



**NOTICE OF REMOTE ELECTRONIC PUBLIC COMMITTEE OF ADJUSTMENT HEARING**  
**Tuesday, May 23, 2023, 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 electronic hearing.

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 23, 2023 at 4:00 pm, in Committee Room 2 at City Hall for the Committee of Adjustment to consider this application.

To participate in the remote electronic public hearing and to provide input orally, please pre-register with the Secretary-Treasurer by sending an email to [sanderson@niagarafalls.ca](mailto:sanderson@niagarafalls.ca) or calling 905-356-7521 (Ext. 4281) before 12 noon on May 23, 2023. All registrants will be provided with instructions on how to use their computer, tablet or phone to participate in the remote electronic public hearing.

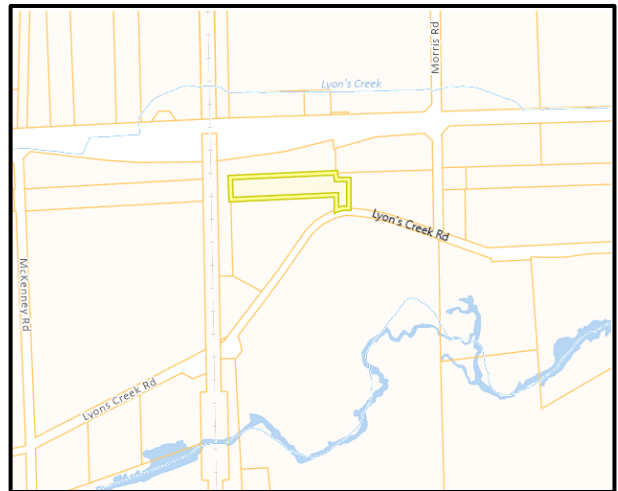
**File:** A-2023-012

**Owner:** Ahmad & Zohra Munir

**Location:** The subject property known as 2725 140 00119 100 Lyon's Creek Road is located on the north side of Lyon's Creek Road to the west of Morris Road.

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).

**Proposal:** The applicant is proposing to construct a detached dwelling on the subject property. The subject property is zoned Rural Agricultural (RA) in accordance with By-law No. 1538 (1958) for the former Township of Crowland, now part of the City of Niagara Falls, as amended by By-law No. 1982-20, as amended by By-law No. 1985-129. The following variance has been requested:



**See the sketch on the back for more information.**

By-law Section	By-law Requirement	Proposed	Extent of variance
7.2.1 Minimum lot frontage	100 feet (30.48 metres)	75.98 feet (23.16 metres)	24.02 feet (7.32 metres)
7.2.2 Minimum lot area	3 acres	2.84 acres (11,502.3 m <sup>2</sup> )	0.16 acres

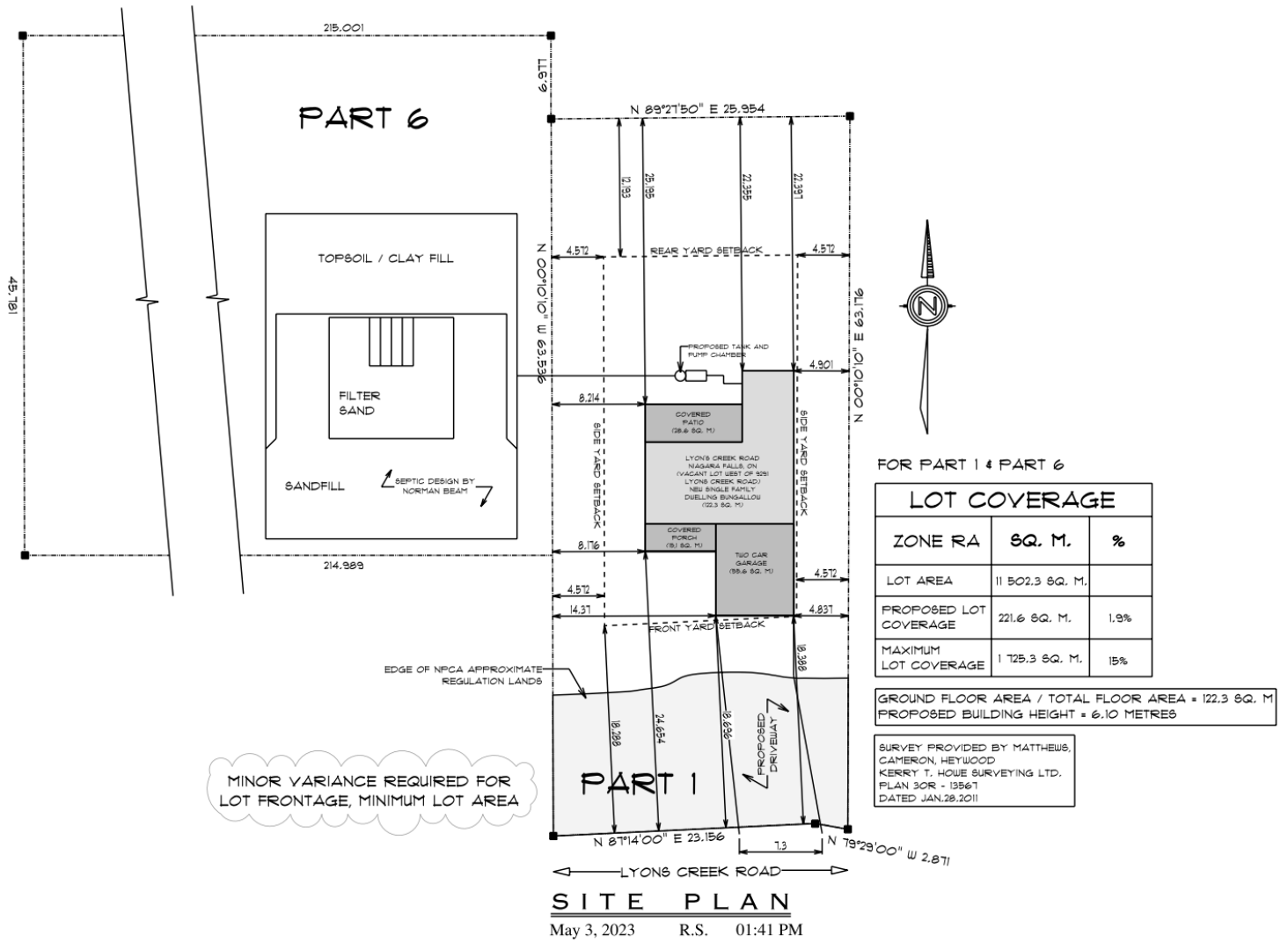
If a specified person or public body that files an appeal of a decision of the Committee of Adjustment for the City of Niagara Falls in respect of the proposed minor variance does not make written submissions to the Committee before it gives or refuses approval, the Ontario Land Tribunal may dismiss the appeal.

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.

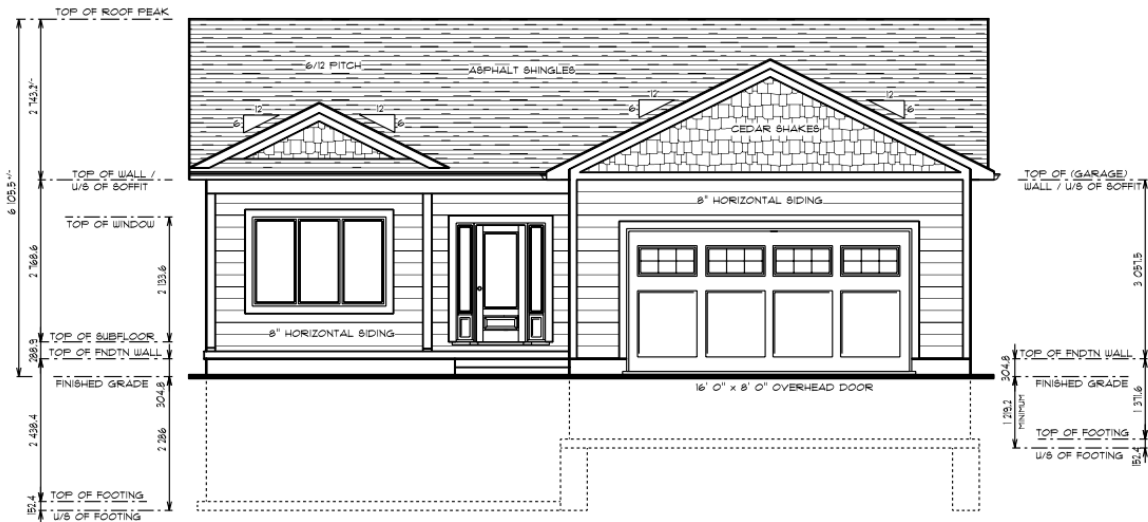
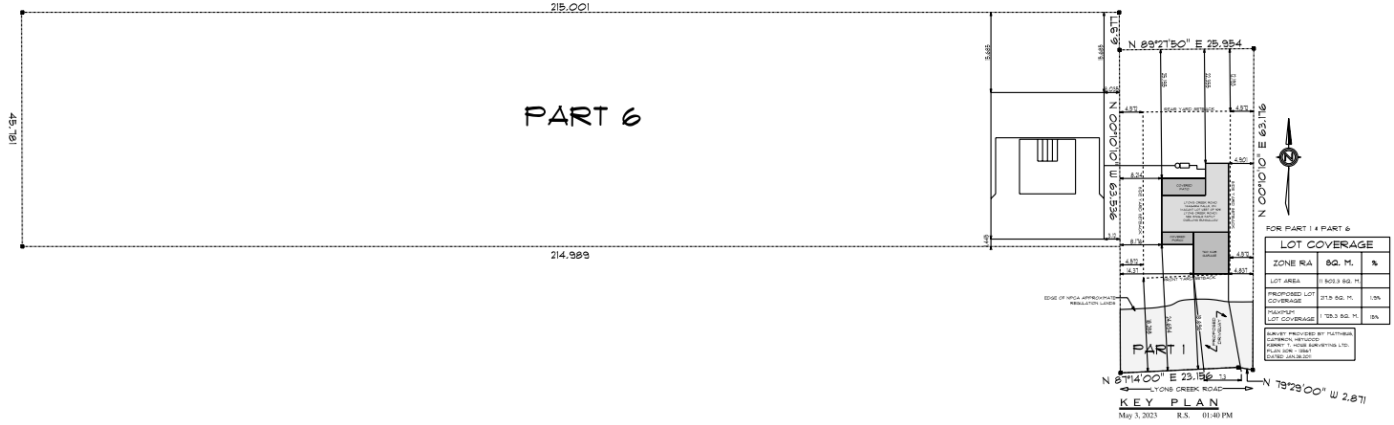
Additional information is available from Planning & Development or by telephoning Suzanne Anderson, Secretary-Treasurer Committee of Adjustment at 905-356-7521 ext. 4281 between 8:30 a.m. and 4:30 p.m. Monday to Friday or email [sanderson@niagarafalls.ca](mailto:sanderson@niagarafalls.ca).

Date of Mailing: May 5, 2023

# SCHEDULE 1

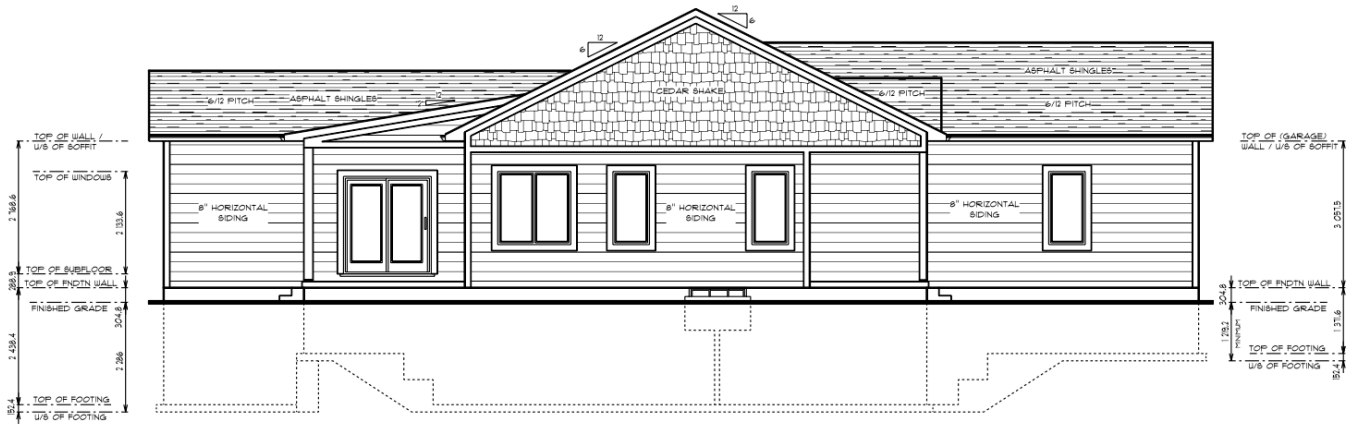


# Schedule 2

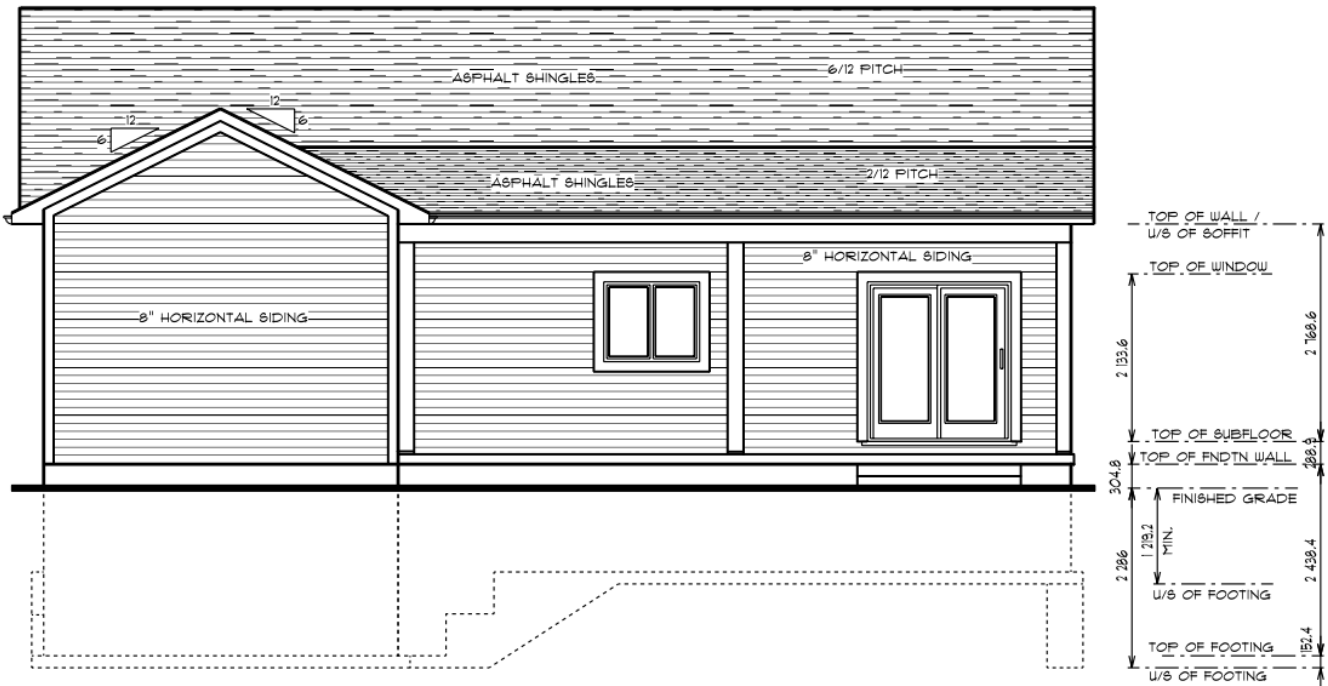


NAUTA HOME DESIGNS  
**FRONT ELEVATION B**  
 www.nautahomedesigns.com 905-892-9657  
 April 13, 2023 R.S. 07:36 AM  
 CONTRACT # 2022-358 PLAN #BN1339

# Schedule 3



NAUTA HOME DESIGNS  
**LEFT ELEVATION B**  
 www.nautahomedesigns.com 905-892-9657  
 April 13, 2023 P.C. 07:36 AM  
 CONTRACT # 2022-358 PLAN #BN1339



NAUTA HOME DESIGNS  
**REAR ELEVATION B**  
 www.nautahomedesigns.com 905-892-9657  
 April 13, 2023 R.S. 07:36 AM  
 CONTRACT # 2022-358 PLAN #BN1339