



NOTICE OF PUBLIC COMMITTEE OF ADJUSTMENT HEARING

October 21, 2025, 4:00 p.m.

Memorial Room, Gale Centre
5152 Thorold Stone Rd, Niagara Falls

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 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. As City Hall is currently under construction and undergoing renovations, this meeting will be held at the Gale Centre in person only.

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, October 21, 2025 at 04:00 PM in the Memorial Room of the Gale Centre for the Committee of Adjustment to consider this application.

To participate in the public hearing, please pre-register with the Secretary-Treasurer by sending an email to jmaxwell@niagarafalls.ca or calling (905) 356-7521 (Ext. 4282) before 12 noon on Tuesday October 21, 2025.

File: PLCON20240766, Municipal File #: B-2025-018

Owner: 1174739 ONTARIO LTD

Location: The subject property known as 4541 Crysler Avenue is located on the west side of Crysler Ave, between Bridge Street and Park Street. The current property fronts onto both Crysler Ave and Bridge Street.

Proposal: The proponent proposes to sever lands from 4541 Crysler Avenue (Part 2) and convey them to 4633 Park Street (Part 3) for consolidation with that property. The remainder of 4541 Crysler Avenue (Part 1) will be retained for continued residential use as a legal non-conforming duplex dwelling.

The properties are zoned Central Business Commercial Four (CB4) Zone, in accordance with Zoning By-law No. 79-200, as amended by By-law No. 2021-040.



Date of Mailing:

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 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 Janielle Maxwell, Secretary-Treasurer Committee of Adjustment at (905) 356-7521 ext. 4282 between 8:30 a.m. and 4:30 p.m. Monday to Friday or email jmaxwell@niagarafalls.ca.

SCHEDULE 1

