



DATE OF MAILING: March 26, 2019  
APPLICATION NO: A-2019-005

## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC MEETING

The Committee of Adjustment for the City of Niagara Falls has received an application from **Mathew Moxness** for the property municipally known as **4424 Ellis Street**, and legally described as Plan 603 Part Lot 86; New Plan 283, in the City of Niagara Falls (see sketch on the reverse side).

**A public meeting is scheduled to take place on Tuesday, March 26, 2019 at 5:00 p.m. in Committee Room 2 at City Hall for the Committee of Adjustment to consider this application.**

The applicant is requesting the Committee of Adjustment to consider minor variances from provisions of Zoning By-law No. 79-200, through a process permitted by Section 45 (1) of the Planning Act (R.S.O. 1990, c.P.13).

The applicant is proposing to convert the existing single detached dwelling into a duplex dwelling. Zoning By-law No. 79-200 requires a minimum lot area of 600 square metres, whereas a lot area of 464.47 square metres exists. A variance of 135.53 square metres is requested. The by-law also requires a minimum lot frontage of 18 metres, whereas a lot frontage of 10.16 metres exists. A variance of 7.84 metres is requested. Further, where the by-law permits a maximum driveway width of 6 metres, the applicant is proposing to enlarge the width of the driveway to 7.18 metres. A variance of 1.08 metres is requested.

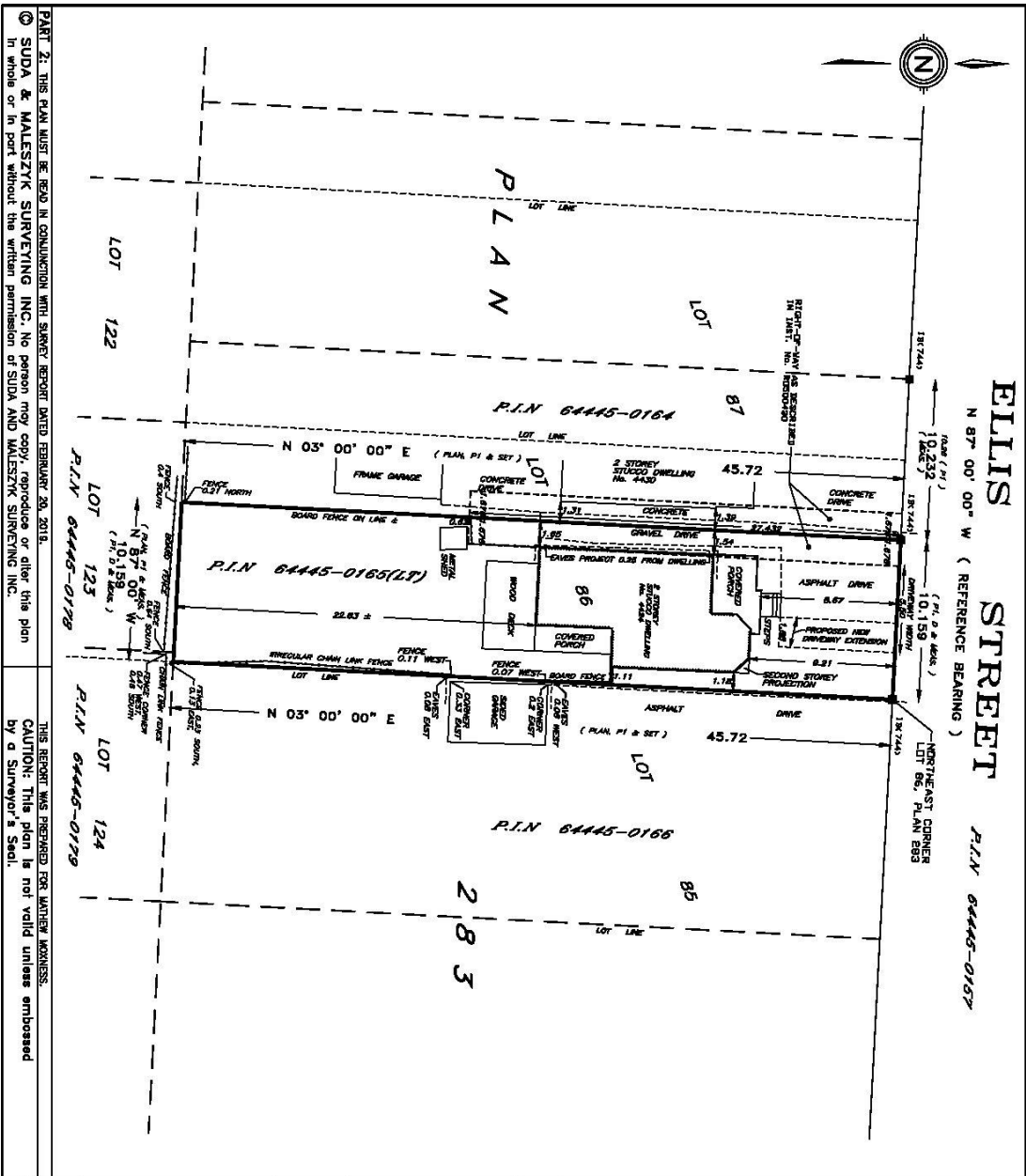
All interested persons are invited to attend this meeting to find out more about this application and offer comments. The application and the plans for the relief requested may be viewed in the Planning Department between 8:30 a.m. and 4:30 p.m., Monday through Friday prior to the meeting.

If you do not attend the hearing, the Committee can proceed with the application, and make a determination in your absence without any further notice to you. If you, or a representative acting on your behalf, are unable to attend the hearing, you may submit a letter expressing your concerns about the application in advance of the hearing addressed to the Secretary/Treasurer, and you may request a copy of any further notice or decision concerning this application.

For more information please contact Rita Marriott, Acting Secretary/Treasurer Committee of Adjustment, at (905) 356-7521, extension 4239 or email at [rmarriott@niagarafalls.ca](mailto:rmarriott@niagarafalls.ca)

Rita Marriott  
Acting Secretary/Treasurer Committee of Adjustment

**SCHEDULE 1**



**PART 2:** THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED FEBRUARY 20, 2018.  
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<p><b>SURVEYOR'S REAL PROPERTY REPORT</b>  <b>PART 1</b>  <b>PLAN OF</b>  <b>PART OF LOT 86, PLAN 283</b>  <b>IN THE</b>  <b>CITY OF NIAGARA FALLS</b>  <b>REGIONAL MUNICIPALITY OF NIAGARA</b>          SCALE 1 : 250          PHILIP S. SUDA O.L.S.</p>	<p>0 1 2 3 4 5 6 7 8 9 10 15 20 METRES</p> <p>2018</p>	<p><b>METRIC NOTE</b>          DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048</p> <p><b>LEGEND</b>          DENOTES SURVEY MONUMENT FOUND          DENOTES SURVEY MONUMENT SET          DENOTES SUBSTANDARD REAL BAR          DENOTES IRON BAR          DENOTES COPPER BAR          DENOTES ROUNDED IRON BAR          DENOTES WOODEN CROSS          DENOTES IRON CROSS          DENOTES PLAN 283          DENOTES PLAN 84445-0166          DENOTES PLAN 8445-0178          DENOTES MNT. NO. NEGOSKO          DENOTES R.L. WATKINS O.L.S.</p>	<p><b>BEARING NOTE</b>          BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF ELLIS STREET, AS SHOWN ON PLAN 283, HAVING A BEARING OF N 87°00'00" W</p> <p><b>SURVEYOR'S CERTIFICATE</b>          I CERTIFY THAT:          1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS REGULATIONS AND THE REGULATIONS MADE UNDER THEM.          2. THE SURVEY WAS COMPLETED ON FEBRUARY 20, 2018</p>
<p><b>DATE:</b> _____  <b>PHILIP S. SUDA</b>  <b>ONTARIO LAND SURVEYOR</b></p> <p><b>SUDA AND MALESZYZK SURVEYING INC.</b>          26 EAST MAIN STREET, WELLSLAND, ONTARIO, L3B 5M3          TEL: (905) 732-7851</p> <p><b>FILE NO.:</b> 19-22      <b>JOB NO.:</b> 5745</p>			