



**NOTICE OF REMOTE ELECTRONIC PUBLIC COMMITTEE OF ADJUSTMENT HEARING**  
**Tuesday, June 28, 2022, 4:00 p.m.**  
**Niagara Falls City Hall**  
**4310 Queen Street, Niagara Falls**

Public input on applications is invited. Pursuant to Section 45 and Section 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 minor variances and 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.

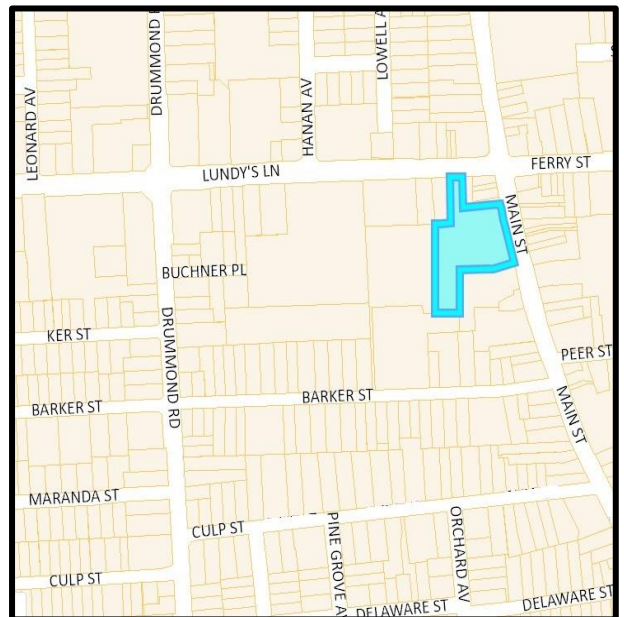
To participate in the remote electronic public hearing and to provide input orally, please pre-register with the Secretary-Treasurer by sending an email to [eroupas@niagarafalls.ca](mailto:eroupas@niagarafalls.ca) or calling 905-356-7521 (Ext. 4239) before 12 noon on June 28, 2022. All registrants will be provided with instructions on how to use their computer, tablet or phone to participate in the remote electronic public hearing.

**Files: A-2022-033 & B-2022-016**

**Applicant: Morgan Commemorative Services Limited**

**Location:** The subject property known as 5905-5929 Main Street located on the west side of Main Street, between Lundy's Lane and Barker Street.

**Proposal:** The application is made for a partial discharge of mortgage and to convey Part 1 (known as 5907 Main Street) for continued commercial use with an easement in perpetuity over Part 2 for vehicular and pedestrian access in favour of Part 1. Parts 2, 3 and 4 are to be retained for continued commercial use as part of the Morgan Funeral Services.



A concurrent minor variance application (A-2022-033) has been submitted requesting relief from the maximum lot coverage and loading area requirements of Zoning By-law No.79-200 for Part 1. The subject property is zoned General Commercial (GC-74), in part, in accordance with Zoning By-law No. 79-200, as amended by site specific By-law 1981-199 and General Commercial (GC-1007), in part, in accordance with Zoning By-law No. 79-200. Whereas section 8.2.2.(f) of By-law No. 79-200 requires a maximum lot coverage of 70%, a lot coverage of 78% is proposed. Whereas section 4.20.1.of By-law No. 79-200 requires a loading space of 3 metres x 9 metres, a loading space of 3 metres x 8 metres is provided. Respective variances of 8% and 1 metre in length for the loading space are requested.

**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 minor variance and consent 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 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](mailto:eroupas@niagarafalls.ca)

Date of Mailing: June 10, 2022

