



## NOTICE OF REMOTE ELETRONIC PUBLIC COMMITTEE OF ADJUSTMENT HEARING

Tuesday, October 20, 2020, 4:00 p.m.

Niagara Falls City Hall

4310 Queen Street, Niagara Falls

The Province declared a state of emergency under the Emergency Management and Civil Protection Act, R.S.O. 1990 due to Covid-19. Public gatherings are currently limited to a maximum of 10 people. Further, City Hall is currently closed to the public. City Hall is holding remote electronic public hearings until further notice. Details are below.

Public input on applications is invited. Pursuant to Sections 53 of the Planning Act, the Committee of Adjustment for the City of Niagara Falls invites you to participate in a remote public hearing to consider an application for consent (severance) and/or to forward written comments prior to the hearing. During this time, written comments are the preferred method of receiving public input. Written comments may be sent by mail or email. You can also provide oral input by joining the electronic hearing.

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 [bantonio@niagarafalls.ca](mailto:bantonio@niagarafalls.ca) or calling 905-356-7521 (Ext. 4239) before 12 noon on October 20, 2020. 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: B-2020-016 and B-2020-017**

**Applicant: Fred Rieser**

**Location:** The subject lands, known as 5494, 5504, 5516 Desson Avenue, are located on the east side of Desson Avenue, south of Kitchener Street.

**Proposal:** The applications are made for consent to convey two parcels of land (Parts 1 and 2) for continued single detached residential use. Part 3 is to be retained for continued single detached residential use. The applicant purchased the three parcels under the same ownership. The three parcels merged on title. The applicant wants to re-establish the interior lot lines prior to merging the parcels on title. Each of the parts have an area of 264.77 square metres.

**See the sketch on the back 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, and 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5.

Additional information is available from Planning & Development or by telephoning Breanna Antonio, 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 [bantonio@niagarafalls.ca](mailto:bantonio@niagarafalls.ca).

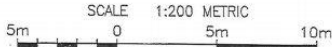


Date of Mailing: October 5, 2020

S:\SEVERANCE\2020\Active Files\Rieser - 5516, 5504, 5494 Desson Ave.016\Public Notice - B-2020-016.docx

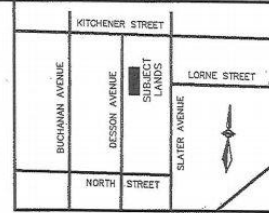
# SCHEDULE 1

PRELIMINARY SKETCH TO ACCOMPANY AN APPLICATION UNDER THE PLANNING ACT  
**PART OF LOTS 778, 779 & 780**  
**REGISTERED PLAN No. 9**  
**CITY OF NIAGARA FALLS**  
**REGIONAL MUNICIPALITY OF NIAGARA**



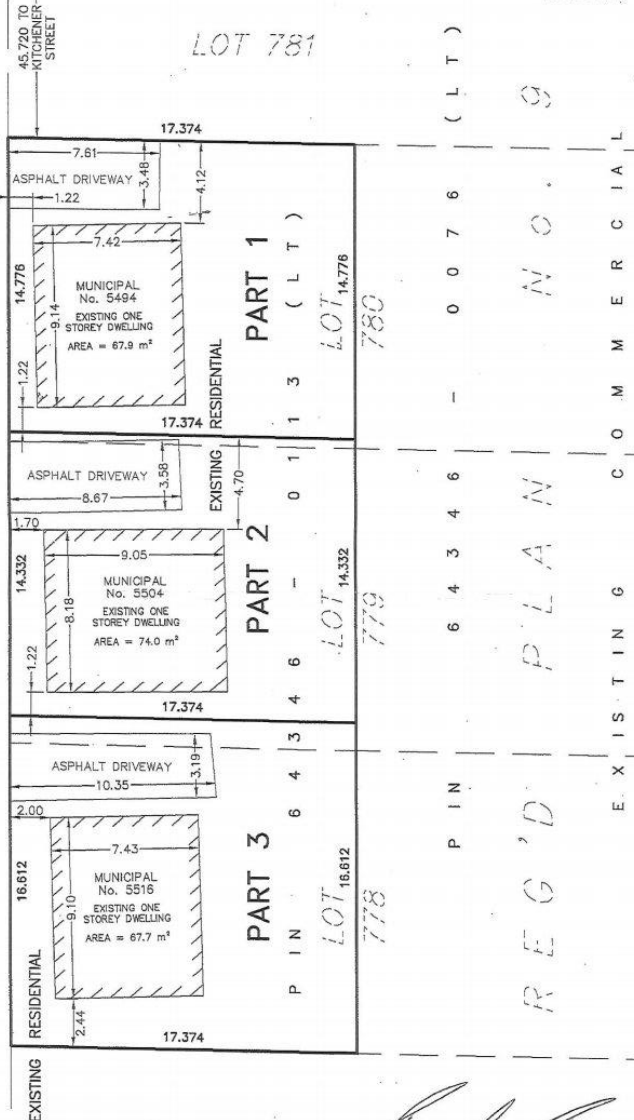
THE INTENDED PLOT SIZE OF THIS PLAN IS  
 279mm IN WIDTH BY 432mm IN HEIGHT  
 WHEN PLOTTED AT A SCALE OF 1:200

AREA SCHEDULE	
DESCRIPTION	AREA (m <sup>2</sup> )
PART 1	256.7
PART 2	249.0
PART 3	288.5



KEY PLAN  
NOT TO SCALE

**DESSON AVENUE**  
 (BY BY-LAW No. 7992, INSTRUMENT No. R0113640)  
 (PUBLIC TRAVELLED ROAD, 24.326 MBS)  
 PIN 64346-0074(LT)



LOT 777  
 PIN 64346-0078(LT)

*Brent Larocque*  
 SEPTEMBER 3, 2020 BRENT LAROCQUE

G.L.S.

**RICHARD LAROCQUE LIMITED**  
 ONTARIO LAND SURVEYORS & CONSULTANTS  
 12 LYMAN STREET, ST. CATHARINES, ONTARIO  
 905-688-1413  
 6385 COLBORNE STREET, NIAGARA FALLS, ONTARIO  
 905-358-8400  
 www.larocquegroup.ca

THIS SKETCH IS PREPARED FOR AN APPLICATION UNDER THE PLANNING ACT AND ALL DIMENSIONS ARE TO BE CONFIRMED BY SURVEY.	NOTE: THE LOT DIMENSIONS ILLUSTRATED HEREON WERE OBTAINED FROM PLANS AND DOCUMENTS ON FILE AT THE LAND REGISTRY OFFICE.	DRAWN BY: D.B.	CHECKED BY: B.L.	DATE: SEPT. 3, 2020	FILE: NS2020-041 DWG. FILE: NS2020-041-01
METRIC NOTE DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.	© RICHARD LAROCQUE LIMITED No person may copy, reproduce or alter this plan in whole or in part without the written permission of RICHARD LAROCQUE LIMITED				