



REVISED - NOTICE OF PUBLIC COMMITTEE OF ADJUSTMENT HEARING

Tuesday, September 24, 2024, 4:00 p.m.

Niagara Falls City Hall

4310 Queen Street, Niagara Falls

Public input on applications is invited. Pursuant to Section 53 and 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 consent (severance) 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, September 24, 2024 04:00 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, August 27, 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.

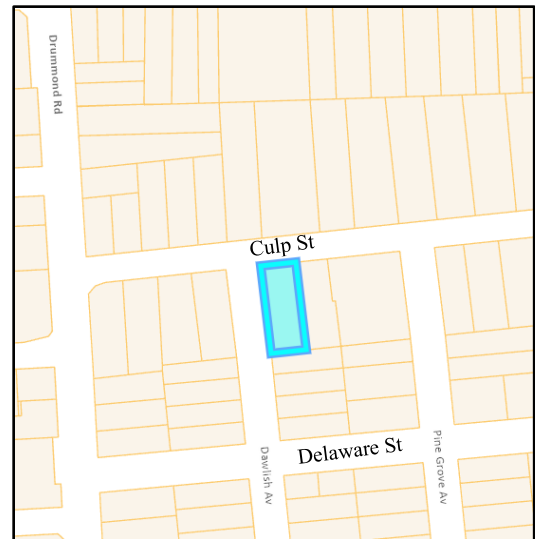
File: PLCON20240448, PLVAR20240524
Municipal File #: B-2024-011 & A-2024-033

Owner: CHAN WAI CHING

Location: The subject property known as 6140 Culp St is located on the south side of Culp Street between Dawlish Avenue and Pine Grove Avenue.

The applicant is requesting the Committee of Adjustment to consider minor variances from provisions of Zoning By-law No. 79-200, as amended, through a process permitted by Section 45(1) and to consider a consent under section 53 of the Planning Act (R.S.O. 1990, c.P.13).

Proposal: The applicant is requesting a partial discharge of mortgage and is proposing to convey a parcel of land (Part 1) with a lot area of 371.0 square metres for future residential development. The retained lot (Part 2), having a lot area of 456.4 square metres, will retain the existing detached dwelling. A 12.5 square metre daylight triangle, denoted as Part 3, will be dedicated to the City.



The subject property is zoned Residential Two (R2) Zone, in accordance with Zoning By-law No. 79-200. Concurrent minor variances have been requested for both the conveyed (Part 1) and the retained (Part 2) parcels of land. The following variances have been requested:

Part 1

By-law Provision	By-law Requirement	Proposed	Extent
Minimum rear yard depth	7.5 metres	6 metres	1.5 metres

Part 2

By-law Provision	By-law Requirement	Proposed	Extent
Minimum rear yard depth	7.5 metres	7 metres	0.5 metres
Maximum area of a rear yard which can be used as a parking area	40 square metres	51.31 square metres	11.31 square metres

See the sketch 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 Consent, 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.

