



# NOTICE OF PUBLIC HEARING

Wednesday, January 16, 2019, 5:00 p.m.  
Niagara Falls City Hall, Committee Room #2  
4310 Queen Street, Niagara Falls

Pursuant to Section 53 of the Planning Act, the Committee of Adjustment for the City of Niagara Falls invites you to attend a public hearing to consider applications for consent (severance) and/or to forward written comments prior to the hearing.

**Files:** B-2018-038 to B-2018-040 (Inclusive)

**Owners:** Monarch Property Investors Inc.

**Location:** The subject lands are located on the west side of Willoughby Drive, between 8415 and 8445 Willoughby Drive.

**Proposal:** The applicant proposes to construct two semi-detached dwellings on the lands. The applications are made for consent to mortgage or charge, and convey three parcels of vacant land, each of which will contain one unit of a semi-detached dwelling. Parts 2 and 3 will be one parcel and have a combined area of 483.1 square metres. Parts 4 and 5 will be another parcel and have a combined area of 481.5 square metres. Parts 6 and 7 will be a third parcel and have a combined area of 485.5 square metres. Part 1 with an area of 435.5 square metres will be retained and will also contain a unit of a semi-detached dwelling.

Parts 3 and 4 on the surveyor's sketch represent a stormwater easement that is proposed in favour of the City of Niagara Falls. Part 7 on the surveyor's sketch is an existing easement in favour of Bell Canada.

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

If a 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 consent does not make written submissions to the Committee before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

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, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5.

Additional information is available from Planning & Development or by telephoning Rita Marriott, Acting Secretary-Treasurer Committee of Adjustment at 905-356-7521 ext. 4239 between 8:30 a.m. and 4:30 p.m. Monday to Friday or email [rmarriott@niagarafalls.ca](mailto:rmarriott@niagarafalls.ca)



Date of Mailing: December 21, 2018

