



**NOTICE OF PUBLIC COMMITTEE OF  
ADJUSTMENT HEARING**  
**Tuesday, June 25, 2024, 4:00 p.m.**  
**Niagara Falls City Hall**  
**4310 Queen Street, Niagara Falls**

Public input on applications is invited. Pursuant to Section 45 of the Planning Act, the Committee of Adjustment for the City of Niagara Falls invites you to participate in a public hearing to consider an application for minor variances and/or to forward written comments prior to the hearing. Written comments are the preferred method of receiving public input and may be sent by mail or email. You can also provide oral input by joining the hearing either in person or electronically.

All interested persons are invited to attend this meeting to find out more about this application and offer comments. The public meeting is scheduled to take place on Tuesday June 25, 2024 at 4:00 pm in Committee Room 2 at City Hall, for the Committee of Adjustment to consider this application.

To participate remotely in the public hearing, please pre-register with the Secretary-Treasurer by sending an email to sanderson@niagarafalls.ca or calling (905) 356-7521 (Ext. 4281) before 12 noon on Tuesday, June 25, 2024. All registrants will be provided with instructions on how to use their computer, tablet or phone to participate in the remote electronic public hearing.

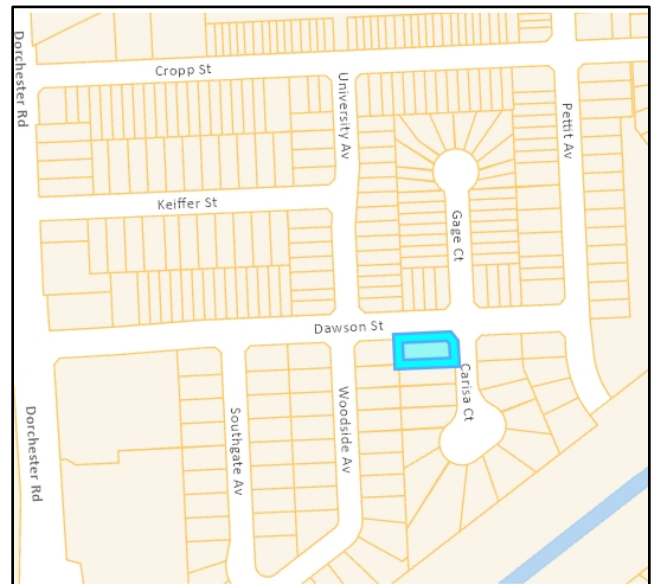
**File: PLVAR20240344, Municipal File #: A-2024-014**

**Owner: 1970142 ONTARIO LIMITED**

**Location:** The subject property known as 6668 Dawson Street is located on the north-west corner of Dawson Street and Carisa Court.

The applicant is requesting the Committee of Adjustment consider minor variances from provisions of Zoning By-law No 79-200, as amended, through a process permitted by Section 45(1) of the Planning Act (R.S.O. 1990, c.P.13).

**Proposal:** The applicant is proposing to convert an existing detached dwelling to a Group Home Type 1 on the above noted property. The subject property is zoned Residential Mixed Zone (R3) Zone in accordance with Zoning By-law No. 79-200. The following variances have been requested:



By-law Provision	Requirement	Proposal	Extent
Permitted Uses	All of the uses permitted in the R3 Zone	Group Home Type 1	To permit a group home type 1
Parking in Yards	Maximum area of an exterior side yard which can be used as a parking area: 67% of the yard up to a maximum of 50 square metres	67% of the yard to a maximum of 69.7 square metres	19.7 square metres

**See the sketch on the back for more information**

If the applicant, the minister, a specified person or public body as defined in the Planning Act has an interest in the matter, they may appeal the decision to the committee within 20 days of the making of the decision by filing a notice of appeal with the Secretary Treasurer.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed Minor Variance, you must make a written request to the Secretary-Treasurer, Committee of Adjustment, Planning & Development, City Hall, P.O. Box 1023, and 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5.

Additional information is available from Planning & Development or by telephoning Suzanne Anderson, Secretary-Treasurer Committee of Adjustment at (905) 356-7521 ext. 4281 between 8:30 a.m. and 4:30 p.m. Monday to Friday or email [sanderson@niagarafalls.ca](mailto:sanderson@niagarafalls.ca)

