



**NOTICE OF PUBLIC COMMITTEE OF
ADJUSTMENT HEARING**
Tuesday, April 23, 2024, 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 public hearing to consider an application for minor variances and/or to forward written comments prior to the hearing. Written comments are the preferred method of receiving public input and may be sent by mail or email. You can also provide oral input by joining the hearing either in person or electronically.

All interested persons are invited to attend this meeting to find out more about this application and offer comments. The public meeting is scheduled to take place on Tuesday April 23, 2024 at 4:00 pm, in Committee Room 2 at City Hall for the Committee of Adjustment to consider this application.

To participate remotely in the public hearing, please pre-register with the Secretary-Treasurer by sending an email to sanderson@niagarafalls.ca or calling (905) 356-7521 (Ext. 4281) before 12 noon on Tuesday, April 23, 2024. All registrants will be provided with instructions on how to use their computer, tablet or phone to participate in the remote electronic public hearing.

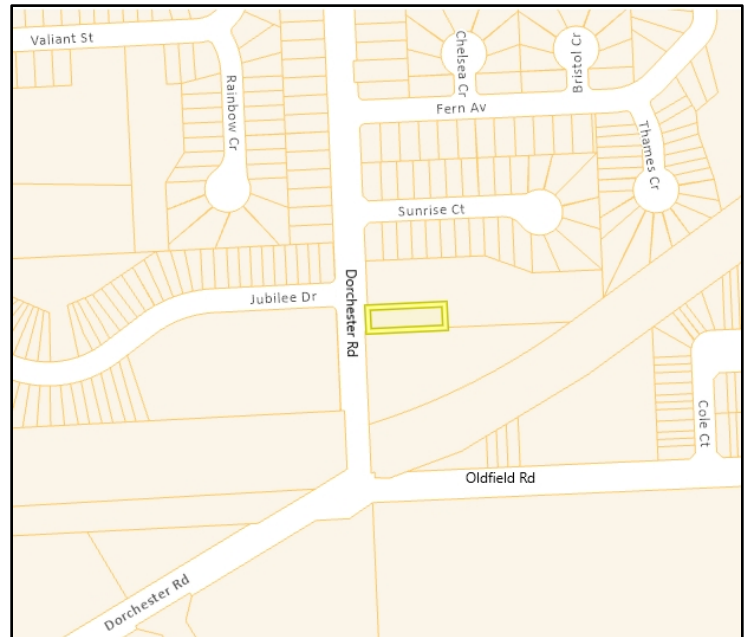
File: PL20240217
Municipal File #: A-2024-009

**Owner: CENTENNIAL FISH AND GAME CLUB
INC**

Location: The subject property known as 7686 Dorchester Rd is located on the east side of Dorchester Road between Sunrise Court and Oldfield Road.

The applicant is requesting the Committee of Adjustment to consider and extension/enlargement of a legal non-conforming use, through a process permitted by Section 45(a)(i) and 45(2)(ii) of the Planning Act (R.S.O. 199, c.P.13).

Proposal: The subject property is zoned Residential Low Density Grouped Multiple Dwelling (R4) Zone, in accordance with Zoning By-law No. 79-200. The applicant is proposing to extend/enlarge the legal non-conforming use specifically to increase the square footage of the existing detached shop by a proposed addition of 53.4 m². The regulations of the R4 zone do not apply to a legal non-conforming use.



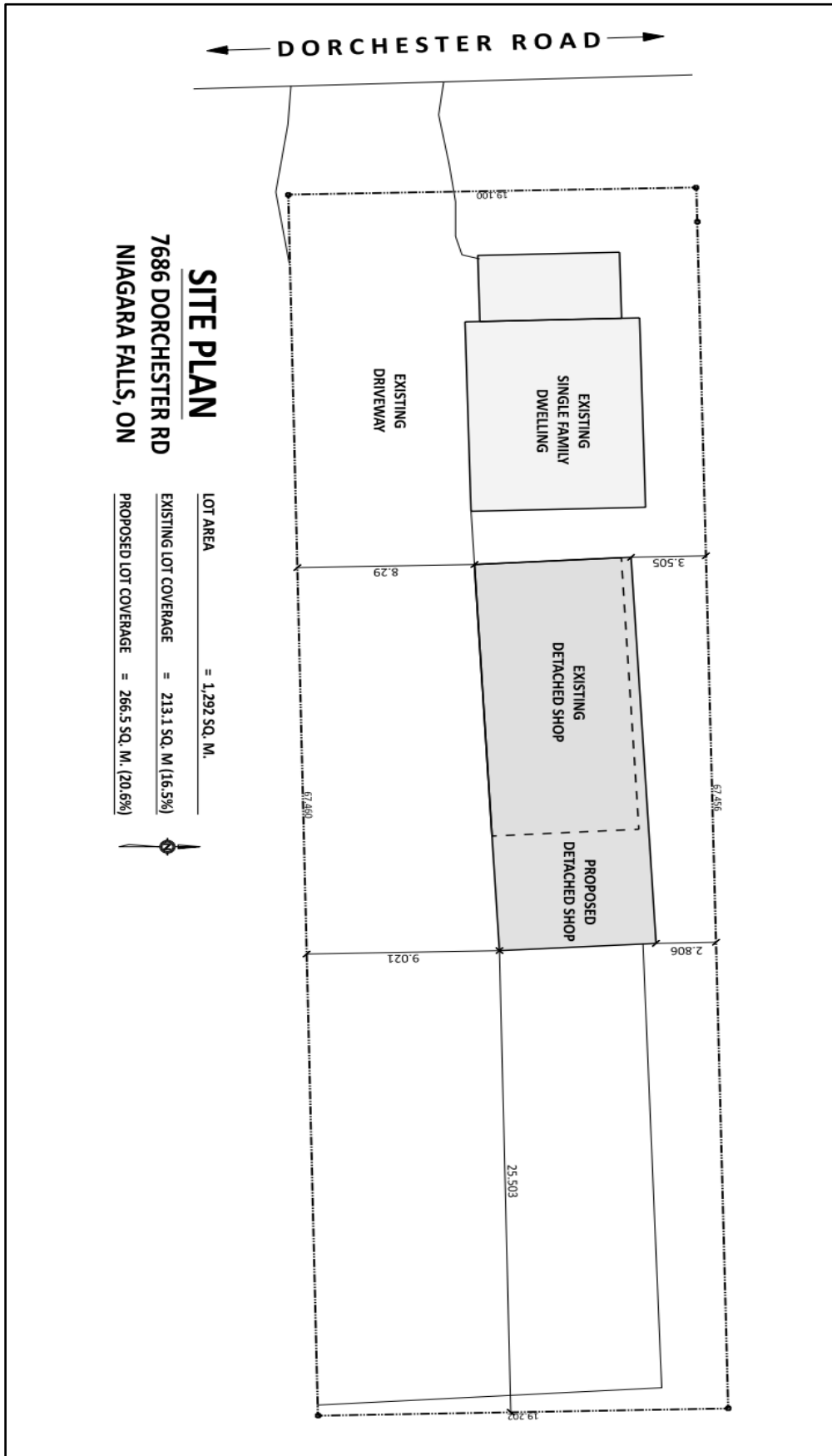
See the sketch on the back for more information

If the applicant, the minister, a specified person or public body as defined in the Planning Act has an interest in the matter may appeal the decision to the committee within 20 days of the making of the decision by filing a notice of appeal with the Secretary-Treasurer.

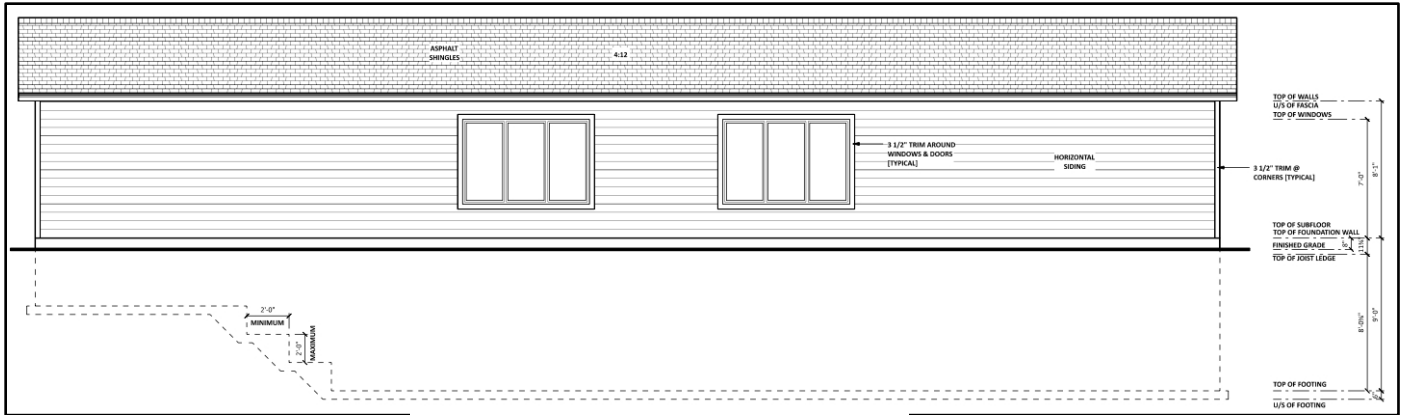
If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed Minor Variance, you must make a written request to the Secretary-Treasurer, Committee of Adjustment, Planning & Development, City Hall, P.O. Box 1023, and 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5.

Additional information is available from Planning & Development or by telephoning Suzanne Anderson, Secretary-Treasurer Committee of Adjustment at (905) 356-7521 ext. 4281 between 8:30 a.m. and 4:30 p.m. Monday to Friday or email sanderson@niagarafalls.ca.

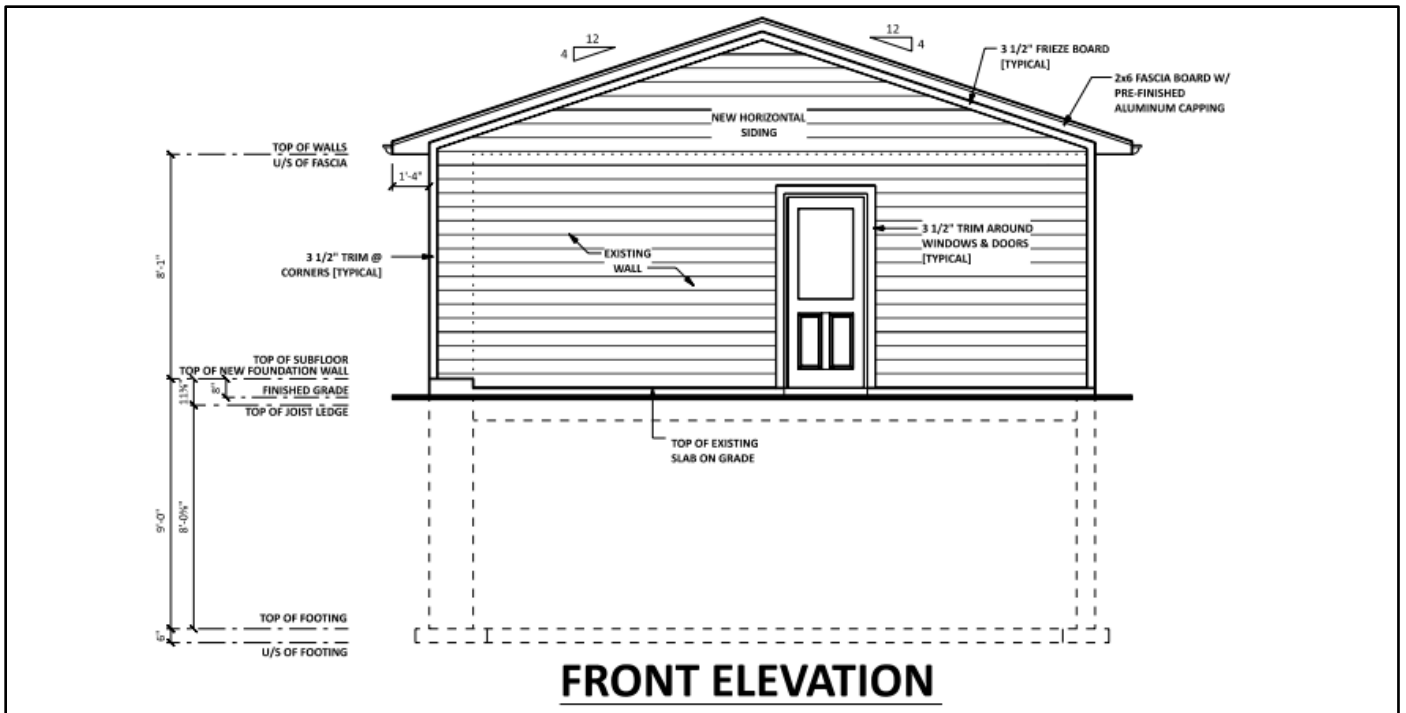
SCHEDULE 1



SCHEDULE 2

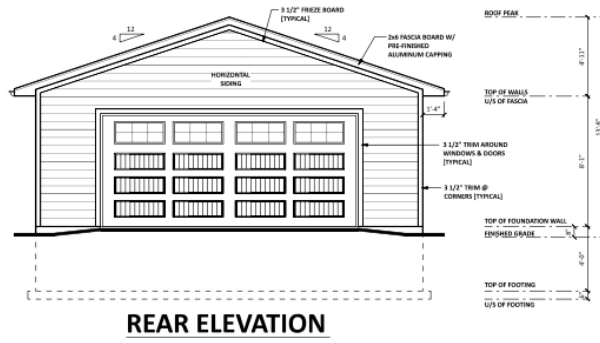


LEFT ELEVATION

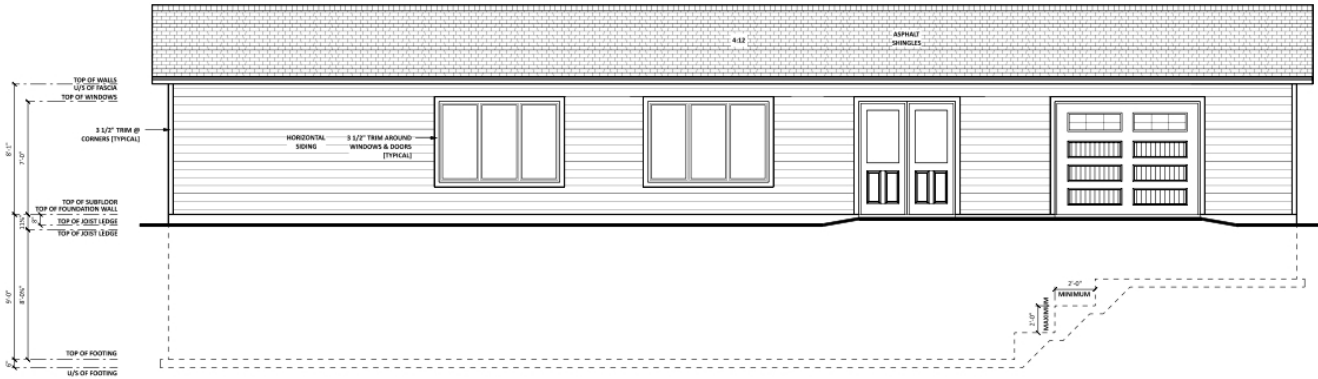


FRONT ELEVATION

SCHEDULE 3



REAR ELEVATION



RIGHT ELEVATION

VDS ARCHITECTURAL DESIGN www.vandwellstudio.com 805.246.2707	SCALE: 3/16" = 1'-0"	PROJECT # 2023-034								
	DRAWN BY: D.V.	DATE: 2023-10-26								
	REVISION: REVIEW	DATE: 2023-10-26								
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