



Revised - 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 53 and 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.

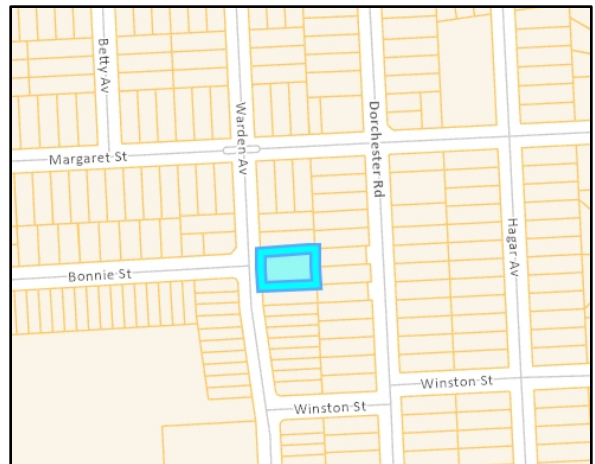
To participate remotely in the public hearing, please pre-register with the Secretary-Treasurer by sending an email to sanderson@niagarafalls.ca or calling (905) 356-7521 (Ext. 4281) before 12 noon on Tuesday, April 23, 2024. All registrants will be provided with instructions on how to use their computer,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

File: PL20240149 & PL20240141
Municipal File #: A-2024-004 & B-2024-005

Owner: Leonard & Rosemary Caroli

Location: The subject property known as 6870 Warden Avenue is located on the east side of Warden Avenue between Margaret Street and Winston Street.

The applicant is requesting the Committee of Adjustment to consider minor variances from provisions of Zoning By-law No 79-200, as amended, through a process permitted by Section 45(1) and to consider a consent under section 53 of the Planning Act (R.S.O. 1990, c.P.13).



Proposal: The applicant is proposing to convey a parcel of land (Part 2) for the future construction of a detached dwelling. Part 1 is retained for continued residential dwelling.

A concurrent minor variance application has been submitted requesting relief for Part 1 (retained parcel). The subject property is zoned Residential 1C Density Zone (R1C) in accordance with Zoning By-law No. 79-200. To facilitate the consent the applicant has requested a variance to the minimum lot frontage, where the by-law requires 15 metres, the applicant has proposed 14.34 metres. A variance of 0.66 metres has been proposed.

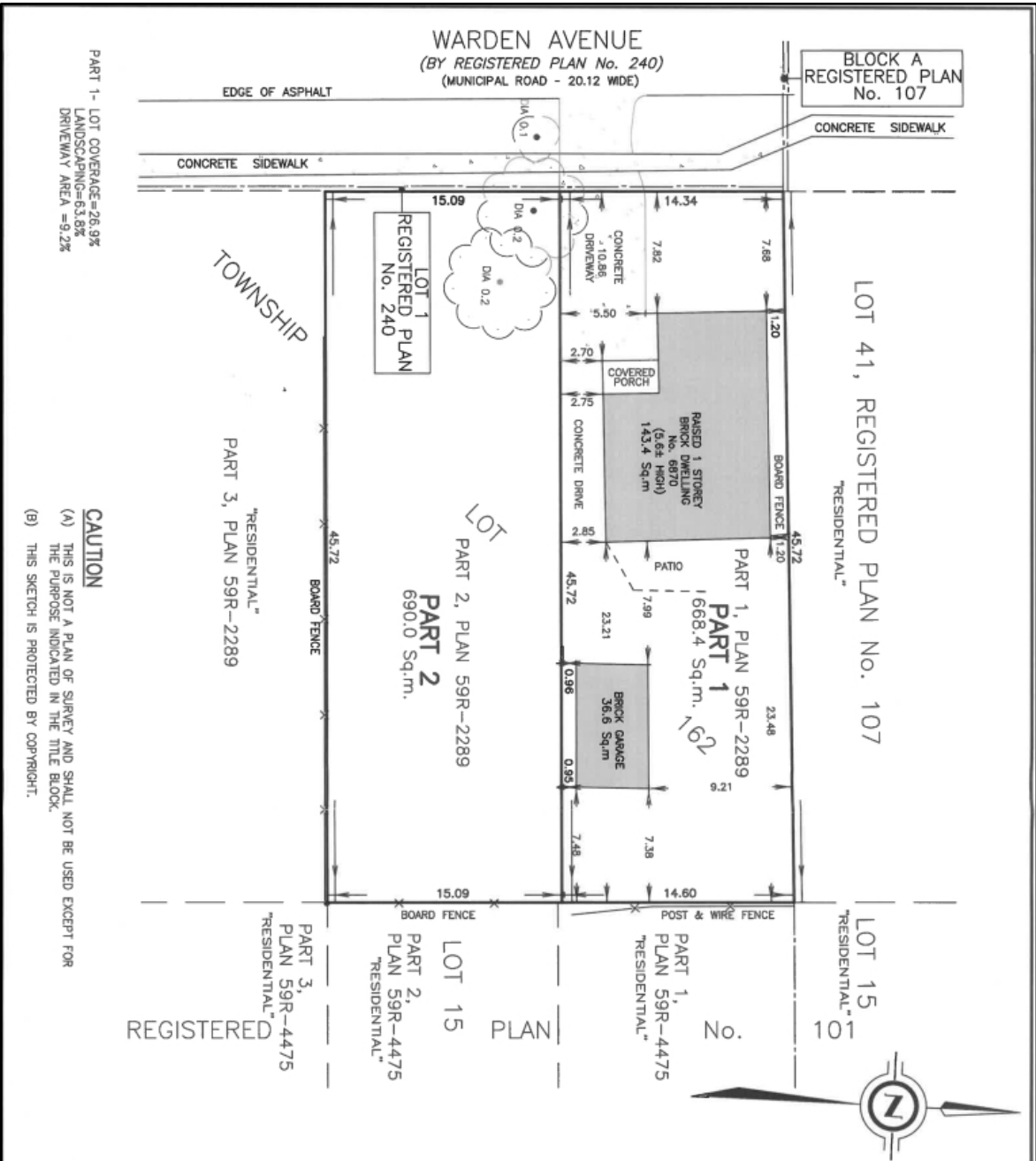
See the sketch on the back for more information

If a specified 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 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 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



NOTE: THIS SKETCH IS NOT A PLAN OF SURVEY
SKETCH FOR PLANNING PURPOSES ONLY

6870 WARDEN AVENUE
CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1 : 250

J.D. BARNES LIMITED
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METRIC NOTE
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



LEGAL DESCRIPTION
PART OF TOWNSHIP LOT 162, GEOGRAPHIC TOWNSHIP OF STAMFORD BEING PARTS 1 AND 2, PLAN 59R-2289
BOUNDARY INFORMATION HAS BEEN DERIVED FROM AVAILABLE RECORDS AND/OR FIELD MEASUREMENTS. THIS IS NOT A PLAN OF SURVEY.

DATE: DECEMBER 19, 2023

ALAN HAYWOOD
ONTARIO LAND SURVEYOR

J.D. BARNES
LAND INFORMATION SPECIALISTS
431 PONTIAC ROAD, UNIT 1, NIAGARA FALLS, ONTARIO L4G 7V4
TEL: (905) 381-9889 FAX: (905) 381-4228 www.jdbarnes.com

REVIEWING
DATE: DEC 19, 2023
BY: [Signature]

23-16-289-01