



**NOTICE OF REMOTE ELECTRONIC PUBLIC
COMMITTEE OF ADJUSTMENT HEARING**
Tuesday, June 28, 2021, 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 remote public hearing to consider an application for minor variances 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 eroupas@niagarafalls.ca or calling 905-356-7521 (Ext. 4239) before 12 noon on June 28, 2021. All registrants will be provided with instructions on how to use their computer, tablet or phone to participate in the remote electronic public hearing.

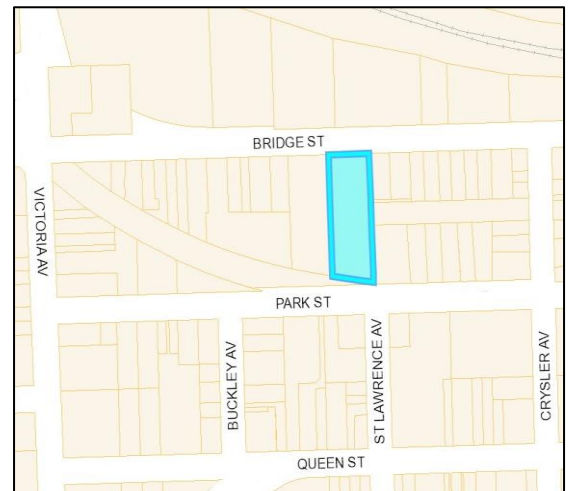
File: A-2022-028

Owner: Florin & Claudia Largeanu

Location: The subject property known as 4650-4662 Bridge Street located on the south side of Bridge Street between Victoria Avenue and Chrysler Avenue.

The applicant is requesting the Committee of Adjustment to consider a change of a legal non-conforming use, through a process permitted by Section 45(2)(a)(ii) of the *Planning Act* (R.S.O. 1990, c.P.13).

Proposal: The applicant is proposing to change the legal non-conforming use of the existing fourplex to a detached dwelling located on the subject property. The existing fourplex is a legal non-conforming use because it predates the current zoning of the property. Section (45)(2)(a)(ii) of the *Planning Act* may allow for the change of use of a building or structure, if the building or structure on the day the by-law was passed was lawfully used for a purpose prohibited by the by-law. The applicant is requesting approval to permit the change in legal non-conforming use.



See the sketch on the back for more information.

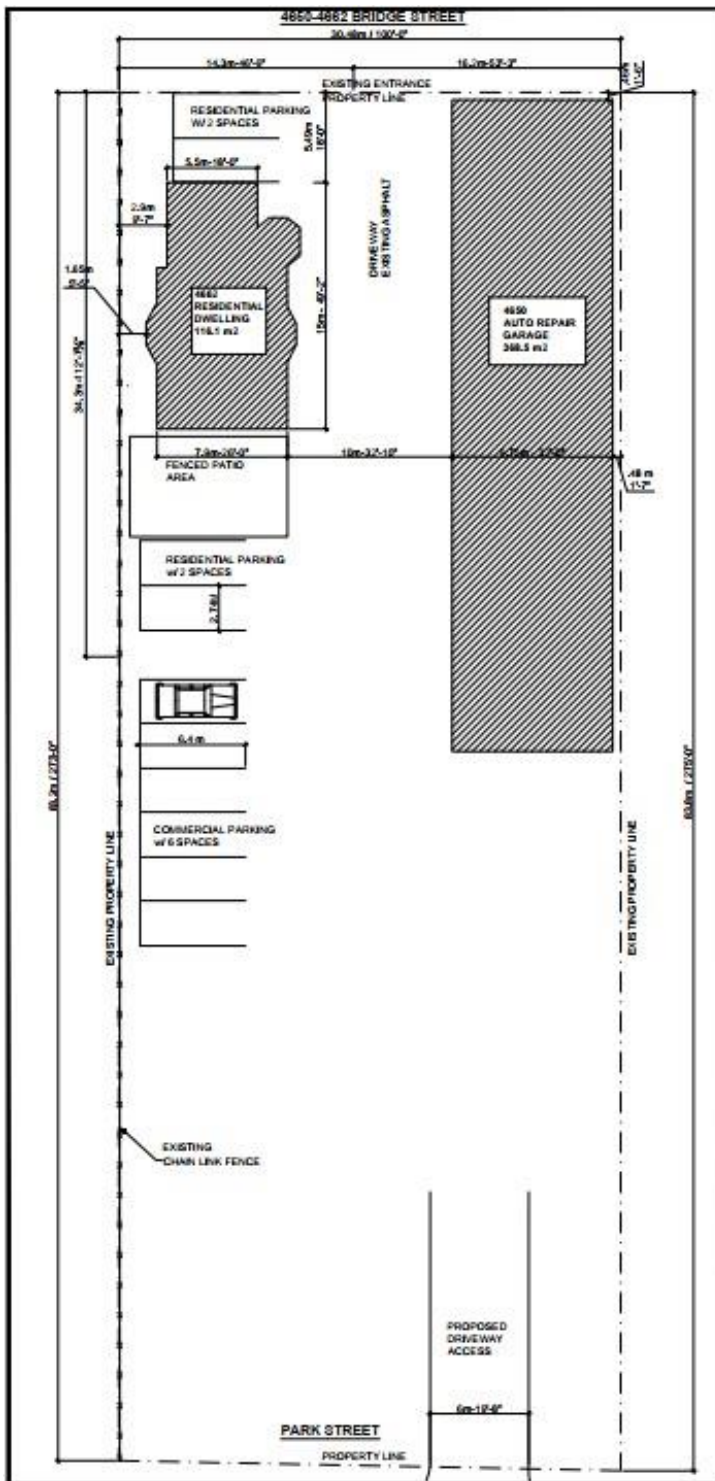
If a person or public body that files an appeal of a decision of the Committee of Adjustment for the City of Niagara Falls in respect of the proposed change of a legal non-conforming use does not make written submissions to the Committee before it gives or refuses approval, the Ontario Land Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed change of a legal non-conforming use, 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 Ellen Roupas, 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 eroupas@niagarafalls.ca

Date of Mailing: June 10, 2022

SCHEDULE 1



SCHEDULE 2

