SITE PLAN - CONCEPT

1" = 10'-0"



KEY PLAN

NOT TO SCALE

PRELIMINARY SITE STATS				
	HECTARES	FT²	M²	%
LOT AREA				
Lot Area	0.1064	11452.2	1,063.9	100.0%
LOT FRONTAGE				
Required		18.0 m	59.05 ft	
Provided		33.68 m	110.49 ft	
LOT COVERAGE				
Permitted				
Lot Coverage		4580.9	425.6	40.0%
Proposed				
Building		2137.1	198.5	18.7%
Canopy and Balconies		3636.1	337.8	31.8%
Total		5773.2	536.3	50.41%
LANDSCAPE COVERAGE (INCLUDES SIDEWALKS/PATIOS)				
Minimum		2863.1	266.0	25.0%
Proposed		2700.3	250.9	23.58%
PARKING LOT LANDSCAPE 3.11.2				
Minimum of Parking Area		642.5	27.7	10.0%
Proposed of Parking Area		674.8	62.7	10.50%
PAVED/PARKING AREA (NOT COVERED BY BUILDING)				
Proposed		2978.7	276.7	26.01%
BUILDING HEIGHT				
Permitted		20.0 m	65.62 ft	
Proposed	4 Storey	14.48 m	47.5 ft	
SETBACKS				
	Required		Proposed	
Front setback	9.0 m	29.5 ft	0.0 m	0.0 ft
Interior Side yard	East (Building)	3.0 m	9.8 ft	5.19 m
	East (Fin Wall)			2.14 m
	West (Building)	3.0 m	9.8 ft	2.40 m
	West (Fin Wall)			0.88
Exterior Side yard	n/a	n/a	n/a	n/a
Rear Setback	6.0 m	19.6 ft	6.76 m	22.2 ft
Setback to Parking Area				
Front Property line	2.3 m	7.5 ft	1.32 m	4.3 ft
Int Property line	2.3 m	7.5 ft	1.10 m	3.6 ft
Rear Property Line	2.3 m	7.5 ft	2.3 m	7.5 ft
PARKING STATS				
PARKING REQUIRED				
Total	Residential	1.25 per unit		21.3
	BF Required			1 Spaces
	Loading Required			0 Spaces
	Bike Required			6 Spaces
PARKING PROVIDED				
Surface Parking				18
Total				18
	BF Provided			1 Spaces
	Loading Provided			0 Spaces
	Bike Provided			6 Spaces
BUILDING STATS				
Residential Building		AREA (Total construction area)		
	# of Units	sq.ft	sqm	
1st FLOOR 0		2136.6	198.5	
2nd FLOOR 6		5116.1	475.3	
3rd FLOOR 6		5116.1	475.3	
4th FLOOR 5		4414.3	410.1	
Total Units 17		16783.1	1559.2	

* DISCLAIMER: ISSUED FOR PRELIMINARY DESIGN DISCUSSION ONLY

4 STOREY RESIDENTIAL DEVELOPMENT

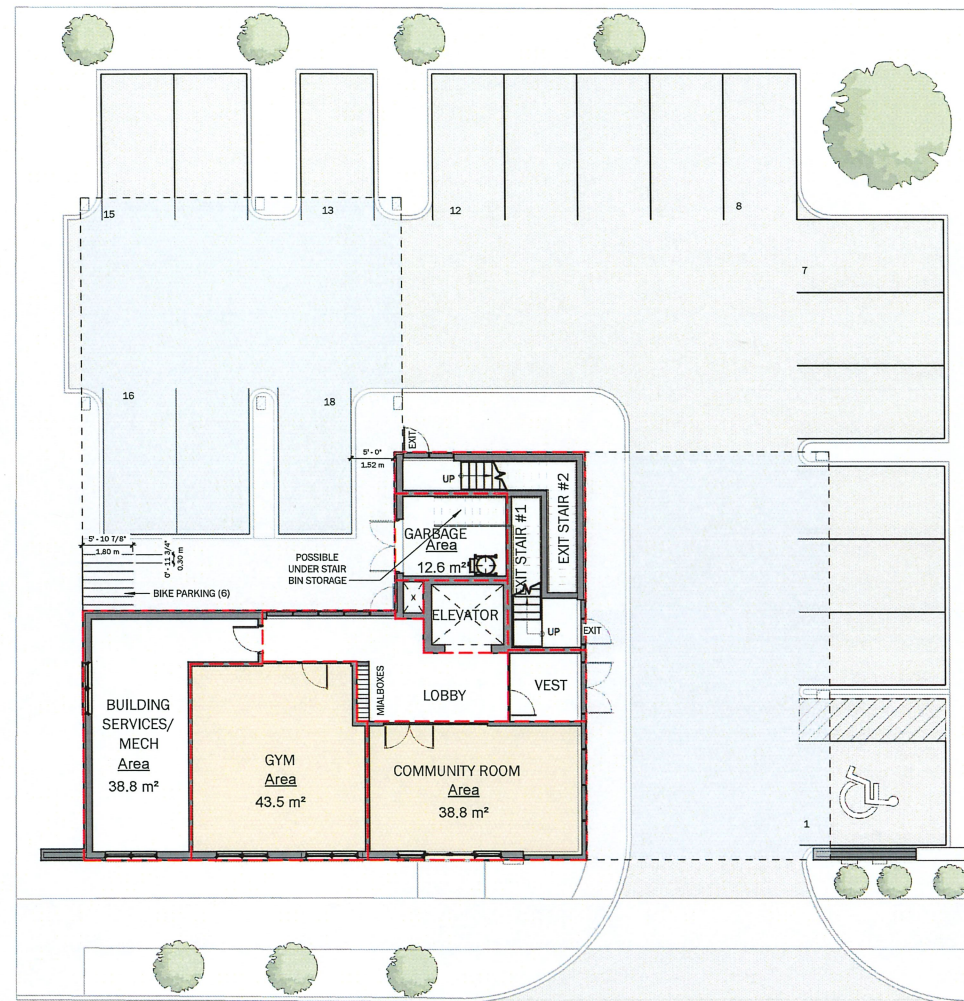
80 NICKEL STREET, PORT COLBORNE, ONTARIO, L3K 1B4

A · C · K
architects
STUDIO INC.

SITE PLAN

DWG. No.
.SP1

SCALE: AS SHOWN
DATE: NOVEMBER 2024
PROJECT No.: 2024-178

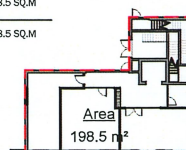


1ST FLOOR PLATE

1" = 10'-0"

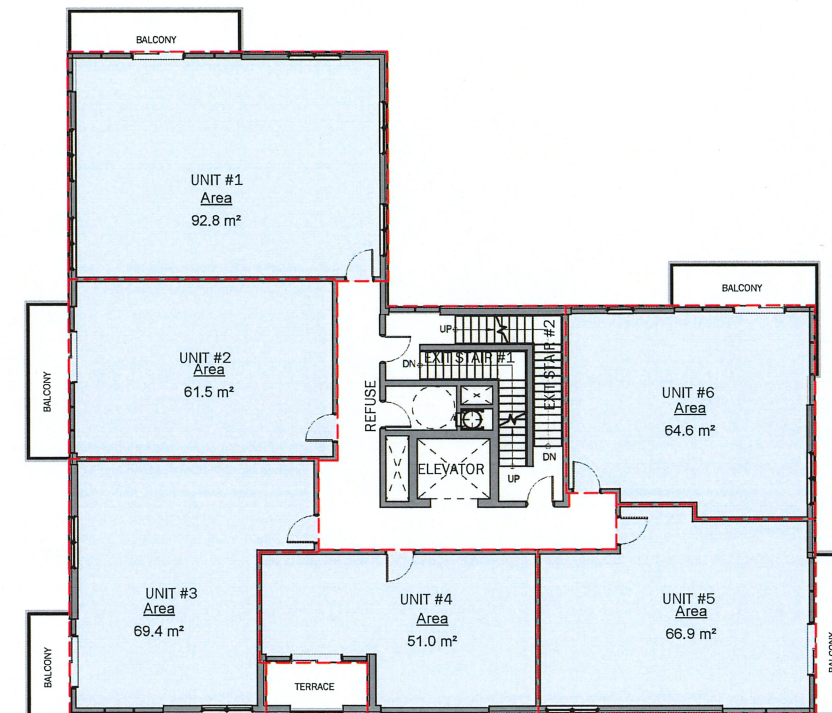
198.5 SQ.M

SALEABLE AREA (EXCL. BALCONIES)	0.0 SQ.M
CONSTRUCTION AREA (INCL. STAIRS AND ELEV.)	198.5 SQ.M
TOTAL	198.5 SQ.M



1ST FLOOR - AREA PLAN

1" = 30'-0"



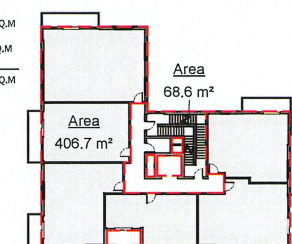
2ND-3RD FLOOR PLATE

1" = 10'-0"

475.3 SQ.M

6 UNITS/FLOOR

SALEABLE AREA (EXCL. BALCONIES)	406.7 SQ.M
CONSTRUCTION AREA (EXCL. ELEV./MECH SHAFTS)	68.6 SQ.M
TOTAL	475.3 SQ.M



2ND FLOOR - AREA PLAN

1" = 30'-0"

*** DISCLAIMER: ISSUED FOR PRELIMINARY DESIGN DISCUSSION ONLY**

4 STOREY RESIDENTIAL DEVELOPMENT

80 NICKEL STREET, PORT COLBORNE, ONTARIO, L3K 1B4

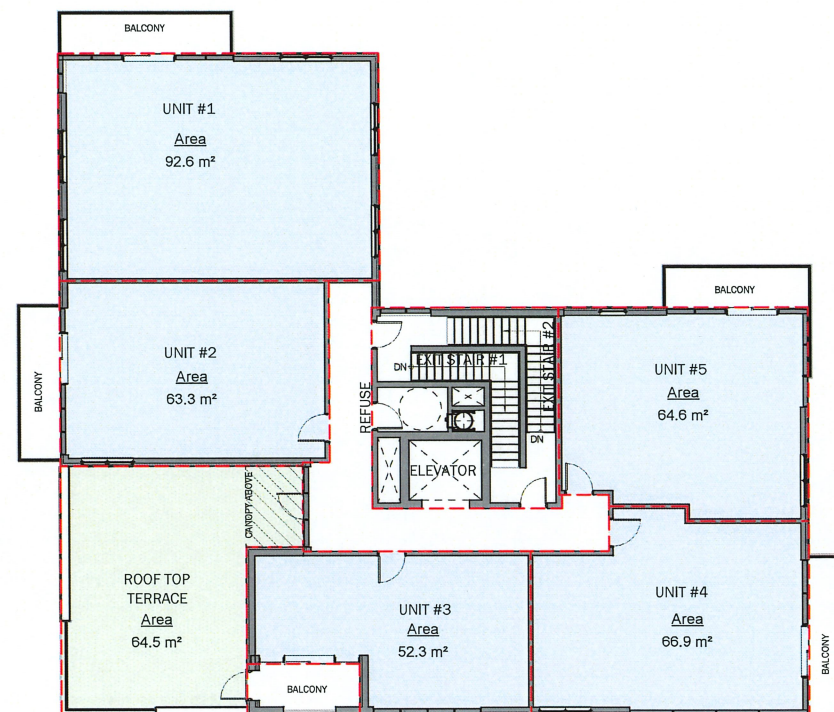
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architects
STUDIO INC.

1ST - 3RD FLOOR
PLATE

DWG. No.

A1

SCALE: AS SHOWN
DATE: NOVEMBER 2024
PROJECT No.: 2024-178

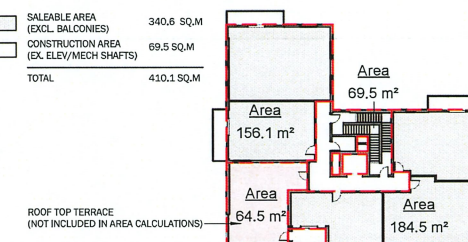


4TH FLOOR PLATE

1" = 10'-0"

409.2 SQ.M
5 UNITS

SALEABLE AREA (EXCL. BALCONIES)	340.6 SQ.M
CONSTRUCTION AREA (EX. ELEV/MECH SHAFTS)	69.5 SQ.M
TOTAL	410.1 SQ.M



4TH FLOOR - AREA PLAN

1" = 30'-0"

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4 STOREY RESIDENTIAL DEVELOPMENT

80 NICKEL STREET, PORT COLBORNE, ONTARIO, L3K 1B4

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4TH FLOOR PLATES

DWG. No.

A2

SCALE: AS SHOWN
DATE: NOVEMBER 2024
PROJECT No.: 2024-178



FRONT (NICKEL ST) ELEVATION

1" = 10'-0"



FRONT-LEFT PERSPECTIVE



FRONT-RIGHT PERSPECTIVE



RIGHT (EAST) ELEVATION

1" = 10'-0"

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4 STOREY RESIDENTIAL DEVELOPMENT

80 NICKEL STREET, PORT COLBORNE, ONTARIO, L3K 1B4

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FRONT AND RIGHT
ELEVATION

DWG. No.

A3

SCALE: AS SHOWN
DATE: NOVEMBER 2024
PROJECT No.: 2024-178

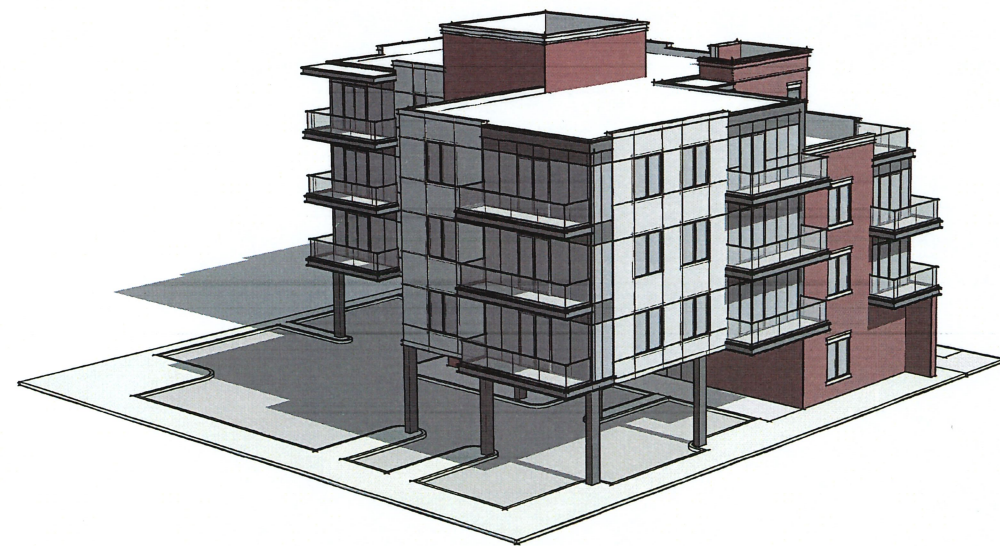


REAR (NORTH) ELEVATION

1" = 10'-0"



REAR-RIGHT PERSPECTIVE



REAR-LEFT PERSPECTIVE



LEFT (WEST) ELEVATION

1" = 10'-0"

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4 STOREY RESIDENTIAL DEVELOPMENT

80 NICKEL STREET, PORT COLBORNE, ONTARIO, L3K 1B4

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STUDIO INC.

REAR AND LEFT
ELEVATION

DWG. No.

A4

SCALE: AS SHOWN
DATE: NOVEMBER 2024
PROJECT No.: 2024-178



* DISCLAIMER: ISSUED FOR PRELIMINARY DESIGN DISCUSSION ONLY

4 STOREY RESIDENTIAL DEVELOPMENT

80 NICKEL STREET, PORT COLBORNE, ONTARIO, L3K 1B4

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architects
STUDIO INC.

ARTISTIC
RENDERING

DWG. No.

A5

SCALE: AS SHOWN
DATE: NOVEMBER 2024
PROJECT No.: 2024-178

Minor Variance

80 Nickel Street, Port Colborne

For: Vergel Group Developments Inc.

By: NPG Planning Solutions Inc.
4999 Victoria Avenue
Niagara Falls, ON L2E 4C9
T: 905 321 6743

Date: April 2025

1.0 Introduction

NPG Planning Solutions Inc. (“NPG”) has been retained by Vergel Group Developments Inc. (“Vergel Group”) to provide independent professional planning advice to support a Minor Variance Application for lands municipally known as 80 Nickel Street in the City of Port Colborne and legally described as Lots 22 and 23 Plan 857, Village of Port Colborne; Part Lot 24 Plan 857, Village of Port Colborne as in RO757704 (“Subject Lands”). The Minor Variance Application is required to facilitate the development of a 4-storey apartment building with seventeen (17) dwelling units.

The Subject Lands are approximately 1,063.9 square metres in area with approximately 34.3 metres of frontage along Nickel Street and a lot depth of 31.1 metres; they are designated “Mixed Use Areas” in the City’s Official Plan and zoned “Fourth Density Residential Zone (R4)” in the City’s Zoning By-law No. 6575/30/18.

The Subject Lands are currently vacant and surrounded by low density residential uses punctuated by neighbourhood (local) commercial uses, as well as institutional uses. **Figure 1** below shows key locational features in the vicinity of the proposed development: Downtown Port Colborne, the Welland Canal, and a metals refinery operated by Vale Canada Ltd. (“Vale Canada Refinery”).



Figure 1 – Aerial Context Map

Refer to the site images below for an illustration of the site, surroundings, and existing streetscape.



Photo 1 – 80 Nickel Street (Subject Lands)



Photo 2 – Adjacent properties to the east along Nickel Street



Photo 3 – Adjacent properties to the west along Nickel Street



Photo 4 – Nickel Street looking west toward the Welland Canal



Photo 5 – Nickel Street looking east toward Vale Canada Refinery Site

2.0 Proposed Development

A four (4) storey apartment building with 17 dwelling units and 18 surface parking spaces is proposed (see attached **Site Plan – Concept** and **Building Elevations**). The building design utilizes a smaller footprint at grade to increase the area available for surface parking, including ingress/egress and maneuvering space. The site layout includes a minimal front yard setback, which allows the new building to frame the street, creating a strong urban presence along Nickel Street and reducing the visual prominence of surface parking.

The 1st floor of the building will be occupied by a gym and community room in addition to the access lobby, garbage area, and building services/mechanical room. Dwelling units ranging in size from approximately 50 to 90 sqm are provided on the 2nd, 3rd, and 4th floors. The building design optimizes the development of the site by having the upper floors partially extend over the parking area, as shown on the **Site Plan – Concept** and **Building Elevations**.

The building design and site layout carefully balance the efficient use and development of the site with appropriate setbacks. Privacy fences will be provided along the side and rear property lines, with landscaping anticipated to soften the edge and enhance the transition to adjacent properties. A Landscape Plan detailing proposed tree plantings, shrubs, and other plantings will be provided as part of a future Site Plan Application.

3.0 Background and Policy Context

A pre-consultation meeting was held on June 27, 2024, for a seven (7) storey mixed use building that included dwelling units, a boutique hotel, and restaurant. The proposal reviewed at that time was deemed to require an Official Plan Amendment and Zoning By-law Amendment, as well as future a Site Plan Control application.

After further discussion with City Planning Staff, a revised concept was prepared. The applicant now proposes a four (4) storey apartment building that conforms to the building height limit and permitted uses provided for in the City's Official Plan.

Pre-consultation for the earlier proposal identified the following information as required for a complete application submission:

Official Plan and/or Zoning By-law Amendment

- Planning Justification Report (to include analysis of Province's D-6 Guidelines)
- Conceptual Site Plan and Building Elevations
- Noise Study
- Functional Servicing Report

Site Plan Control

- Site Plan
- Building Elevations and Floor Plans
- Servicing, Grading, and Stormwater Management Plans
- Landscape Plan
- Functional Servicing Report
- Stormwater Management Report
- Photometric Plan
- Detailed Noise Study
- Environmental Site Assessment (Phase One at minimum), Letter of Reliance and Record of Site Condition
- Archaeological Assessment and Ministry Acknowledgement Letter

We have reviewed the revised concept and determined that zoning relief that can be addressed by minor variances is required to implement the proposed development. As a result, a Minor Variance Application has been prepared with the expectation that it will be followed by Site Plan Control and Plan of Condominium Application submissions.

We have prepared this Planning Brief for the Minor Variance Application. The required zoning relief is detailed in this Planning Brief below and is followed by an analysis of the proposed variances to demonstrate they meet the four tests provided in Section 45(1) of the *Planning Act*.

In addition to this Planning Brief, a **Site Plan – Concept** and **Building Elevations** have been prepared and have been included as part of the Minor Variance Application submission. Other information identified as required in the pre-consultation notes will be

provided as part of the forthcoming Site Plan Control and Plan of Condominium Application submissions.

The Subject Lands are within the influence area of the Vale Canada Refinery—a Class III industrial land use under the Province’s Guideline D-6 (Compatibility between Industrial Facilities). Guideline D-6 is a direct application of Guideline D-1 (Land Use Compatibility). Section 2.3.2 of Guideline D-1 indicates a change of land use, an expansion, or new development that is in compliance with existing zoning and the Official Plan designation is not typically affected by this guideline.

Minor variances are needed to facilitate the development as proposed. As addressed below in this Planning Brief, however, the zoning relief requested maintains the general purpose and intent of the Zoning By-law and Official Plan and the Subject Lands are already designated and zoned to permit a four-storey residential apartment building.

Site Plan Control and Plan of Condominium Application approvals will also be required to implement the proposed development. Pre-consultation identified a detailed noise study as a requirement for the Site Plan Control Application submission. Land-Use compatibility issues, including any mitigative measures required to prevent or minimize potential adverse effects, will be addressed as part of the Site Plan Control or Plan of Condominium Application submissions required to implement the proposed development.

4.0 Required Zoning Relief

To proceed with this **Site Plan – Concept**, the following relief from Zoning By-law No. 6575/30/18) is needed:

Section 8.7 (Zone Requirements – Apartment Buildings for R4 Zone)

- Decrease the Minimum Lot Area Per Unit **from 125 m²** to 62 m²
- Decrease the Minimum Front Yard **from 9 m** to 0.3 m
- Decrease the Minimum Interior Side Yard **from 3 m** to 2.40 m
- Decrease the Minimum Landscaped Area **from 25%** to 23%
- Increase the Maximum Lot Coverage **from 40%** to 51%

Section 2.19 (Permitted Encroachments)

- Allow an attached barrier wall (non-structural) for screening as part of the building front facade to encroach into required yards (Section 2.19 b).

Section 2.19.1 (General Structures – Height of Deck or Platform)¹

- Reduce the Minimum Setback from Front Lot Line **from 7.5 m** to 0.3 m (Section 2.19.1)

¹ The **Site Plan – Concept** shows balconies along the front and west side of the proposed building that require relief from minimum setback requirements in Section 2.19.1 for Decks or Platforms.

- Reduce the Minimum Setback from Interior Side Lot Line **from 3 m** to 0.80 m (Section 2.19.1)

Section 3.0 (Parking Provisions)

- Reduce the minimum number of parking spaces required for an apartment building **from 1.25 spaces per unit** to 1.05 spaces per unit (Section 3.1.1).
- Reduce minimum landscape buffer provided between the edge of any parking area and an abutting lot line (Section 3.11.1):
 - West Lot Line **from 3 m** to 1.1 m
 - North Lot Line **from 3 m** to 2.3 m
 - South Lot Line **from 3 m** to 0.95 m
- Change required location of Bicycle Parking Spaces **from principal entrance of building** to rear access (Section 3.13 c)

5.0 Proposed Variances and Analysis of Four Tests

Section 45(1) of the *Planning Act* provides that:

The committee of adjustment, upon the application of the owner of any land, building or structure affected by any by-law that is passed under section 34 or 38, or a predecessor of such sections, or any person authorized in writing by the owner, may, despite any other Act, authorize such minor variance from the provisions of the by-law, in respect of the land, building or structure or the use thereof, as in its opinion is desirable for the appropriate development or use of the land, building or structure, if in the opinion of the committee the general intent and purpose of the by-law and of the official plan, if any, are maintained. R.S.O. 1990, c. P.13, s. 45 (1); 2006, c. 23, s. 18 (1); 2009, c. 33, Sched. 21, s. 10 (11).

The following is an analysis of the Minor Variance Application in relation to the four tests of the *Planning Act*:

1. Do the requested variances meet the general intent and purpose of the Official Plan?

The Subject Lands are located within the East Waterfront Secondary Plan Area and are designated “Mixed Use Area”, which permits the development of apartment buildings 2-5 storeys in height. The requested variances will facilitate the development of a four (4) storey apartment building on the Subject Lands as shown on the **Site Plan – Concept and Building Elevations**.

Development within the “Mixed Use Area” designation is encouraged, in accordance with Section 5.2.2 of the Official Plan, to provide commercial uses at grade. The Subject Lands are located on the east side of the Welland Canal where neighbourhood-oriented, small-scale commercial uses exist. While the proposed development does not include commercial uses, it will provide new housing units to support existing commercial uses in the East Waterfront Secondary Plan Area, including along Nickel Street.

Sections 2.4.3 and 3.6 of the Official provide direction applicable to the Subject Lands, particularly design guidance. The requested variances do not inhibit achieving the design guidance provided by the Official Plan in these Sections.

For the above reasons, the requested variances meet the general intent and purpose of the Official Plan.

2. Do the requested variances meet the general intent and purpose of the Zoning By-law?

Requested Variance	Analysis
Section 8.7 (Zone Requirements – Apartment Buildings for R4 Zone)	
<i>Decrease the Minimum Lot Area Per Unit from 125 m² to 61 m²</i>	<p>The general intent of minimum lot area per unit regulations is to control for overdevelopment of a site.</p> <p>As noted, the proposed development maintains the general intent and purpose of the Official Plan and conforms to the building height range permitted for these lands. The site layout has been optimized to accommodate the proposed building and sufficient parking, while providing setbacks from property lines consistent with those found along Nickel Street and generally in the surrounding area. The building placement ensures minimum setbacks are achieved for abutting properties with existing residential uses to the east and north.</p>
<i>Decrease the Minimum Front Yard from 9 m to 0.3 m</i>	<p>The general intent of front yard setback regulations is to maintain consistency along the streetscape and for certain housing types to ensure adequate room for parking.</p> <p>Buildings along Nickel Street near the Subject Lands generally have minimal setbacks from front property lines. Ingress/egress for the parking area is provided along the eastern side of the proposed development.</p>
<i>Decrease the Minimum Interior Side Yard from 3 m to 2.40 m</i>	<p>The general intent of interior side yard regulations is to ensure adequate space is available for maintenance, access and drainage purposes on a lot, as well as to maintain adequate separation between adjacent buildings.</p> <p>The proposed development will have adequate space available around it for maintenance, access and drainage purposes. The reduced interior side yard (to west property line) currently abuts a vacant lot and the side yard proposed will be consistent with those found along Nickel Street.</p>
<i>Decrease the Minimum Landscaped Area from 25% to 21%</i>	<p>The general intent of minimum landscaped area regulations is to ensure adequate space is available for</p>

	<p>landscaping to provide drainage, privacy screening, and aesthetics.</p> <p>The modest reduction requested will not substantively alter the landscaping provided as part of the proposed development. Adequate drainage can be provided and will be detailed at the Site Plan Control stage.</p>
<p><i>Increase the Maximum Lot Coverage from 40% to 52%</i></p>	<p>The general intent of maximum lot coverage regulations is to control built density and ensure the massing of buildings and structures do not impact the availability of natural light, ventilation, and space for drainage and access, as well as for amenities and parking.</p> <p>The proposed building has a smaller footprint at grade to accommodate the maneuvering aisle and parking spaces for the development. The upper floors of the proposed building partially overhang the parking area. This increases lot coverage but ensures adequate space is available at grade to provide parking, access, landscaping, and drainage. The proposed development is well-designed and optimizes use of the site. The proposed lot coverage on Subject Lands will be comparable or less than the lot coverage of adjacent properties on Nickel Street immediately to the east.</p>
<p>Section 2.19 b) (Permitted Encroachments)</p>	
<p><i>Allow an attached barrier wall (non-structural) for screening as part of the building front facade as a permitted encroachment into required yards.</i></p>	<p>The general intent of regulations that allow specified structures or features to encroach or project into required yards is: to clarify that fencing or boundary structures are permitted along the perimeter of lots; and, identify decorative or functional structures and features that are appropriate for placement in required yards or projection from building facades.</p> <p>The Site Plan – Concept shows walls projecting east-west at the sides of the proposed building's front façade along the Nickel Street. These are an architectural feature intended to screen the parking areas from the street and provide a transition from the east and west property lines to the building. The requested variance will facilitate an aesthetically preferable equivalent to a boundary wall, which is already a permitted encroachment in all required yards.</p>
<p>Section 2.19.1 (General Structures – Deck or Platform)</p>	
<p><i>Reduce the Minimum Setback from Front Lot Line from 7.5 m to 0.3 m</i></p>	<p>The general intent of regulations that allow decks or platforms to encroach or project into required yards is to acknowledge that when they are not part of the main building massing, they have a different, lesser impact and should be allowed to project from the façade of a building. A minimum setback (usually less than the minimum required yard) is applied to ensure an</p>

	<p>appropriate separation is maintained, particularly for privacy.</p> <p>The Site Plan – Concept and Building Elevations show the location of balconies included as part of the proposed development.</p> <p>Balconies with a very modest projection are proposed along the front façade of the building along Nickel Street where they will not overlook other residential properties. It is not possible to comply with the minimum setback of 7.5 metres as the building is being placed with a slight setback from the front lot line for consistency with the character of the streetscape. Juliette style balconies are proposed as an architectural detail or articulation along the front façade of the building.</p>
Reduce the Minimum Setback from Interior Side Lot Line from 3 m to 0.80 m	<p>See previous for general intent of regulation.</p> <p>Balconies are shown projecting from the west façade of the proposed building on the Site Plan – Concept and Building Elevations. The projecting balconies are located on the front half of the Subject Lands, reducing the potential for them to overlook a private rear yard in future. The abutting lands to the west are currently vacant.</p>
Section 3.0 (Parking Provisions)	
Reduce the minimum number of parking spaces required for an apartment building from 1.25 spaces per unit to 1.05 spaces per unit (Section 3.1.1).	<p>The general intent of regulations requiring a minimum number of parking spaces per dwelling unit is to ensure an appropriate on-site parking supply is maintained.</p> <p>The proposed development will be a residential apartment building with surface parking provided to improve the market affordability of units. The site layout has been optimized to provide one parking space per unit plus an accessible parking space. The on-site parking spaces for residents will be complemented by on-street parking. Along the frontage of the property there is room for 2-3 parking spaces based on location of the driveway shown on the Site Plan - Concept. This additional on-street parking provides a flexible parking supply that could accommodate visitors or guests of building residents.</p>
<p>Reduce minimum landscape buffer provided between the edge of any parking area and an abutting lot line (Section 3.11.1):</p> <ul style="list-style-type: none"> West Lot Line from 3 m to 1.1 m North Lot Line from 3 m to 2.3 m 	<p>The general intent of regulations requiring a minimum landscape buffer around the edge of any parking area and an abutting lot line is to provide space for growing and maintenance of grass, trees, shrubs and other horticultural elements to provide a transition and screening to mitigate potential impacts.</p> <p>The Site Plan – Concept shows that adequate space will be provided for trees, shrubs, and other landscaping around the edge of the parking area proposed. A</p>

<ul style="list-style-type: none"> • <i>South Lot Line from 3 m to 0.95 m</i> 	<p>landscape plan will be submitted as part of a forthcoming application for Site Plan Control and will provide specifics on species of tree and other plantings. Given the site and urban context, a perimeter fence will be installed/maintained along abutting lot lines (west, north, east) for privacy.</p>
<p><i>Change required location of Bicycle Parking Spaces from principal entrance of building to rear access (Section 3.13 c))</i></p>	<p>The general intent of regulations requiring bicycle spaces be located at the principal entrance of the building is to ensure they are accessible and conveniently located.</p> <p>The Site Plan – Concept shows bicycle parking spaces provided at the rear of the proposed building where they will be covered by upper floors and accessible by an internal walkway from the street that passes the principal entrance provided along the east façade of the building. This configuration is preferable as it optimizes the use of available space and leverages the placement and design of the building to locate the principal entrance and bicycle parking under the upper floors for weather protection.</p>

3. Are the requested variances desirable for the appropriate development or use of the land, building, or structure?

The Subject Lands are located within the East Waterfront Secondary Plan Area and are designated “Mixed Use Area”, which permits the development of apartment buildings 2-5 storeys in height. The requested variances will facilitate the development of a four (4) storey apartment building on the Subject Lands as shown on the **Site Plan – Concept** and **Building Elevations**. The variances are desirable as they will permit the appropriate development and use of the lands as follows:

- The Subject Lands combine two smaller vacant lots and present an opportunity for infill development consistent with the Official Plan’s vision for these lands;
- The scale and massing of the proposed building is modest and corresponds to the permitted height range for these lands; and,
- The proposed apartment building is located along the front lot line with parking provided behind and along the eastern side of the building. This configuration, with the parking partially beneath the upper floors and screened from Nickel Street by an architectural wall, makes optimal use of the Subject Lands and is consistent with design guidance provided by the Official Plan.

4. Are the requested variances minor in nature?

The requested variances are not anticipated to result in any impacts on surrounding properties and will facilitate the optimal use and redevelopment of a vacant lot, which will enhance the streetscape and increase the vibrancy of the surrounding area.

It has been demonstrated above that the requested variances maintain the general intent and purpose of the Official Plan and Zoning By-law and are desirable for the appropriate development and use of the Subject Lands.

The requested variances facilitate development envisioned by the Official Plan for the Subject Lands; and reflect the unique circumstances of the site, character of the abutting properties and surrounding area, and building design and site layout considerations that enhance the proposed development.

The requested variances individually and collectively are minor in nature for the above reasons.

3.0 Conclusion

This Planning Brief provides the planning justification for the approval of the minor variances requested for 80 Nickel Street.

As noted above, the Application complies with Section 45(1) of the Planning Act, as the variances are minor in nature, desirable for the appropriate use and development of the Subject Lands and maintain the general intent and purpose of both the Zoning By-law and the Official Plan.

Regard has been given for the matters of provincial interest outlined in Section 2 of the Planning Act and the requested variances will facilitate development that is consistent with the Provincial Planning Statement, including the following policy direction:

- That Settlement Areas be the focus of growth and development;
- That planning authorities should permit development and intensification in strategic growth areas such as the East Waterfront Secondary Plan Area² to support the achievement of complete communities and compact built form; and,
- That planning authorities provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the Regional Market Area, including promoting densities for new housing which efficiently use land, resources, infrastructure, and public service facilities, and support the use of active transportation.

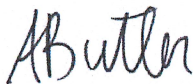
² The PPS 2024 defines strategic growth areas as: *means within settlement areas, nodes, corridors, and other areas that have been identified by municipalities to be the focus for accommodating intensification and higher-density mixed uses in a more compact built form*. The policies outlined in the East Waterfront Secondary Plan indicate the area has been identified by the City of Port Colborne to be a focus for accommodating intensification and higher-density mixed uses in a more compact built form.

Brief prepared by:



Rob Fiedler, PhD
Intermediate Planner
NPG Planning Solutions Inc.

Report reviewed and approved by:



Aaron Butler, RPP MCIP
Principal Planner, Niagara Falls
NPG Planning Solutions Inc.

4 STOREY RESIDENTIAL DEVELOPMENT

A.C.K. architects
STUDIO INC.

SP1

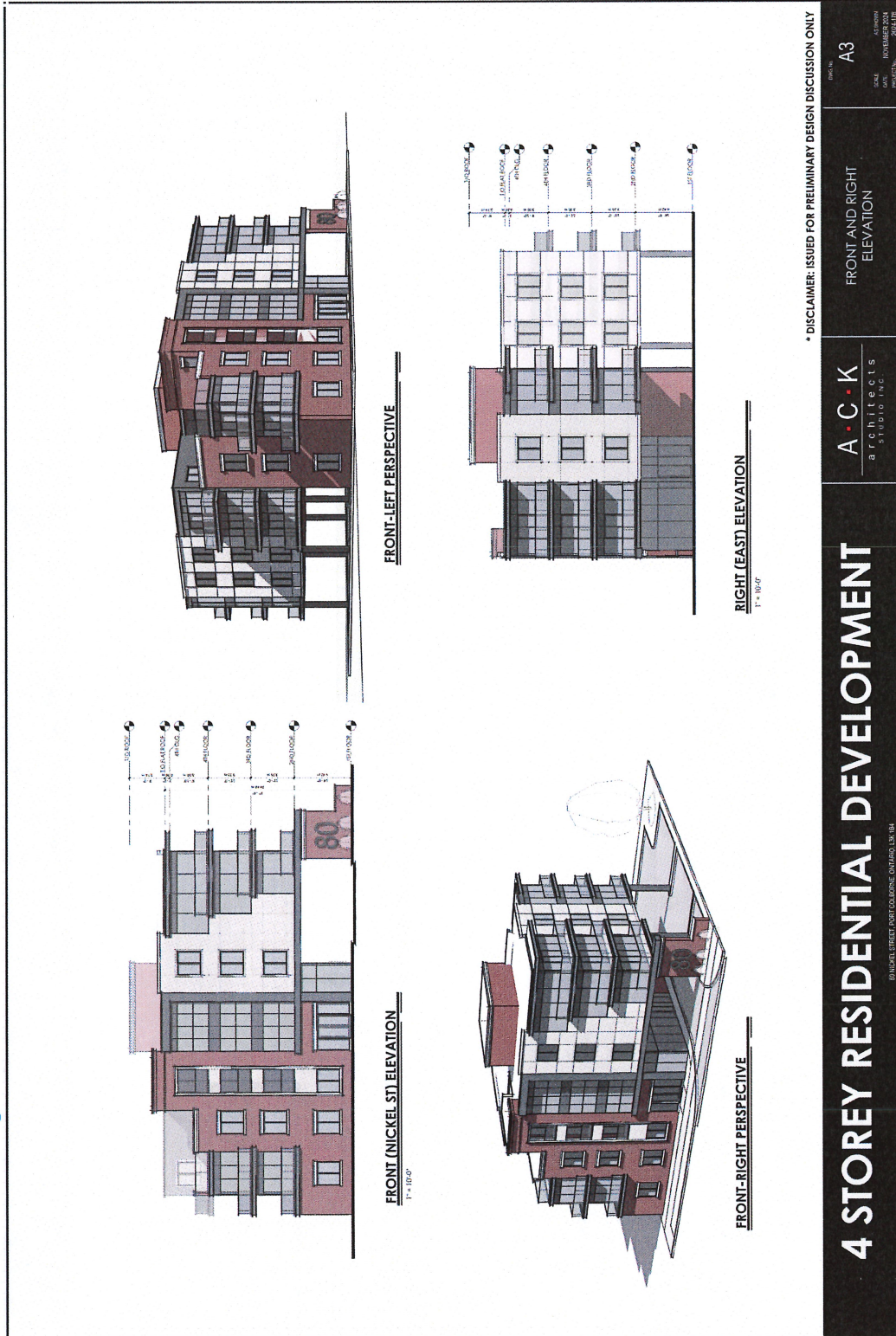
SCALE: AS SHOWN
DATE: NOVEMBER 2024
PROJECT: 2024-118

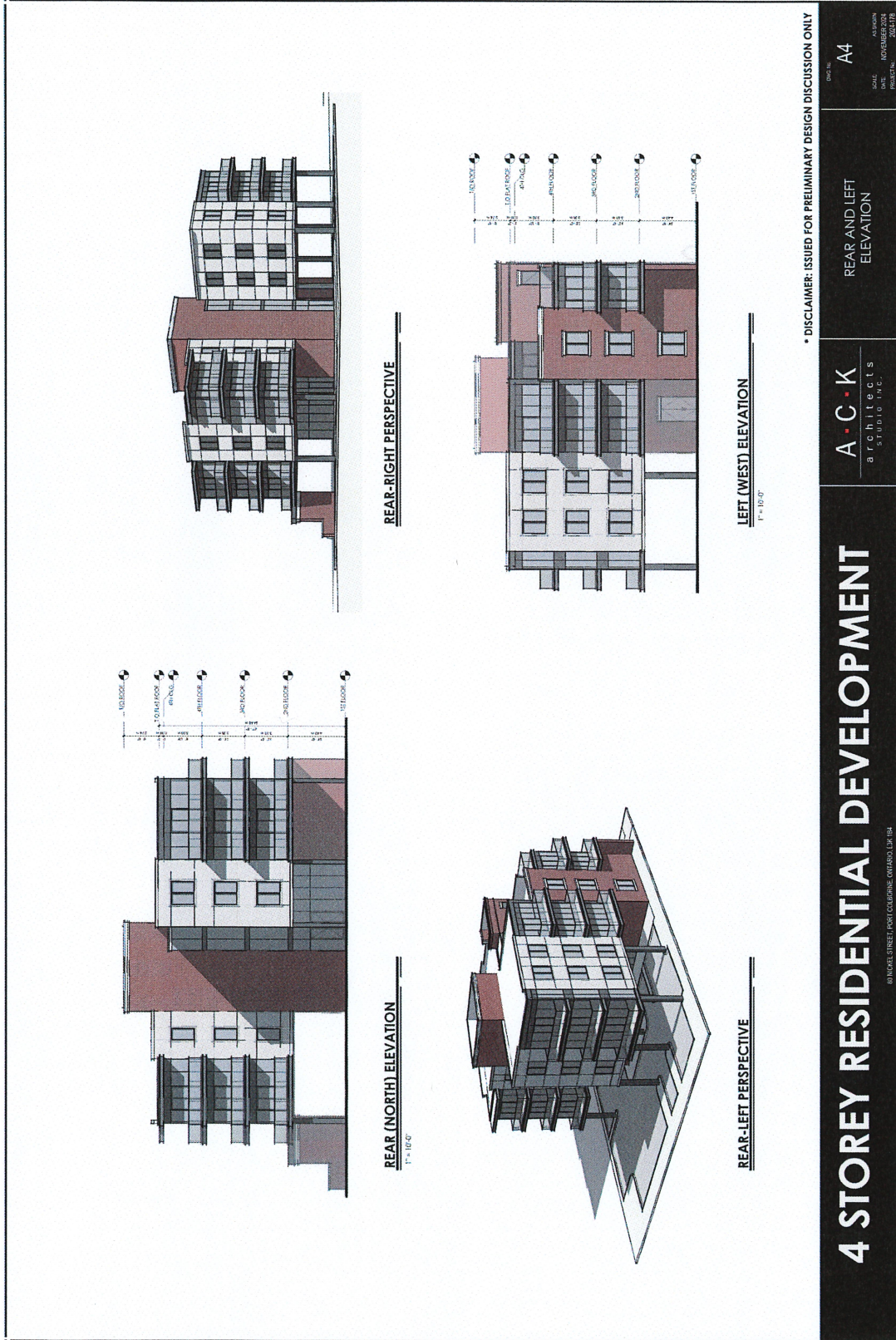


NOT TO SCALE

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Attachment A – Building Elevations







PORT COLBORNE

DEVELOPMENT AND LEGISLATIVE SERVICES

MINOR VARIANCE APPLICATION

THE CITY OF PORT COLBORNE

The Planning Act – Section 45



For Office Use Only

Date Received: _____

Date of Completion: _____

Application Complete: ☐ Yes ☐ No

SUBMISSION OF APPLICATION

Completed applications can be sent to:

City of Port Colborne
Taya Taraba
Secretary Treasurer of the Committee of Adjustment
City Hall
66 Charlotte Street
Port Colborne, Ontario L3K 3C8

Telephone: 1-905-835-2900
Fax: 1-905-835-2939
Email: taya.taraba@portcolborne.ca

2025 APPLICATION FEES

Minor Variance	\$1,900
Minor Variance (Building without a Permit)	\$2,505
Minor Variance & Consent Combination	\$3,800

COMPLETENESS OF APPLICATION

A complete application includes all required forms, fees, and applicable sketches, as well as any additional information that may be identified by the Secretary-Treasurer in accordance with the provisions under *the Planning Act, R.S.O. 1990, c.P. 13*, as amended.

To be considered complete, submitted applications must include:

- One fully completed application for minor variance or permission signed by the applicant(s) and/or authorized agent and properly witnessed by a Commissioner for the taking of affidavits.
- A letter of authorization from the property owner, if applicable.
- **Two (2) copies** of a completed preliminary drawing (see the “Drawing Requirements” section).
- Payment of the appropriate fee submitted at the time of application through cash, credit, debit, or cheque payable to the City of Port Colborne.
- Payment of the appropriate Regional Review & Approval fee(s) if required by the Region, submitted at the time of the preliminary review. Payment can be submitted to the City of Port Colborne or to the Niagara Region. If payment is submitted to the Region directly, please submit the receipt to the City of Port Colborne. Failure to pay the Region's fee may result in an incomplete application. The Region's fees are available on its website, https://www.niagararegion.ca/business/fpr/forms_fees.aspx
- Payment of the appropriate NPCA fee, if required, submitted at the time of the preliminary review. Payment can be submitted to the City of Port Colborne or to the NPCA. If payment is submitted to the NPCA directly, please submit the receipt to the City of Port Colborne. Failure to pay the NPCA's fee may result in an incomplete application.

***Note:** Additional information may be required once a full review has been completed by planning staff. This may prevent deferral of your application. *

DRAWING REQUIREMENTS

Please submit two copies of each separate plan along with your completed application. Ensure that all the information below is included in the plan(s). Depending on the extent of the proposal, the Planning Division may request a sketch prepared by a professional, and the Committee may require (at the discretion of the Manager of Planning Services) that the sketch be signed by an Ontario Land Surveyor. This requirement can be clarified by the Planning Staff. The required sketch should be based on an actual survey by an Ontario Land Surveyor or drawn to a usable metric scale [e.g., 1:100, 1:300, 1:500].

To be considered complete, each sketch must identify:

- 1. The boundaries and dimensions of the land / lot.
- 2. The location and nature of any easement affecting the land, if applicable.
- 3. The location, size, height, and type of all existing and proposed buildings and structures on the land, indicating the distance of the buildings or structures from the front lot line, rear lot line and the side lot lines.
- 4. The parking areas, loading spaces, driveway entrance / exits.

PROCEDURES FOR PROCESSING APPLICATIONS FOR MINOR VARIANCE OR PERMISSION

Once the Secretary-Treasurer has received an application, the application will be circulated to external agencies for up to 10 days to determine whether additional information and/or fees are required. Once comments from these agencies have been received, the Secretary-Treasurer will inform the applicant of any additional information and/or fees required by these agencies (ie. Niagara Region, Niagara Peninsula Conservation Authority). If applicable, the applicant must submit this additional information and/or pay the additional fees for their application to be deemed complete. Once the application is deemed complete, a hearing date will be confirmed in writing by the Secretary-Treasurer.

Prior to the hearing, members of the Committee may choose to conduct a site visit and/or contact the applicants. Please note that the Committee should not be contacted by members of the public. Any comments, questions, or concerns should be addressed through the Planning Division.

Following the hearing, the applicant/agent/solicitor will be notified of the Committee's decision in a written Notice of Decision. In addition, any other person or agency who filed a written request for the Committee's decision will be sent a copy. Any applicant objecting to the decision of the Committee, or the condition(s) imposed by the Committee may appeal the decision to the Local Planning Appeal Tribunal within 20 days after the Notice of Decision has been given. The notice of appeal, together with written reasons supporting the appeal and the fee, by certified cheque or money order payable to the Minister of Finance, must be filed with the Secretary-Treasurer, who in turn, will forward the appeal to the Local Planning Appeal Tribunal. The fee is \$300.00 for the first application to be appealed and \$25.00 for each additional related minor variance appeal.

NIAGARA PENINSULA CONSERVATION AUTHORITY REVIEW

Fees which are payable directly to Authority vary depending on the location and on the type of application. For land: abutting or within 15 meters of a water course; on or within 30 meters of the Lake Erie shoreline; on land identified as "Hazard Land" or "Environmental Protection" by the Port Colborne Official Plan or Zoning Bylaw; or within a groundwater recharge / discharge area, aquifer, or headwater on the property or within 30 meters of the property, the Niagara Peninsula Conservation Authority will charge an additional Plan Review Fee. These fees are provided on the Niagara Peninsula Conservation Authority's website.

I acknowledge that I have read, understand, and agree to the terms outlined above.		
Name: Carlos G. Arzulo	Date: 10/2/25	Initials: CGA



PORT COLBORNE

DEVELOPMENT AND LEGISLATIVE SERVICES

MINOR VARIANCE APPLICATION

THE CITY OF PORT COLBORNE

The Planning Act – Section 45

SECTION 1 : CONTACT INFORMATION

1.1 Registered Owner (s):	
Name: Vergel Group Developments Inc.	
Mailing Address: 7181 Woodbine Avenue, Unit 238	
City: Markham	Province: Ontario
Postal Code: L3R 1A3	Telephone: 8114765570
Fax:	Email: carlosguajardo@inversionesvergel.com
1.2 Owner's SOLICITOR (if applicable)	
Name:	
Mailing Address:	
City:	Province:
Postal Code:	Telephone:
Fax:	Email:
1.3 Owner's Authorized AGENT (if applicable)	
Name: Aaron Butler - NPG Planning Solutions Inc.	
Mailing Address: 4999 Victoria Avenue	
City: Niagara Falls	Province: Ontario
Postal Code: L2E 4C9	Telephone: 905-321-6743
Fax:	Email: abutler@npgsolutions.ca
1.4 Owner's ONTARIO LAND SURVEYOR (if applicable)	
Name:	
Mailing Address:	
City:	Province:
Postal Code:	Telephone:
Fax:	Email:
1.5 All communications should be sent to the:	
<input type="checkbox"/> Owner <input type="checkbox"/> Solicitor <input checked="" type="checkbox"/> Agent	

SECTION 2: LOCATION OF SUBJECT LAND

Former Municipality: Humberstone; Village of Port Colborne	
Concession No. 1	Lot(s): 26
Registered Plan No. Plan 857	Lot(s): 20 and 21; 22 and 23; Part Lot 24
Reference Plan No.	Part(s):
Name of Street: Nickel Street	Street No. 80

SECTION 3: SUBJECT LAND DESCRIPTION

Part No. On Sketch:

3.1 Lot Description		
Frontage: 34.29 m	Depth: 31.09 m	Area: 1063.9 sqm
Existing Use: vacant residential lots		
Proposed Use: residential apartment		
3.2 What is the current designation of the land in the Official Plan and the Regional Plan?		
Port Colborne Official Plan: Mixed Use Areas		
Regional Policy Plan: Delineated Built-Up Area		
3.3 What is the current zoning of the land (By-law 6575/30/18)?		
Fourth Density Residential (R4)		

SECTION 4: LAND INFORMATION

4.1 Date and Subject Land was acquired by the Current Owner: May 13, 2024	
4.2 Are there any existing EASMENTS OR RESTRICTIVE COVENANTS affecting the land?	
<input type="checkbox"/> Yes	If “Yes” describe the easement or covenant and its effect:
<input checked="" type="checkbox"/> No	
4.3 MORTGAGES, Charges & Other Encumbrances:	
List the name(s) and address(es) of any mortgages, charges, or other encumbrances in respect of the land.	
<div></div> <div></div>	
4.4 DATE OF CONSTRUCTION of all existing buildings and structures on the land:	
vacant residential lots	
4.5 Type of ACCESS	
<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Municipal Road maintained seasonally
<input type="checkbox"/> Regional Road	<input type="checkbox"/> Right-of-Way
<input checked="" type="checkbox"/> Municipal Road maintained all year	<input type="checkbox"/> Water Access
<input type="checkbox"/> Other Public Road	<input type="checkbox"/> Private Road
4.6 What type of WATER SUPPLY is proposed?	
<input checked="" type="checkbox"/> Publicly owned and operated piped water supply	
<input type="checkbox"/> Lake	
<input type="checkbox"/> Well (private or communal)	
<input type="checkbox"/> Other (specify)	
<div></div>	
4.7 What type of SEWAGE DISPOSAL is proposed?	
<input checked="" type="checkbox"/> Publicly owned and operated sanitary sewage system	
<input type="checkbox"/> Septic system (private or communal)	
<input type="checkbox"/> Other (specify)	
<div></div>	
4.8 What type of STORMWATER DISPOSAL is proposed?	
<input checked="" type="checkbox"/> Publicly owned and operated stormwater system	
<input type="checkbox"/> Other (specify)	
<div></div>	
4.9 Has a Pre-Consultation application been filed for this proposal?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, please indicate the meeting date: June 27, 2024	

SECTION 5: NATURE & EXTENT OF RELIEF FROM THE ZONING BY-LAW

[illegible]

If the answer is “Yes,” please provide the following information:

File Number:
Decision:

SECTION 6: ALL EXISTING, PREVIOUS AND ADJACENT USE OF THE LAND

8.1 ALL EXISTING USE		
<input type="checkbox"/> Residential	<input type="checkbox"/> Institutional	<input checked="" type="checkbox"/> Vacant
<input type="checkbox"/> Industrial	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Other (specify):
<input type="checkbox"/> Commercial	<input type="checkbox"/> Parkland	_____
8.2 What is the length of time the existing use(s) of the land have continued?		
Not applicable - vacant land		
8.3 Are there any buildings or structures on the subject land?		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes, briefly describe and indicate their use.		

8.4 Are any of these buildings designated under the Ontario Heritage Act?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
8.5 Has the grading of the subject land been changed by adding earth or material? Has filling occurred on the subject land?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
8.6 Has a gasoline station and/or automobile service station been located on the subject land or adjacent lands at any time?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
8.7 Has there been petroleum or other fuel stored on the subject land or adjacent lands?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
8.8 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
8.9 Have the lands or adjacent lands ever been used as an agricultural operation where pesticides have been applied to the lands?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
8.10 Have the lands or adjacent lands ever been used as a weapon firing range?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
8.11 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the boundary line of an operational / non-operational public or private landfill or dump?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
8.12 If there are existing or previously existing buildings on the subject lands, are there any building materials remaining on site which are potentially hazardous to public health (e.g., asbestos, PCB's)?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
8.13 If there has been industrial or commercial uses on the property, a previous use inventory is needed. Is a previous use inventory attached?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
8.14 Is there reason to believe the subject lands may have been contaminated by existing or former uses on the site or adjacent sites?*		
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown
<p>If previous use of property is industrial or commercial or if the answer was YES to any of the above, please attach a previous use inventory showing all former uses of the land, or if applicable, the land(s) adjacent to the land.</p> <p>*Possible uses that can cause contamination include operation of electrical transformer stations, disposal of waste minerals, raw material storage, and residues left in containers, maintenance activities, and spills. Some commercial properties such as gasoline stations, automotive repair garages, and dry-cleaning plants have similar potential. Any industrial use can result in potential contamination. The longer a property is under industrial or similar use, the greater the potential for site contamination. Also, a series of different industrial or similar uses upon a site could potentially increase the number of chemicals which are present.</p>		

ACKNOWLEDGMENT CLAUSE

I hereby acknowledge that is my responsibility to ensure that I am in compliance with all applicable laws, regulations and standards pertaining to contaminated sites. I further acknowledge that the City of Port Colborne is not responsible for the identification and / or remediation of contaminated sites, and I agree, whether in (or as a result of) any action or proceeding for environmental clean-up of any damage or otherwise, I will not sue or make claim whatsoever against the City of Port Colborne, its officers, officials, employees or agents for or in respect of any loss, damage, injury or costs.

X 18 / 2 / 25

 Date

X

 Signature of Owner

Pre-Screening Criteria

9.1 Is there land on the property identified in the Official Plan and / or Zoning By-law as “hazard lands”?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
9.2 Is there a watercourse or municipal drain on the property or within 15 metres of the property?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
9.3 Is the property located on or within 30 metres of the Lake Erie shoreline?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
9.4 Is there a valley slope on the property?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
9.5 Is there known localized flooding or a marsh / bog area on or within 30 metres of the property?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
9.6 Is the property on a Regional Road?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown

AUTHORIZATIONS

SIGNATURE OF APPLICANT(S)

X February 18, 2025
Date

X *AButler*
Signature of Applicant(s)

Please note: If the applicant is not the owner of the subject land or there is more than one owner, written authorization of the owner(s) is required (Complete Form 1) indicating that the applicant is authorized to make application.

I/We Aaron Butler - NPG Planning Solutions Inc.
Of the City/Town/Township of Niagara Falls
In the County/District/Regional Municipality of Niagara

solemnly declare that all the statements contained in this application are true, and I/we make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

DECLARED before me at the
City _____ of Hamilton
In the Province of Ontario
This 18th day of February
20 25.
A Commissioner, etc.

TO BE SIGNED IN THE PRESENCE OF A
COMMISSIONER FOR TAKING AFFIDAVITS

X *R Fiedler*

Signature of applicant(s), solicitor, or authorized

Personal information collected on this application will become part of a public record. Any questions regarding this collection should be directed to the City Clerk at 66 Charlotte Street, Port Colborne, Ontario L3K 3C8 (905) 835-2900 Ext. 106.

Robert Scott Fiedler,
a Commissioner, etc.,
Province of Ontario,
for NPG Planning Solutions Inc.
Expires February 19, 2025.

POSTING OF PUBLIC HEARING SIGN

A public hearing sign is required to be posted by all applicants or agents on each property under application. A sign will be made available to you after review of your application, and you are required to post each sign in a prominent location on the subject property. The sign should be placed so that it is legible from the roadway.

Each sign must remain posted a minimum of 14 days prior to the hearing, until the day following the hearing. Should a sign go missing or become damaged or illegible please contact the Secretary-Treasurer as soon as possible to request a replacement sign. Failure to post the sign as required may result in deferral of your application(s).

Please note that an affidavit must also be signed and commissioned in the presence of a Commissioner of Oaths. This can be done at City Hall AFTER the signs have been posted.

I/We Aaron Butler - NPG Planning Solutions Inc. am/are the owner(s) of the land subject to this application for a Minor Variance and I/We agree to post the required sign(s) a minimum of 14 days prior to the hearing and will remain posted, and replaced, if necessary, until the day following the hearing.

X AButler

Signature of Owner/Agent

X February 18, 2025

Date

X

Signature of Owner/Agent

X

Date

PERMISSION TO ENTER

I/We Vergel Group Developments Inc. am/are the owner(s) of the land subject to this application for a Minor Variance and I/We authorize the members of the Committee of Adjustment and the City of Port Colborne Planning Staff to enter onto the property for the purpose of evaluating the merits of the application(s).

Please note that the Committee should not be contacted by members of the public. Any comments, questions or concerns should be addressed through the Planning Division.

X [Signature]

Signature of Owner

X 18/2/25

Date

X [Signature]

Signature of Owner

X 18/2/25

Date

AUTHORIZATION FOR AGENT / SOLICITOR (IF APPLICABLE)

If the application is not the owner of the land that is subject to this application for a Minor Variance, the authorization set out below must be completed by the owner(s). All registered owners must complete the authorization form for it to be valid.

Please Note: If the registered owner is a corporation, in addition to the signatures of the authorized signing officers, the corporate seal must be affixed.

Where the Owner is without a spouse, common-law or legally married, the Owner is required to sign only once. Where the spouse of the Owner is not an owner, the spouse is required to sign. Spouse shall include a common-law spouse as defined within the *Family Law Reform Act*.

I/We Vergel Group Developments Inc. am/are the owner(s) of the land that is subject to this application for a Minor Variance and I/We hereby authorize as my/our agent for the purposes of submitting an application(s) to the Committee of Adjustment for a Minor Variance.

X

Signature of Owner

X

Date

18/2/25

X

Signature of Owner

X

Date

18/2/25

X

Signature of Agent

X

Date

18/2/25

SUGGESTION TO THE APPLICANT

Notice of your application is required for several agencies. All written responses will be considered before reaching a decision on your application.

Although you are under no obligation to do so, we suggest that you discuss your intentions with the appropriate agencies from the list below, before submitting an application. This pre-consultation could provide you with information about the City of Port Colborne Official Plan, the minimum requirements and permitted uses of Zoning By-law 6575/30/18, the Regional Policy Plan, the concerns of various Provincial Ministries, and other relevant information which may have a direct effect upon the final decision on your application.

1. Port Colborne Planning and Development Department
66 Charlotte Street, Port Colborne, Ontario L3K 3C8
General Planning Department
(905) 835-2900, Ext. 286
Information on the Port Colborne Official Plan and Zoning Bylaw
2. Port Colborne Planning and Development Department
66 Charlotte Street, Port Colborne, Ontario L3K 3C8
Engineering Technologist
(905) 835-2900, Ext. 226
Information on Servicing, Lot Grading and Drainage
3. Port Colborne Building Division
66 Charlotte Street, Port Colborne, Ontario L3K 3C8
Building Clerk
(905) 835-2900, Ext 229
Information about the Building Code
4. Region of Niagara Public Works Department
Planning and Development Department
1815 Sir Isaac Brock Way, Thorold, Ontario L2V 4T7
(905) 980-6000, Ext. 3727
Information about the Regional Policy Plan, Agriculture, Public Works & Regional Health, and for concerns regarding Provincial Policy and Ministry responsibilities
5. The Niagara Peninsula Conservation Authority
250 Thorold Road West, Welland, Ontario L3C 3W2
Watershed Planner
(905) 788-3135, Ext 272
For information about lands which may be zoned as "Hazard" in the local zoning by law, lands adjacent to watercourses, Lake Erie or flood plains
6. Ministry of Transportation of Ontario
Corridor Management Section
159 Sir William Hearst Ave, 7th Floor, Toronto, Ontario M3M 1J8
For information about sight plan applications for lands fronting onto provincial highways
7. Ministry of Transportation of Ontario
Corridor Management Section
1201 Wilson Avenue, Bldg D, 7th Floor, Downsview, ON, M3M 1J8
1-866-636-0663
For information about official plan amendments, consents, re-zonings, and other inquiries for lands fronting onto provincial highways
8. Ministry of Municipal Affairs and Housing. *Provincial Policy Statement* (PPS) available for download (On-line) at: <http://www.mah.gov.on.ca>
Under "Your Ministry" – Land Use Planning – Provincial Policy Statement



Committee of Adjustment -Meeting Minutes-

Wednesday, May 14, 2025

Members Present: Dan O'Hara, Chair
Angie Desmarais, Committee Member
Gary Bruno, Committee Member
Dave Elliott, Committee Member
Eric Beauregard, Committee Member

Staff Present: Erik Acs, Chief Planner
Diana Vasu, Planner
Taya Taraba, Secretary-Treasurer

1. Call Meeting to Order

The Chair called the meeting to order at approximately 6:02 p.m.

2. Reading of Meeting Protocol

The Chair requested that a mover and a seconder adopt the agenda.

Motion: Dave Elliot

Seconded: Angie Desmarais

Carried: 5-0

3. Reading of Meeting Protocol

The Chair read the Meeting Protocol.

4. Disclosures of Interest

Nil.

5. Requests for Deferrals or Withdrawals of Applications

Nil.

6. Order of Business

a. Application: B15-23-PC; A05-25-PC; A06-25-PC

Action: Consent and Minor Variance

Applicant: Julie Cule

Location: 95 Victoria Avenue

The Secretary-Treasurer read the correspondence received for the application.

The Chair asked the applicant if they wished to add any further information and provided a recap of last month's Hearing regarding this application.

The Secretary-Treasurer read out the comments provided by a member of the public.

The applicant addressed the concerns raised.

Member Beauregard requested that the encroaching patio stones and the metal shed be removed as they will be on the property line when the new lot is created.

Member Beauregard also requested that the utility lines be moved as to not encroach onto the new parcel when the lot is created.

Member Bruno inquired to the Chief Planner as to whether there would have been a grading plan conducted for this property; the Chief Planner mentioned that the plan was too old to determine if a grading plan was done.

The applicant reminded the Committee that she would be providing the severed parcel to her daughter, that they will ensure the correct measures are executed, and that the shed in question has been re-located already.

Member Bruno inquired to the Chair about the conditions being approved.

Member Beauregard followed up with his reasoning for recommending a grading plan and drainage apportionment agreement in reference to the severance.

Member Desmarais raises concerns regarding drainage and if grading would be encompassed later in the building process.

Given the information above, Planning staff recommend application **B15-23-PC** be granted subject to the conditions outlined in the Staff Report dated April 4, 2025:

1. That the applicant provides the Secretary-Treasurer with the deeds for the conveyance of the subject parcel with a registrable legal description of the subject parcel, and a copy of the deposited reference plan, for use in the issuance of the Certificate of Consent.

2. That minor variance applications A05-25-PC and A06-25-PC be approved.

3. That a final certification fee of \$400 payable to the City of Port Colborne is submitted to the Secretary-Treasurer.

4. That the applicant receive acceptance from the Ministry of Citizenship and Multiculturalism (MCM) for the Stage 1-2 Archaeological Assessment, prepared by TMHC Inc. (dated May 27, 2024), or, if applicable, for the further archaeological

work submitted to and acknowledged by the Ministry, with a copy of the MCM acceptance letter being provided to Planning staff.

5. That all existing fences on the parcel be removed or relocated off the subject parcel.

6. That the existing patio stones that cross onto the remnant parcel be removed.

7. That the metal-clad shed be removed off the parcel.

8. That the utility lines that cross the boundary line be relocated solely to the remnant parcel.

9. That a master lot grading and drainage plan be provided to confirm that the subject and remnant parcels can drain independently.

10. That all conditions of consent be completed by April 9, 2027.

For the following reasons:

1. The application is consistent with the Provincial Planning Statement and conforms to the Niagara Official Plan, City of Port Colborne Official Plan, will comply with the provisions of Zoning By-law 6575/30/18, as amended.

Motion: Eric Beauregard

Seconded: Angie Desmarais

Carried: N/A

Member Bruno raises concerns regarding the patio stones, as the applicant would be moving them for the sake of the consent to reinstate them anyways, especially if a swale was to be implemented as the swale would interrupt the patio stones. Member Bruno also states that this would negate the need for a development agreement and that the shed has already been moved.

The Chair recommended that the patio stones be removed off the list of conditions. Member Beauregard follows up stating that the development agreement can also be removed, as the agreement would not be required in this instance.

Given the information above, the Committee of Adjustment recommend application **B15-23-PC** be **granted** subject to the following conditions:

1. That the applicant provides the Secretary-Treasurer with the deeds for the conveyance of the subject parcel with a registrable legal description of the subject parcel, and a copy of the deposited reference plan, for use in the issuance of the Certificate of Consent.
2. That minor variance applications A05-25-PC and A06-25-PC be approved.
3. That a final certification fee of \$400 payable to the City of Port Colborne is submitted to the Secretary-Treasurer.
4. That the applicant receive acceptance from the Ministry of Citizenship and Multiculturalism (MCM) for the Stage 1-2 Archaeological Assessment, prepared by TMHC Inc. (dated May 27, 2024), or, if applicable, for the further archaeological work submitted to and acknowledged by the Ministry, with a copy of the MCM acceptance letter being provided to Planning staff.
5. That the fencing that encroaches on the easterly side yard be removed.
6. That the shed located on Part 1 of the sketch be removed.
7. That the overhead utility lines be moved, to not encroach on Part 1.
8. That confirmation that all water and wastewater is located on Part 2.
9. That all conditions of consent be completed by April 9, 2027.

For the following reasons:

1. The application is consistent with the Provincial Planning Statement and conforms to the Niagara Official Plan, City of Port Colborne Official Plan, will comply with the provisions of Zoning By-law 6575/30/18, as amended.

Motion: Eric Beauregard

Seconded: Angie Desmarais

Carried: 5-0

The Committee of Adjustment recommend that application A05-25-PC and A06-25-PC be **granted** for the following reasons:

1. **It is minor in nature.**
2. **It is appropriate for the development of the site.**
3. **It is desirable and in compliance with the general intent and purpose of the Zoning By-law.**
4. **It is desirable and in compliance with the general intent and purpose of the Official Plan.**

Motion: Eric Beauregard **Seconded:** Gary Bruno
Carried: 5-0

b) **Application:** A08-25-PC
Action: Minor Variance
Applicant: Graham Hart and Erin Menard
Agent: Dustin Porter
Location: 32 South Crescent

The Secretary-Treasurer read the correspondence for the application.

The Chair asked if the applicant wished to speak to the application. The applicant did not have any additional concerns to add.

The Chair inquired if the public wished to add anything further to the application.

The Committee of Adjustment recommend that application A08-25-PC be **granted** for the following reasons:

1. **It is minor in nature.**
2. **It is appropriate for the development of the site.**
3. **It is desirable and in compliance with the general intent and purpose of the Zoning By-law.**
4. **It is desirable and in compliance with the general intent and purpose of the Official Plan.**

Motion: Gary Bruno **Seconded:** Gary Bruno
Carried: 5-0

c. **Application:** A10-25-PC
Action: Minor Variance
Applicant: Danny Leon
Agent: Craig Esposti
Location: 3611 Firelane 12

The Secretary-Treasurer read the correspondence received for the application.

The Chair asked if the applicant wished to speak to the application. The applicant mentioned the requested deferral due to Planning concerns and understood the reasoning.

The Committee of Adjustment recommend that application A11-25-PC be **deferred** to a future Committee of Adjustment hearing for the following reasons:

1. The proposal is revised to ensure the addition is no longer proposed on an unstable portion of the slope, to the satisfaction of the NPCA staff.
2. A Stage 1-2 Archaeological Assessment is completed;
3. A Tree Preservation Plan is completed; and
4. An inspection is completed to determine whether the existing private sanitary service can accommodate the proposal, and if the existing system will not suffice, a new design of the septic system, to the satisfaction of Regional staff;

For the following reasons:

1. While the proposed variances are minor in nature and desirable for the appropriate development of the site, the proposed variances do not maintain the general intent and purpose of the Zoning By-law or Official Plan at this time.

Motion: Angie Desmarais

Seconded: Dave Elliot

Carried: 5-0

d. Application: B11-15-PC

Action: Cancellation of Consent

Applicant: Wendy Lehocki

Location: 166 Chippawa Road

The Chair introduced the request and asked for the applicant to explain the nature of the cancellation.

The applicant explained that the property was purchased in 1989. Recently, they wished to merge the parcels on title, however, complications arose when they attempted to do so. The Municipal Property Assessment Corporation (MPAC) advised that the property could not be merged and that they would need to advise the Committee of Adjustment.

The Chair mentioned to the applicants that requesting the cancellation through the Committee of Adjustment may not be the most ideal way of solving the dilemma, to which, Member Bruno ultimately agreed.

The Chief Planner said that further discussions with the Tax Clerk would be had.

The applicant mentioned that they had paid the application payment to which the Chair deferred to Planning's counsel on that matter.

The Chief Planner recommended to the Chair that the applicant adjourn the application and that they may withdraw the application.

Motion: Angie Desmarais

Seconded: Eric Beauregard.

Carried: 5-0

7. Other Business

The Chair brought up the draft Procedural By-law, as discussed in prior Committee of Adjustment hearings.

Member Beauregard discussed his experience at the OACA Conference.

8. Approval of Minutes

That the minutes from the April 9th, 2025 meeting be approved.

Motion: Eric Beauregard

Seconded: Angie Desmarais

Carried: 5-0

9. Adjournment

There being no further business, the meeting was adjourned at approximately 7:28 pm.

Dan O'Hara, Chair

Taya Taraba, Acting Secretary-Treasurer

Members Present: Dan O'Hara, Chair
Angie Desmarais, Committee Member
Dave Elliott, Committee Member
Gary Bruno, Committee Member
Eric Beauregard, Committee Member

Staff Present: Denise Landry, Chief Planner
Taya Taraba, Acting Secretary-Treasurer
Tyler Christian, Planning Assistant

1. Call Meeting to Order

The Vice Chair called the meeting to order at approximately 6:00 pm.

2. Reading of Meeting Protocol

The Vice Chair read the Meeting Protocol.

3. Disclosures of Interest

Member Beauregard declared an indirect pecuniary interest on application(s) A13-24-PC, A14-24-PC, A15-24-PC, and A16-24-PC, as the applicant is a client of his employer.

4. Requests for Deferrals or Withdrawals of Applications

a. Application: A11-24-PC

Action: Minor Variance

Applicant: Jonathan Sinke

Agent: Timothy Sinke (Henley Heights Construction Inc.)

Location: Vacant Lot Humboldt Parkway

The applicant requested an additional variance on to their application outside of the required circulation window, as per the Planning Act, and requested for an adjournment. The motion was moved by the Chair and carried unanimously.

5. Order of Business

- a. **Application:** A10-24-PC
Action: Minor Variance
Applicant: Marc Arcand
Location: 21 Royal Road

The Secretary-Treasurer read the correspondence received for the application.

The Chair asked the present applicant if they wanted to add any further information on the application, to which, they presented the Committee with some background information on the property and their plans regarding the development.

Member Beauregard posed some clarifying questions about the nature of the development.

The Chair asked if any members of the public wished to speak towards the nature of the application. No delegates were present.

That minor variance application **A10-24-PC** be **granted** for the following reasons:

1. **The application is minor in nature.**
2. **It is appropriate for the development of the site.**
3. **It is desirable and in compliance with the general intent and purpose of the Zoning By-Law.**
4. **It is desirable and in compliance with the general intent and purpose of the Official Plan.**

Motion: *Gary Bruno* **Seconded:** *Eric Beauregard*
Carried: 5-0

- b. **Application:** A12-24-PC
Action: Minor Variance
Applicant: Sarah Schaffer
Location: 3233 Snider Road

The Secretary-Treasurer read the correspondence received for the application.

The Chair asked the present applicant if they wanted to add any further information on the application, to which, the applicant had no additional information to add.

Member Beauregard inquired about whether the NPCA had any concerns about the application.

The Chief Planner provided clarification on the matter.

The Chair asked if any members of the public wished to speak towards the nature of the application.

Antonella Ricci, resident, asked for clarification regarding the nature of the application, and whether there would be any impact to their property as a result of the application.

Sybren Heeg, resident, asked for clarification regarding how close the proposed development would be located to their property line.

Both delegates received clarification, and no further delegates requested to speak.

That minor variance application **A12-24-PC** be **granted** for the following reasons:

- 1. The application is minor in nature.**
- 2. It is appropriate for the development of the site.**
- 3. It is desirable and in compliance with the general intent and purpose of the Zoning By-Law.**
- 4. It is desirable and in compliance with the general intent and purpose of the Official Plan.**

Motion: *Angie Desmarais* **Seconded:** *Dave Elliot*

Carried: 5-0

c. Application: A13-24-PC, A14-24-PC, A15-24-PC, A16-24-PC

Action: Minor Variance

Agent: Dylan Earl

Applicant: Leo Di Fabio

Location: 19 Lakeshore Road West

The Secretary-Treasurer read the correspondence received for the application.

The Chair asked the present agent if they wanted to add any further information, to which, they presented the Committee with a PowerPoint presentation regarding the nature of the variance.

Member Elliot inquired about the potential servicing of the lots. The Committee had agreed that the issue was not relevant to the application at hand.

The Chair asked if any members of the public wished to speak towards the nature of the application.

Eric Hughes, resident, expressed concern regarding the 6.5m front yard setback, and the potential of the actual buildings varying in design from those displayed in the PowerPoint. The delegate expressed further concern regarding the location of the services, noting their desire to see engineered drawings.

The Chair confirmed with the delegate that any future development would be subjected to the same zoning setbacks as every other property in the zone.

Allen Kendrick, resident, asked for clarification regarding the nature of the application, which was thereafter provided.

Julian Renaud, resident, expressed concern regarding the verbiage on the Notices of Hearing regarding notification of proceedings before the Ontario Land Tribunal (OLT), and the proposed reduction in lot area. The delegate noted that they believe the development should go through the zoning by-law amendment and/or development agreement process, noting further concerns with servicing of the lots.

The applicant's agent responded to comments made by the public.

Member Bruno expressed concern regarding the fact that the public delegate was not informed of the OLT hearing and advocated for the application to be adjourned until the July hearing so legal counsel could be sought on the matter.

That minor variance applications **A13-24-PC, A14-24-PC, A15-24-PC, A16-24-PC** be **adjourned** until the July Committee of Adjustment Hearing.

Motion: *Gary Bruno*

Seconded: *Angie Desmarais*

Carried: 4-0

6. Other Business

Nil.

7. Approval of Minutes

Nil.

8. Adjournment

There being no further business, the meeting was adjourned at approximately 8:30 pm.

Dan O'Hara, Chair

Taya Taraba, Acting Secretary-Treasurer



Committee of Adjustment -Meeting Minutes-

Wednesday, May 8th, 2024

Members Present: Dan O'Hara, Chair
Angie Desmarais, Committee Member
Dave Elliott, Committee Member
Gary Bruno, Committee Member
Eric Beauregard, Committee Member

Staff Present: Chris Roome, Planner
Taya Taraba, Acting Secretary-Treasurer

1. Call Meeting to Order
The Vice Chair called the meeting to order at approximately 6:00 pm.
2. Reading of Meeting Protocol
The Vice Chair read the Meeting Protocol.
3. Disclosures of Interest
Member Beauregard declared an indirect pecuniary interest on application A09-24-PC, as the applicant is a client of his employer.
4. Requests for Deferrals or Withdrawals of Applications
Nil.
5. Order of Business
 - a. Application: A04-24-PC
Action: Minor Variance
Applicant: 1825081 Ontario Inc.
Agent: Wendy Singh and Michael Donatelli
Location: 803 King Street

The Secretary-Treasurer read the correspondence received for the application.

The Chair asked the present applicants if they wanted to add any further information on the application, to which, they presented the Committee with some background information on the property and their plans regarding the development.

The Chair asked if any members of the public wished to speak towards the nature of the application. Two delegates provided their comments to the application; there were no major concerns.

That minor variance application **A04-24-PC** be **granted** for the following reasons:

1. **The application is minor in nature.**
2. **It is appropriate for the development of the site.**
3. **It is desirable and in compliance with the general intent and purpose of the Zoning By-Law.**
4. **It is desirable and in compliance with the general intent and purpose of the Official Plan.**

Motion: *Eric Beauregard*

Seconded: *Angie Desmarais*

Carried: 5-0

b. Application: A08-24-PC; B09-24-PC
Action: Minor Variance and Consent
Applicant: Jeffery Roy
Agent: Steven Rivers
Location: 232 Humboldt Parkway

The Secretary-Treasurer read the correspondence received for the application.

The Chair asked the present agent if they wanted to add any further information on the application.

The agent provided some background information regarding the application and the respective development to the Committee.

Member Beauregard inquired about the services on the property as he was concerned the laterals potentially cross the proposed boundary line.

The Chair recommended that a variance should be proposed to reduce the front yard setback to bring both lots into compliance.

The Chair asked if any members of the public wished to speak towards the nature of the application, to which, there were no concerns.

That minor variance application **A08-24-PC** be **granted** for the following reasons:

1. **The application is minor in nature.**
2. **It is appropriate for the development of the site.**
3. **It is desirable and in compliance with the general intent and purpose of the Zoning By-Law.**
4. **It is desirable and in compliance with the general intent and purpose of the Official Plan.**

That consent application B09-24-PC be **granted** subject to the following conditions:

1. That the applicant provides the Secretary-Treasurer with the deeds in triplicate for the conveyance of the subject parcel or a registrable legal description of the subject parcel, together with a paper copy and electronic copy of the deposited reference plan, if applicable, for use in the issuance of the Certificate of Consent.
2. That a final certification fee of \$240 payable to the City of Port Colborne is submitted to the Secretary-Treasurer.
3. That a driveway be installed on Part 1, that meets the requirement of the Zoning By-law.
4. That the existing garage and deck on Part 2 be removed.
5. That a minor variance be granted to reduce the front yard setback on the retained portion per Sketch Parcel 1.
6. That a 3.5m x 3.5m daylighting triangle be conveyed to the City on the north-east corner of Part 1.
7. That the applicant signs the City of Port Colborne's standard "Memorandum of Understanding" explaining that development charges and cash-in-lieu of the dedication of land for park purposes, based on an appraisal, at the expense of the applicant, wherein the value of the land is to be determined as of the day before the issuance of a building permit, is required prior to the issuance of a building permit pursuant to Section 42 of the Planning Act. R.S.O 1990, as amended.
8. That the applicant confirm, to the satisfaction of the Planner, that the existing services to the retained portion (Part 1) do not cross the severed portion (Part 2).
9. That all conditions of consent be completed by May 8th, 2026.

Motion: *Dan O'Hara*

Seconded: *Eric Beauregard*

Carried: 5-0

c. Application: A09-24-PC
Action: Minor Variance
Applicant: Bridge and Quarry Ltd.
Location: 730-742 Clarence Street

The Secretary-Treasurer read the correspondence received for the application.

The Chair asked the present applicants if they wanted to add any further information on the application, to which, they presented the Committee with information concerning the size of the decks and answered any residual questions.

The Chair asked if any members of the public wished to speak towards the nature of the application, to which, there were no concerns.

That minor variance application **A09-24-PC** be **granted** for the following reasons:

- 1. The application is minor in nature.**
- 2. It is appropriate for the development of the site.**
- 3. It is desirable and in compliance with the general intent and purpose of the Zoning By-Law.**
- 4. It is desirable and in compliance with the general intent and purpose of the Official Plan.**

Motion: *Gary Bruno*

Seconded: *Angie Desmarais*

Carried: 4-0

6. Other Business

Nil.

7. Approval of Minutes

Nil.

8. Adjournment

There being no further business, the meeting was adjourned at approximately 7:13 pm.

Dan O'Hara, Chair

Taya Taraba, Acting Secretary-Treasurer



Committee of Adjustment -Meeting Minutes-

Wednesday, April 24th, 2024

Members Present: Dan O'Hara, Chair
Angie Desmarais, Acting Chair (Vice Chair)
Gary Bruno, Committee Member
Eric Beauregard, Committee Member

Staff Present: Chris Roome, Planner
Taya Taraba, Acting Secretary-Treasurer
Hannah Walker, Planning Assistant

1. Call Meeting to Order
The Vice Chair called the meeting to order at approximately 6:00 pm.
2. Reading of Meeting Protocol
The Vice Chair read the Meeting Protocol.
3. Disclosures of Interest
Nil.
4. Requests for Deferrals or Withdrawals of Applications
Nil.
5. Order of Business
 - c. Application: B05-24-PC; A03-24-PC; A03-24-PC
Action: Consent and Minor Variance
Applicant: Peter Smith
Location: VL Firelane 3

The Vice Chair reconvened the application from adjournment at the prior April 10th, 2024, Committee of Adjustment meeting.

The Planner had recapped the applications, addendum, and the nature of the adjournment under Section 3.4 of the Official Plan and an analysis of the criteria under Section 51.24 of the Planning Act.

The Vice Chair asked the Members if they have any questions regarding the applications, to which Member Bruno posed an inquiry regarding the remnant parcel.

The Planner clarified that there will be no remnant parcel, as there are six confirmed parcels that will be consolidated into two.

That consent application **B05-24-PC** be **granted** subject to the conditions outlined in the staff report dated April 10th, 2024:

1. That the applicant provides the Secretary-Treasurer with the deeds in triplicate for the conveyance of the subject parcel or a registrable legal description of the subject parcel, together with a paper copy and electronic copy of the deposited reference plan, if applicable, for use in the issuance of the Certificate of Consent.
2. That a final certification fee of \$240 payable to the City of Port Colborne is submitted to the Secretary-Treasurer.
3. That the applicant signs the City of Port Colborne's standard "Memorandum of Understanding" explaining that development charges and cash-in-lieu of the dedication of land for park purposes, based on an appraisal, at the expense of the applicant, wherein the value of the land is to be determined as of the day before the issuance of a building permit, is required prior to the issuance of a building permit pursuant to Section 42 of the Planning Act, R.S.O. 1990, as amended.
4. That Lot 33 and Part of Lot 32 be merged in title to create Part 2.
5. That Lot 32 and Part of Lot 32 be merged in title to create Part 1.
6. That the owner enters into a Development Agreement to implement the recommendations of the Hydrogeological Assessment, prepared by Terra-Dynamics Consulting Inc. (dated September 22nd, 2021).
7. That a Stage 1 and 2 Archaeological Assessments be completed by a licensed professional archaeologist in accordance with the Ontario Heritage Act and the Standard and Guidelines for Consultant Archaeologists. Required archaeological assessments shall be submitted to the Province for review. No demolition, grading, or other soil disturbances shall take place on the property until the Province has verified that the required archaeological assessment report(s) have met licensing and resource conservation requirements.
8. That minor variance applications A02-24-PC and A03-24-PC be approved.
9. That all conditions of consent be completed by April 10th, 2026.

For the following reasons:

1. The application is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan, City of Port Colborne Official Plan, and will also comply with the provisions of Zoning By-law 6575/30/18, as amended.

That minor variance application **A02-24-PC** be **granted** for the following reasons:

1. **The application is minor in nature.**
2. **It is appropriate for the development of the site.**
3. **It is desirable and in compliance with the general intent and purpose of the Zoning By-Law.**
4. **It is desirable and in compliance with the general intent and purpose of the Official Plan.**

That minor variance application **A03-24-PC** be **granted** for the following reasons:

1. **The application is minor in nature.**
2. **It is appropriate for the development of the site.**
3. **It is desirable and in compliance with the general intent and purpose of the Zoning By-Law.**
4. **It is desirable and in compliance with the general intent and purpose of the Official Plan.**

Motion: *Eric Beauregard*

Seconded: *Gary Bruno*

Carried: 4-0

6. Other Business
Nil.
7. Approval of Minutes
Nil.
8. Adjournment

There being no further business, the meeting was adjourned at approximately 6:15 pm.

Angie Desmarais, Vice Chair

Taya Taraba, Acting Secretary-Treasurer