



## NOTICE OF PUBLIC COMMITTEE OF ADJUSTMENT HEARING

**Tuesday, April 29, 2025 4:00 p.m.**

**Niagara Falls City Hall  
4310 Queen Street, Niagara Falls**

Public input on applications is invited. Pursuant to Section 45 and 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 minor variance 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 April 29, 2025 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 [arusson@niagarafalls.ca](mailto:arusson@niagarafalls.ca) or calling (905) 356-7521 (Ext. 4362) before 12 noon. 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: PLCON20250083 and PLVAR20250098 , Municipal File #: B-2025-008 and A-2025-012**

**Owner: SLOVAK JUSTIN**

**Location:** The subject property known as 3548 BOND ST is located on the Southern East side of Bond Street between Niagara Street and Lamont Avenue.

**Proposal:** The applicant is proposing to convey a parcel of land (Part 2) for future residential use, Part 1 will be retained for continued Residential Use on the subject property.

As part of the consent 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).

The applicant is requesting relief from the zoning By-law for Minimum Lot area and minimum lot frontage for part 1 and 2

The subject property is zoned Residential Family 1C Density Zone (R1C) Zone in accordance with Zoning By-law No. 79-200



Date of Mailing: April 15, 2025

**Part 1**

<b>Provision</b>	<b>By-law</b>	<b>Proposal</b>	<b>Extent</b>
Minimum lot area	550 square metres	511.02 metres	38.98 square metres
Minimum lot frontage for an interior lot	15 metres	12.42 metres	2.58 metres

**Part 2**

<b>Provision</b>	<b>By-law</b>	<b>Proposal</b>	<b>Extent</b>
Minimum lot area	550 square metres	492.25 square metres	57.75 square metres
Minimum lot frontage for an interior lot	15 metres	11.95 metres	3.05 metres

**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 of the committee within 20 days of the making of the decision to the Ontario Land Tribunal 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 and 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 Abraham Russom, Secretary-Treasurer Committee of Adjustment at (905) 356-7521 ext. 4362 between 8:30 a.m. and 4:30 p.m. Monday to Friday or email [arusom@niagarafalls.ca](mailto:arusom@niagarafalls.ca).

# SCHEDULE 1

