



NOTICE OF REMOTE ELECTRONIC PUBLIC COMMITTEE OF ADJUSTMENT HEARING
Tuesday, July 25, 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 hearing 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 July 25, 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 or calling 905-356-7521 (Ext. 4281) before 12 noon on July 25, 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.

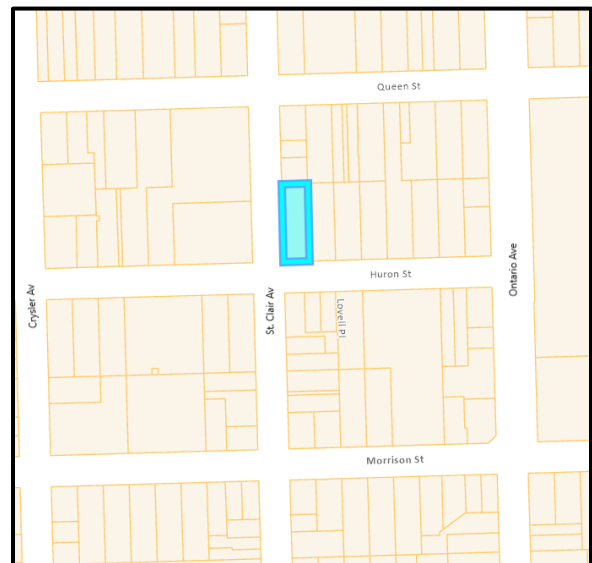
File: A-2023-019

Owner: Stamford Realty Ltd. (Sal DiPietro)

Location: The subject property known as 4461 Huron Street located on the corner of St. Clair Avenue and Huron Street.

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 vary the definition of “Apartment Dwelling” to permit 3 or more dwelling units on the subject property. The property is zoned Central Business Commercial (CB-2) Zone in accordance with Zoning By-law No. 79-200, as amended by By-law No. 2021-040.



By-law Section	By-law Requirement	Proposed	Extent of variance
Section 2 – Definitions “Apartment Dwelling”	“Apartment Dwelling” means a building other than a townhouse dwelling, on street townhouse dwelling, or a quadruplex dwelling, comprising of four or more dwelling units which may have an independent entrance or a common entrance from the ground level.	“Apartment Dwelling” means a building other than a townhouse dwelling, on street townhouse dwelling, or a quadruplex dwelling, comprising of three or more dwelling units which may have an independent entrance or a common entrance from the ground level.	One (1) unit

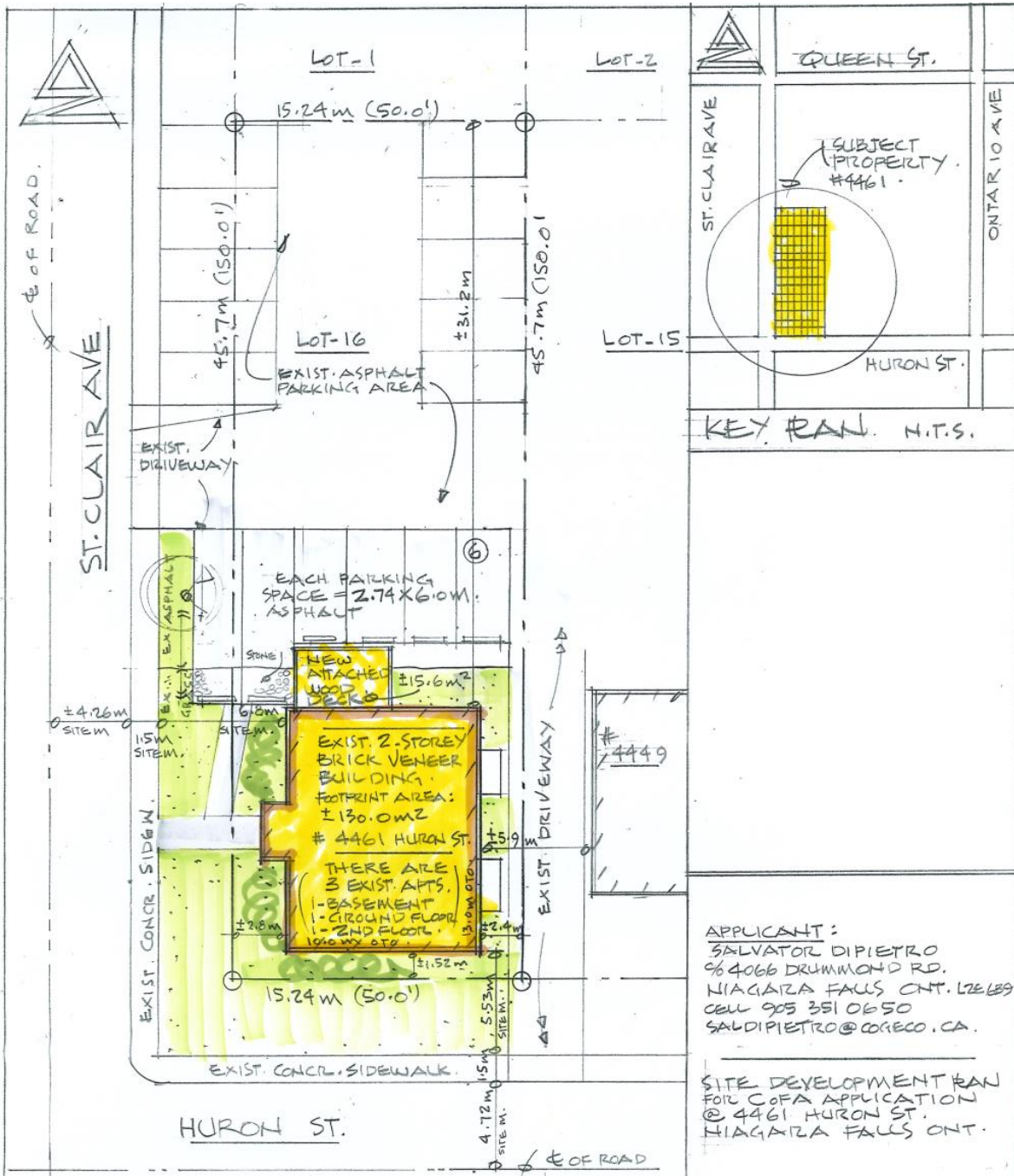
See the sketch on the next page for more information.

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.

SCHEDULE 1



LEGAL DESCRIPTION:

ROLL NUMBER: 2725 010 003 04200 0000
PLAN 35 LOT 16 BLK 0 NP999 NP1000.

LOT AREA = 1696.7m² (±7,500.0%)
BUILDING FOOTPRINT AREA = 130.0m² (±1,399.8%) ±18.6%
DECK AREA = 15.6m² (±168.7%), ±2.24% (AS BUILT)

LEGEND:

SITE M = SITE MEASURED
OTO = OUT TO OUT

SITE PLAN. SCALE: 1 = 200.0

Chris Cristelli MAATO



Design Consultation
& Project Co-ordination

6255 Pine Grove Av.
Niagara Falls, Ontario L2G 4J1
905-374-2083

csdesigninc@gmail.com

SHEET NO. 1 OF 1 | JUNE 19/23