



## 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](mailto: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: PLVAR20250102, Municipal File #: A-2025-018**

**Owner: BOUDREAU JULIE ELAINE**

**Location:** The subject property known as 4248 ELGIN ST is located on the Southeast side of Elgin Street, between River Road and Terrace Avenue.

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 an Additional Dwelling Unit within an Accessory Building.

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

The applicant is requesting variances for accessory dwelling height, and landscape strip for additional dwelling unit.



Date of Mailing: May 2, 2025

Provision	By-law	Proposal	Extent
Additional Dwelling Units	A landscape strip is required to be provided within the required side yard adjacent to an accessory building containing an additional dwelling unit, and shall include grass, flowers, shrubbery and other landscaping and includes any surfaced walk, and may include a visual barrier;	0 metres (east)	No landscape strip (east)
	Shall not exceed 4.5 metres in height, provided that an accessory building containing an additional dwelling unit with a pitched roof may be erected to a height not exceeding 6 metres, but in no event shall any part of the walls or supporting posts, excluding any gable or dormer, exceed 4.5 metres in height, save an except for an accessory building existing as of the date of the passing of this By-law, provided that all other regulations of Section 4.45.4 of this By-law are met;	4.78 metres	0.28 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](mailto:arussom@niagarafalls.ca).

SCHEDULE 1

