



**NOTICE OF PUBLIC COMMITTEE OF
ADJUSTMENT HEARING**

Tuesday, October 29, 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, October 29, 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, October 29, 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: PLVAR20240644, Municipal File #: A-2024-043

Owner: HURON NIAGARA PROPERTIES INC

Location: The subject property known as 4422 HURON ST is located on the south side of Huron Street between St. Clair Avenue and Ontario 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) of the Planning Act (R.S.O. 1990, c.P.13).

Proposal: The applicant is proposing to increase the number of dwelling units within the existing apartment building from 56 units to 57 dwelling units. The subject property is zoned Residential Apartment 5F Density Zone (R5F-3) Zone in accordance with Zoning By-law No. 79-200, as amended by special provision 191.3. The following variances have been requested:



By-law Provision	By-law Requirement	Proposed	Extent
Parking and access requirements	1 parking space for each dwelling unit	51 parking spaces	6 parking spaces
	57 parking spaces		

Minimum parking space width	2.75 metres	2.7 metres (front yard)	0.05 metres (front yard)
Minimum parking space length	6 metres	5.4 metres	0.6 metres

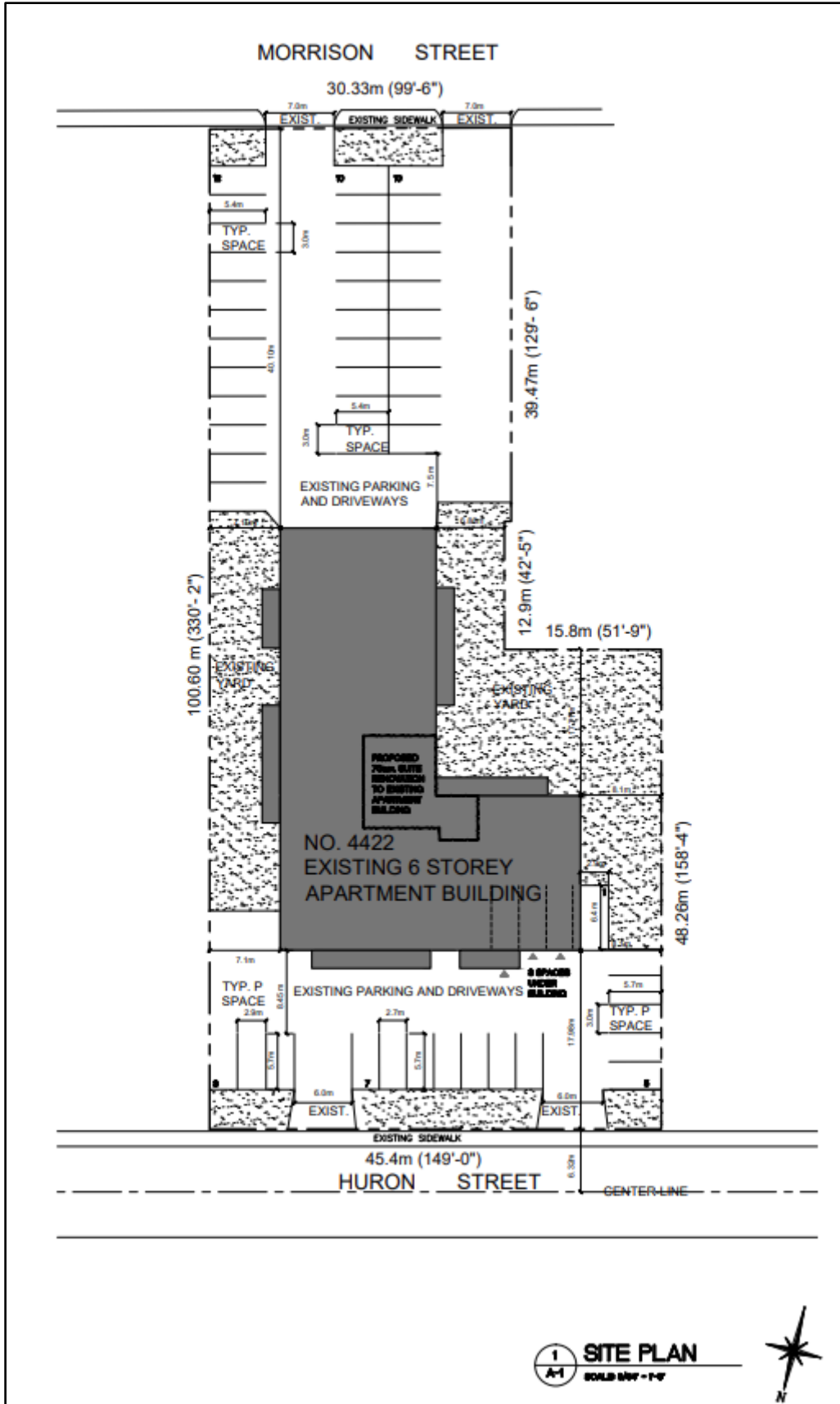
See the Schedules on the following page for more information

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.

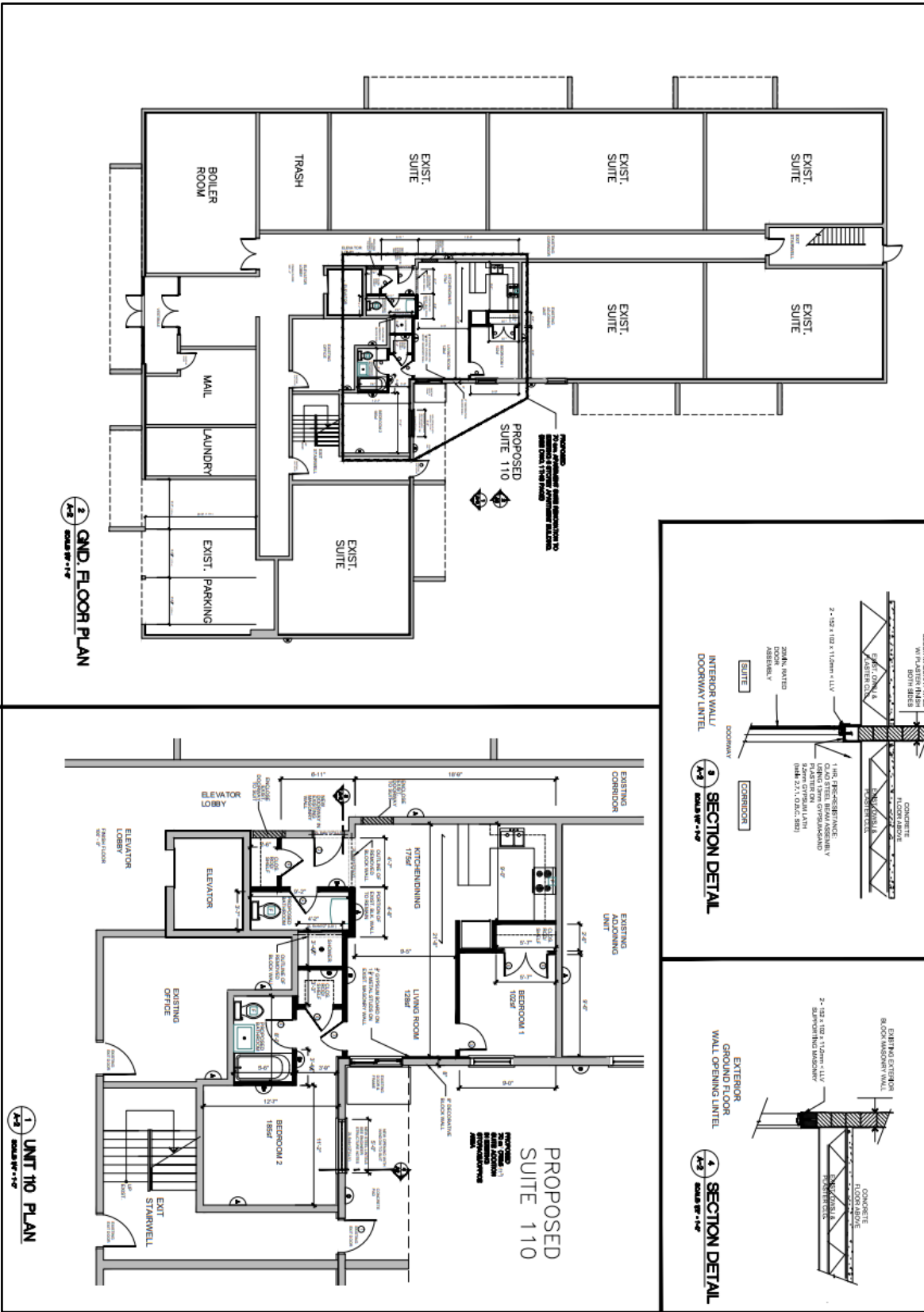
If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed Minor Variance, you must make a written request to the Secretary-Treasurer, Committee of Adjustment, Planning & Development, City Hall, P.O. Box 1023, and 4310 Queen Street, Niagara Falls, Ontario, L2E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

Additional information is available from Planning & Development or by 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.

SCHEDULE 1



SCHEDULE 2



SCHEDULE 3



EAST ELEVATION
SCALE 0/1 = 1/4"



NORTH ELEVATION
SCALE 0/1 = 1/4"