



**NOTICE OF PUBLIC COMMITTEE OF
ADJUSTMENT HEARING
December 17, 2024, 4:00 p.m.
Niagara Falls City Hall
4310 Queen Street, Niagara Falls**

Due to the ongoing Canada Post labour disruption, this Notice is being published in the newspaper in lieu of being provided by ordinary mail.

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 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.

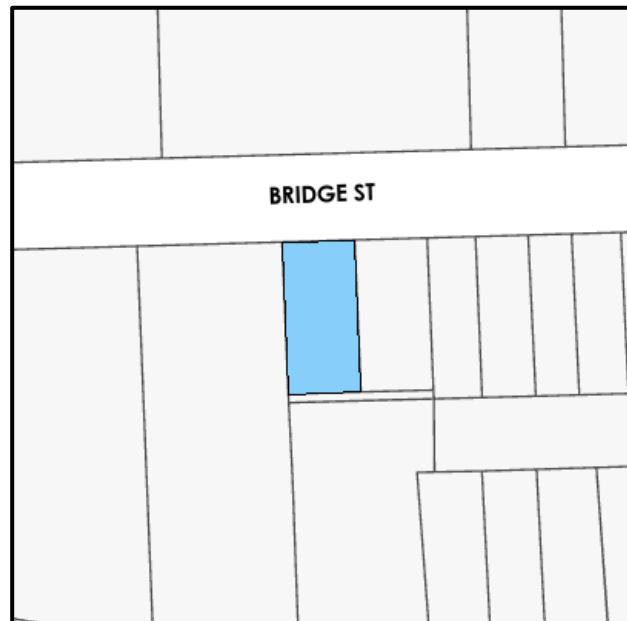
File: PLVAR20240772, Municipal File #: A-2024-047

Owner: 3TFAMILY HOLDINGS CORPORATION

Location: The subject property known as 4642 BRIDGE ST is located on the south side of Bridge Street between Victoria Avenue and Chrysler Avenue.

The applicant is requesting the Committee of Adjustment to consider a change of a legal non-conforming use, through a process permitted by Section 45(2)(1)(ii) of the *Planning Act* (R.S.O. 1990, c.P.13).

Proposal: The subject property is zoned Central Business Commercial Four (CB4) Zone, in accordance with Zoning By-law No. 79-200, as amended by By-law No. 2021-040. The applicant is proposing to change the use of the existing detached dwelling that predates By-law No. 79-200 and is considered legal non-conforming use to a duplex. The regulations of the CB4 Zone do not apply.



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 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



BRIDGE STREET



SITE STATISTICS	
Lot Area	approx. 486.7 m ²
Undeveloped Area	approx. 132.8 m ² / 27.2 %
Building Area	approx. 142.5 m ²
Lot Coverage	approx. 29.3 %

MINOR VARIANCE SKETCH
4642 BRIDGE STREET
 NIAGARA FALLS, ON

Scale: 1/25
 Drawing No.: 242024.01.01
 Date: 16-04-2024

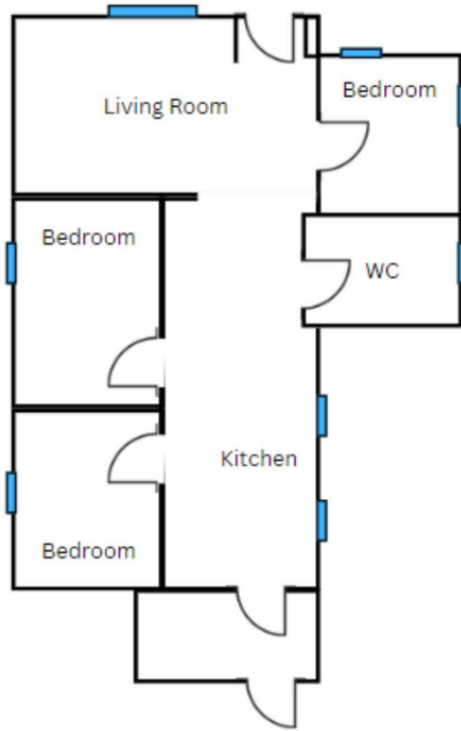
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SCHEDULE 2

Floor 1



Floor 2

