



NOTICE OF PUBLIC COMMITTEE OF ADJUSTMENT HEARING

Tuesday, May 20, 2025, 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, May 20, 2025 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 arussom@niagarafalls.ca or calling (905) 356-7521 (Ext. 4362) before 12 noon on Tuesday, May 20, 2025. 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: PLVAR20250135, Municipal File #: A-2025-027

Owner: BAXTER THOMAS HARRY

Location: The subject property known as 3850 DORCHESTER RD is located on the East side of Dorchester road between Dorchester Road and Windermere Road at the intersection of Dorchester Road and Isaac Street.

The applicant is requesting the Committee of Adjustment 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 construct an addition to a legal-non conforming accessory building on the above noted property.

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



Date of Mailing: May 2, 2025

The applicant is requesting variance for the following provision listed in the table:

Provision	Requirement	Proposal	Comply
Accessory buildings and accessory structures	No accessory building or structure shall be erected on a corner lot closer than 4.5 metres to the side lot line abutting a street line or a reserve.	0.98 metres	3.52 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 to the Ontario Land Tribunal 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 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 arussom@niagarafalls.ca.

SCHEDULE 1

