



## NOTICE OF PUBLIC COMMITTEE OF ADJUSTMENT HEARING

Tuesday, December 17, 2024, 4:00 p.m.

Niagara Falls City Hall

4310 Queen Street, Niagara Falls

Due to the ongoing Canada Post labour disruption, we are adjusting our process for distributing notices to ensure timely and effective communication.

Public input on applications is invited. Pursuant to Section 53 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, December 17, 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](mailto:sanderson@niagarafalls.ca) or calling (905) 356-7521 (Ext. 4281) before 12 noon on Tuesday, December 17, 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: PLCON20240667, Municipal File #: B-2024-017**

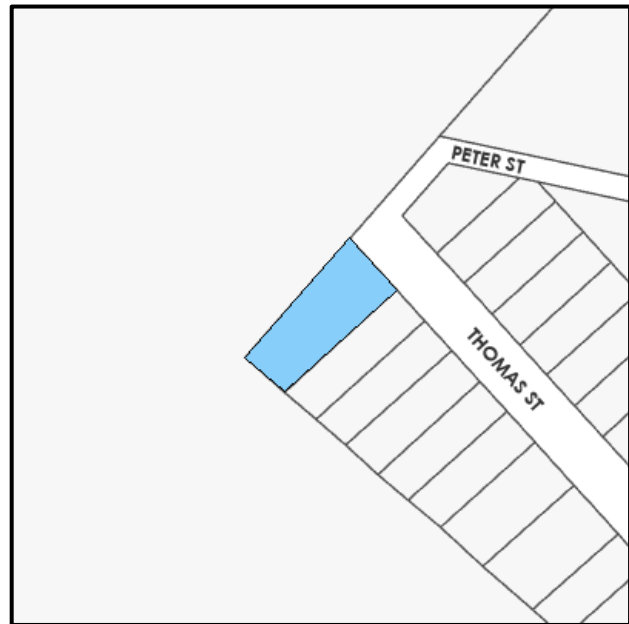
**Owner: WRIGHT RUSSELL VICTOR**

**Location:** The subject property known as 7690 THOMAS ST is located on the south side of Thomas Street between Chippawa Parkway and Portage Road.

**Proposal:** The applicant is proposing to convey a parcel of land Part 2 (891.8 Sq M) for future residential use. Part 1 (403.9 Sq M) will be retained for continued residential use.

The subject property is zoned Residential Two Zone (R2) in accordance with Zoning By-law No. 79-200, as amended.

An applicant, the minister, a specified person or public body as defined in the *Planning Act* that 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.

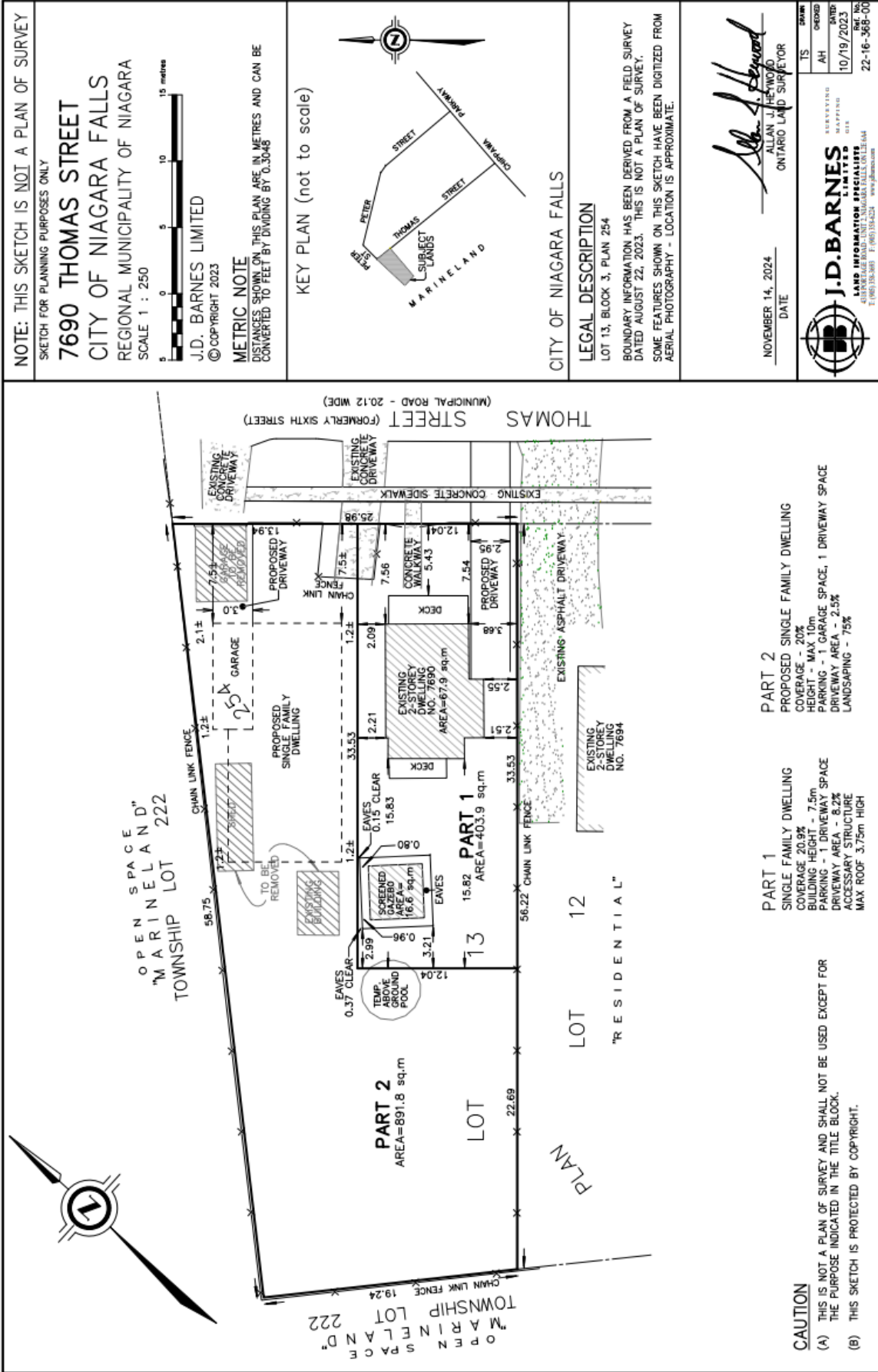


**See Schedule 1 for more information**

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](mailto:sanderson@niagarafalls.ca).

# SCHEDULE 1



**NOTE: THIS SKETCH IS NOT A PLAN OF SURVEY**  
SKETCH FOR PLANNING PURPOSES ONLY

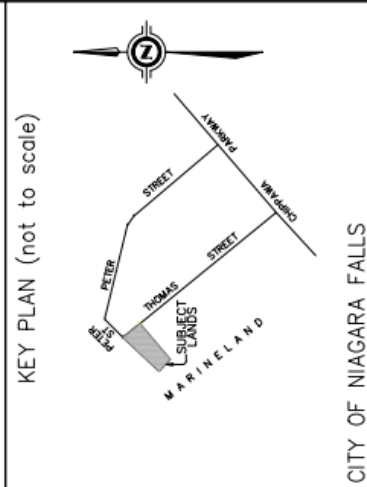
**7690 THOMAS STREET**  
**CITY OF NIAGARA FALLS**  
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 250

0 5 10 15 metres

**J.D. BARNES LIMITED**  
© COPYRIGHT 2023

**METRIC NOTE**  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



**LEGAL DESCRIPTION**  
LOT 13, BLOCK 3, PLAN 254

BOUNDARY INFORMATION HAS BEEN DERIVED FROM A FIELD SURVEY DATED AUGUST 22, 2023. THIS IS NOT A PLAN OF SURVEY. SOME FEATURES SHOWN ON THIS SKETCH HAVE BEEN DIGITIZED FROM AERIAL PHOTOGRAPHY - LOCATION IS APPROXIMATE.

**DATE** NOVEMBER 14, 2024

**ALLAN J. HERWOOD**  
ONTARIO LAND SURVEYOR

**J.D. BARNES**  
LAND INFORMATION SPECIALISTS  
SURVEYING & MAPPING  
450 WATKINS ROAD, SUITE 101, NIAGARA FALLS, ON L2L 4M4  
TEL: (905) 336-3800 F: (905) 336-3824 www.jdbarnes.com

TS: CHAD  
AH: ANDREW  
DATE: 10/19/2023  
SCALE: 1:250  
PROJECT: 22-16-368-00

**CAUTION**  
(A) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.  
(B) THIS SKETCH IS PROTECTED BY COPYRIGHT.

**FILE: G:\PROJECTS\22-16-368\00\Drawings\22-16-368-00\_LDC.dwg**

**PLOT DATE: 11/14/2024 9:10 AM**