



**NOTICE OF PUBLIC COMMITTEE OF  
ADJUSTMENT HEARING**

**July 30, 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 July 30, 2024 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 [planningemails@niagarafalls.ca](mailto:planningemails@niagarafalls.ca) or calling (905) 356-7521 (Ext. 4330) before 12 noon on July 30, 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.

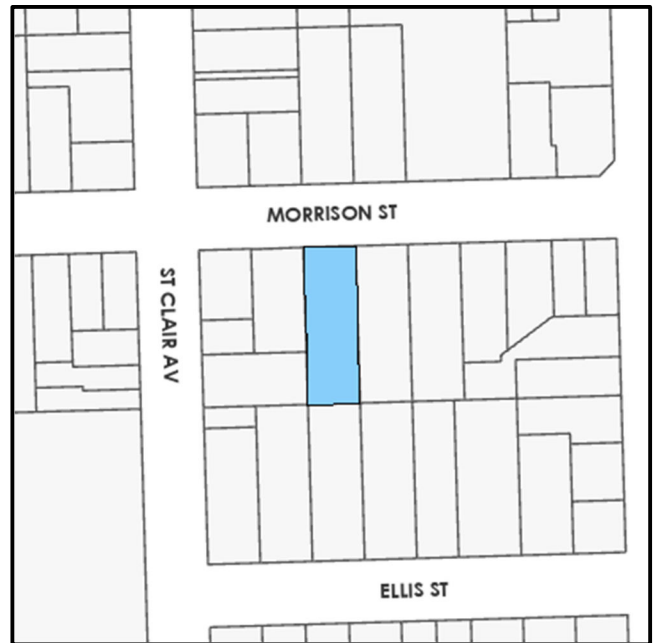
**File: PLVAR20240459, Municipal File #: A-2024-028**

**Owner: 1274505 ONTARIO LTD**

**Location:** The subject property known as 4446 Morrison St is located on the south side of Morrison Street between St. Clair Avenue and Ontario Avenue.

The applicant is requesting the Committee of Adjustment to consider a minor variance from a provision 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 construct a semi-detached dwelling on the above noted property. The subject property is zoned Residential Two (R2) Zone in accordance with Zoning By-law No. 79-200. The following variance has been requested:



By-law Provision	By-law Requirement	Proposal	Extent
Minimum lot frontage for a semi-detached dwelling or duplex dwelling on an interior lot	18 metres	15.2 metres	2.8 metres

**See the sketch (Schedule 1) on the following page 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 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 calling (905) 356-7521 ext. 4330 between 8:30 a.m. and 4:30 p.m. Monday to Friday or email [planningemails@niagarafalls.ca](mailto:planningemails@niagarafalls.ca).

# SCHEDULE 1

