



**NOTICE OF PUBLIC HEARING  
TO CONSIDER A PERMISSION APPLICATION  
FILE NO. PA-23-01  
THE VILLAGE OF WEST PORT COMMITTEE OF ADJUSTMENT**

**RE AN APPLICATION BY:**

**JFSA Canada (Agent: Jocelyn Chandler)**  
(on behalf of MLJFS Holding Inc.)

**LOCATION and ADDRESS OF PROPERTY:**

Part 1 on 28R-5110, Part of Block G, Plan 169 and addressed as 21 Main Street East.

**TAKE NOTICE THAT** an application under the above file number will be heard by the Committee of Adjustment on the date, and at the time and place shown below, under the authority of Section 45 of the *Planning Act*.

<b>DATE:</b> September 5, 2023	<b>TIME:</b> 5:00 PM
<b>PLACE:</b> The Village of Westport Council Chambers located in the Municipal Office	
<b>ADDRESS:</b> 30 Bedford Street, Westport Ontario K0G 1X0	

**PUBLIC HEARING:** Any person may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the permission application aforesaid.

**PURPOSE and EFFECT OF APPLICATION:**

The purpose of the application is to seek permission from the Committee of Adjustment to expand certain elements of a legal non-conforming building, as follows:

1. **Wood Plank Decking within Front and Side Yard** - Permit wood plank decks with associated railings to extend 1.21 m beyond the 1.5 m permitted projection from the existing building into the required water setback.
2. **Roof Canopy over Deck within Side Yard** - Permit a canopy roof to be constructed 1.18 m from the highwater mark.
3. **Waterfront Deck** – Permit the waterfront deck to cover 37.24% of the shoreline area.
4. **Exterior Stairs and Landing within Side Yard** – Permit exterior access stairs and landings to project 3.37 m beyond the 1.5 m permitted projection from the existing building into the required water setback.
5. **Third Floor Balcony within Side Yard** - Permit the existing third floor balcony to be covered with a canopy roof and screened in 2.63 m from the highwater mark.
6. **Main Floor Balcony within Side Yard** – Permit the main floor balcony to be screened in 2.63 m from the highwater mark.
7. **Main Floor Balcony adjacent to Waterfront** - Permit the existing main floor balcony to be covered with a canopy roof and screened in 1.75 metres from the highwater mark.

The effect of the permission application is to accommodate the expansion of a legal non-conforming building, by permitting a number of building improvements including new decks, roof canopies, exterior stairs and balconies, as noted above.

The Subject Land is not the subject of any other applications under the *Planning Act*.

**ADDITIONAL INFORMATION:** For more information about this matter, contact the Clerk's Office at the below-noted address:

<b>DATE:</b> Monday to Friday	<b>TIME:</b> 8:30 a.m. to 4:30 p.m.
<b>PLACE:</b> The Village of Westport Municipal Office	
<b>ADDRESS:</b> 30 Bedford Street, Westport Ontario K0G 1X0	

**NOTICE OF DECISION:** If you wish to be notified of the decision of the Committee of Adjustment of the Village of Westport in respect of this application, you must submit a written request to the Village of Westport, PO Box 68, 30 Bedford Street, Westport Ontario K0G 1X0, quoting the applicable file number PA-23-01 as listed above. If you do not make a written submission requesting notification of the Committee’s decision or attend the Public Meeting, you will not be entitled to receive any further notification of the proceedings.

**PLEASE NOTE THAT** in accordance with Section 45(12) of the *Planning Act*, the applicant, the Minister or a specified person or public body that has an interest in the matter may appeal to the Ontario Land Tribunal against the decision of the Committee of Adjustment by filing with the secretary-treasurer of the Committee of Adjustment a notice of appeal setting out the objection to the decision, the reasons in support of the objection and the fee required by the Tribunal. A “specified person” does not include an individual or a community association.

**PLEASE NOTE THAT** one of the purposes of the *Planning Act* is to provide for planning processes that are open, accessible, timely and efficient. Accordingly, all written submissions, documents, correspondence, emails or other communications (including your name and address) form part of the public record and will be disclosed/ made available by the Village to such persons as the Village deems appropriate, including anyone requesting such information. Accordingly, in providing any such information, you shall be deemed to have consented to its use and disclosure as part of the planning process.

Dated this 23 day of August, 2023

Kimberly Westgate

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Signature of Secretary

**Personal information contained on this form, collected pursuant to the *Planning Act*, will be used for the purposes of that Act. Questions should be directed to the Freedom of Information and Privacy Coordinator at the institution conducting the procedures under the Act.**

**Village of Westport**  
**Key Map**

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