



**NOTICE OF PUBLIC COMMITTEE OF
ADJUSTMENT HEARING**
Tuesday, August 29, 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 August 29, 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 August 29, 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.

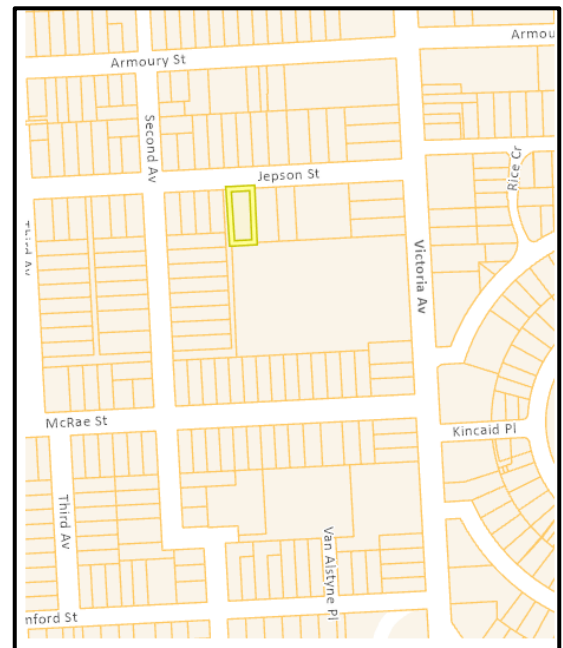
File: A-2023-028

Owner: 1000518513 Ontario Inc.

Location: The subject property known as 4904 Jepson Street is located between Second Avenue and Victoria Avenue.

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 semi-detached dwelling on the property. The subject property is zoned Residential Two Zone (R2) in accordance with Zoning By-law No. 79-200. The following variance is required:



| By-law Section | By-law Requirement | Proposed | Extent of variance |
|--|--------------------|--------------|--------------------|
| 7.7.2 (b) Minimum lot frontage (iii) For a semi-detached dwelling or duplex dwelling on an interior lot | 18 metres | 16.76 metres | 1.24 metres |

See the sketch on the back 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.

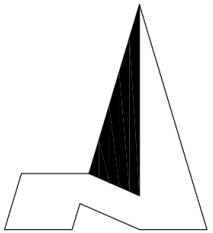
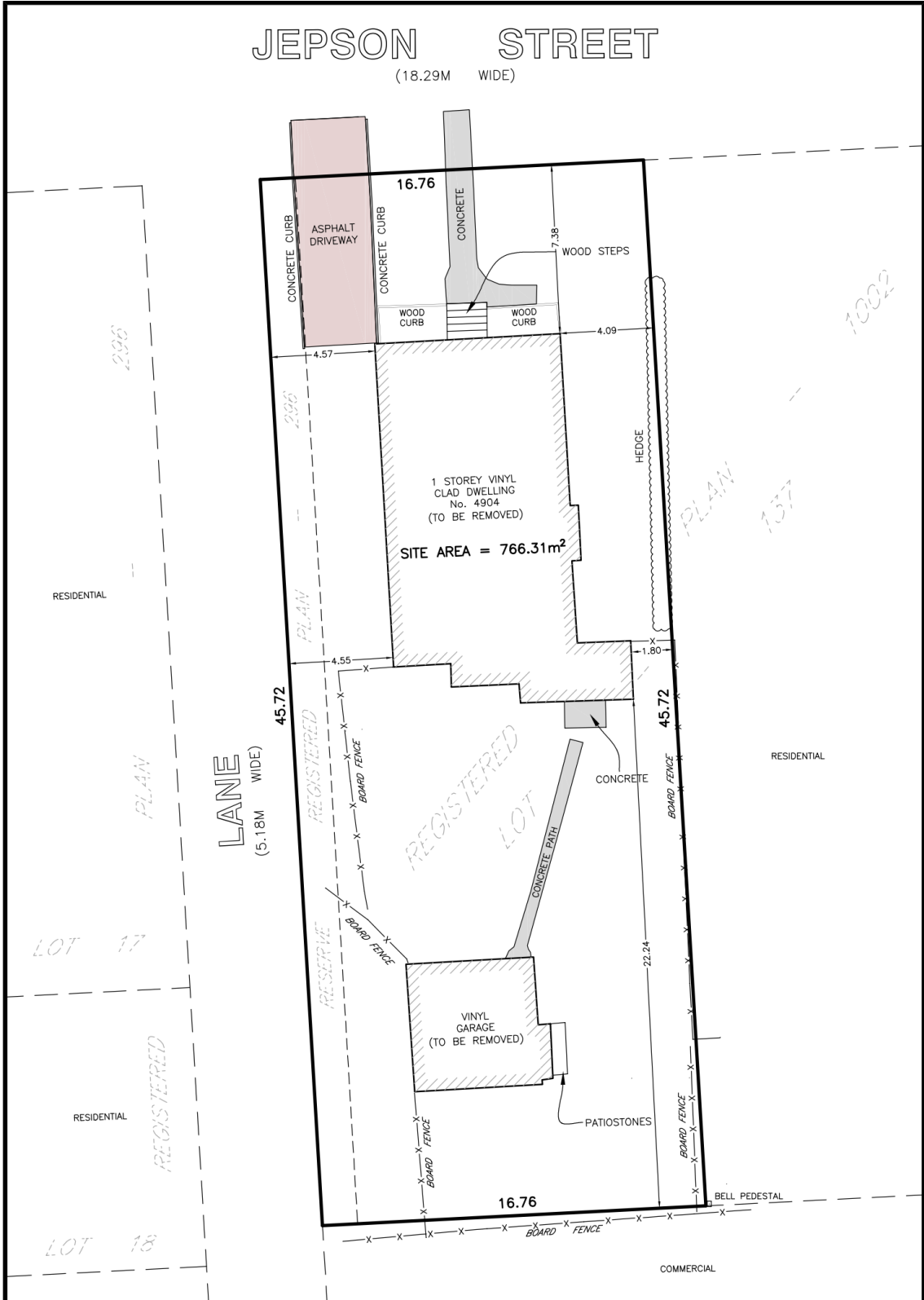
If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer, Committee of Adjustment, Planning & Development, City Hall, P.O. Box 1023, and 4310 Queen Street, Niagara Falls, Ontario, L2E 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.

Date of Mailing: August 11, 2023

SCHEDULE 1

JEPSON STREET
(18.29M WIDE)



SKETCH

PREPARED FOR MINOR VARIANCE APPLICATION

PART OF LOT 137, PLAN 1002 & RESERVE, PLAN 296

IN THE CITY OF NIAGARA FALLS REGIONAL MUNICIPALITY OF NIAGARA SCALE 1 : 200 (METRIC)

NOTE: THIS SKETCH IS PREPARED FROM COMPILED AND CALCULATED INFORMATION, NOT FROM AN ACTUAL SURVEY. DO NOT SCALE FROM THIS DRAWING. ALL MEASUREMENTS ARE +/- MEASUREMENTS.

CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK. "THIS IS NOT AN ORIGINAL COPY UNLESS EMBOSSED WITH SEAL."

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JULY 20, 2023 *Donald G. Chambers* DATE DONALD G. CHAMBERS, B. Sc., O.L.S.

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