



**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 December 17, 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 sanderson@niagarafalls.ca or calling (905) 356-7521 (Ext. 4281) before 12 noon on 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: PLCON20240759, Municipal File #: B-2024-021

Owner: N & J HOMES INC

Location: The subject property known as 6668-6672 HAWKINS ST is located on the North side of Hawkins Street between Adams Avenue and Dell Avenue.

Proposal: The applicant has commenced construction of a semi-detached dwelling and is proposing to separate the semi-detached dwelling units being constructed on the subject parcel to be sold under separate ownership. Part 1 (301 Sq M) is proposed to be the severed parcel, and Part 2 (301 Sq M) is proposed to be the retained.

The subject property is zoned Residential Two Zone (R2-1222), in accordance with Zoning By-law No. 79-200, as amended by By-law No. 2024-008.

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

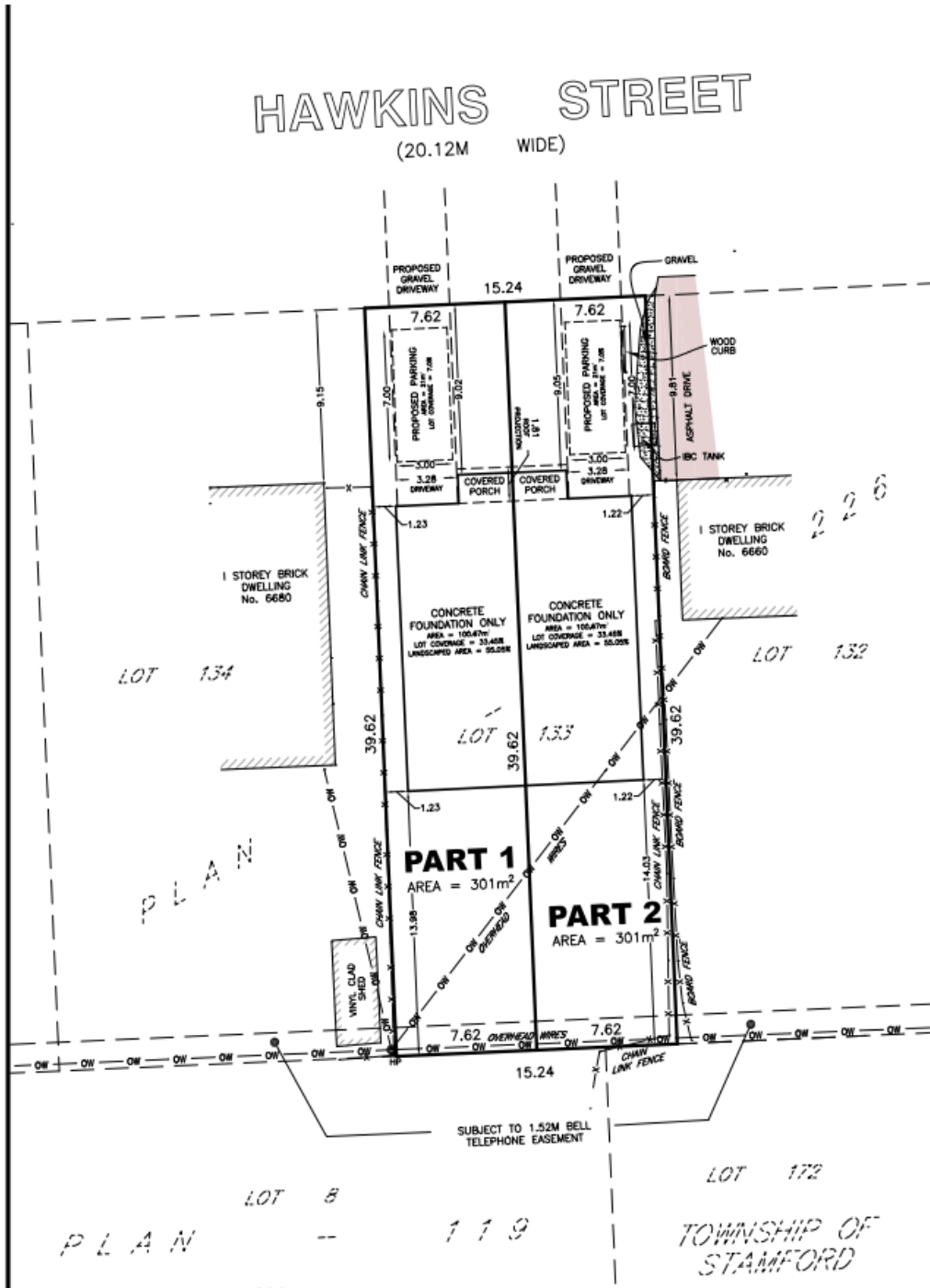
Date of Mailing: November 30, 2024

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.

SCHEDULE 1

HAWKINS STREET
(20.12M WIDE)



REVISED: NOVEMBER 20, 2024



SKETCH
PREPARED FOR SEVERANCE APPLICATION

LOT 133
PLAN 226

IN THE
CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1 : 250 (METRIC)

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SEPT. 26, 2024
DATE
Don Chambers
DONALD G. CHAMBERS, B. SC., O.L.S.

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