



**NOTICE OF PUBLIC COMMITTEE OF  
ADJUSTMENT HEARING**

**Tuesday, September 24, 2024, 4:00 p.m.**

**Niagara Falls City Hall**

**4310 Queen Street, Niagara Falls**

Public input on applications is invited. Pursuant to Section 53 & 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 applications for consent (severance) and minor variance 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 hearing to find out more about this application and offer comments. The public hearing is scheduled to take place on Tuesday, September 24, 2024 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, September 24, 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.

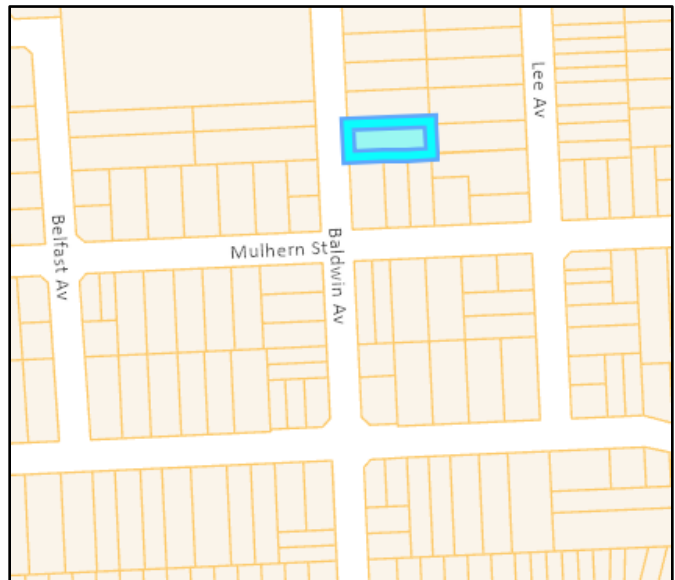
**File: PLCON20240528, PLVAR20240558**  
**Municipal File #: B-2024-012 & A-2024-035**

**Owner: Robert Penev**

**Location:** The subject property known as 4634 Baldwin Avenue is located on the east side of Baldwin Avenue between Mulhern Street and Vincent 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 has applied for a partial discharge of mortgage and to convey a parcel of land (Part 2) with a lot area of 487.3 square metres for a future dwelling. The retained lot (Part 1), having a lot area of 604.9 square metres, will retain the existing detached dwelling. The subject property is zoned Residential Two (R2) Zone in accordance with Zoning By-law No. 79-200. The following variances are required:



**Part 1 (Retained Parcel)**

By-law Provision	By-law Requirement	Proposed	Extent
Minimum lot frontage for a detached dwelling on an interior lot	12 metres	11.06 metres	0.94 metres

Minimum interior side yard width on each side	2.4 metres (where no garage is provided)	1.67 metres	0.73 metres
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**Part 2 (Conveyed Parcel)**

<b>By-law Provision</b>	<b>By-law Requirement</b>	<b>Proposed</b>	<b>Extent</b>
Minimum lot frontage for a detached dwelling on an interior lot	12 metres	9.35 metres	2.65 metres

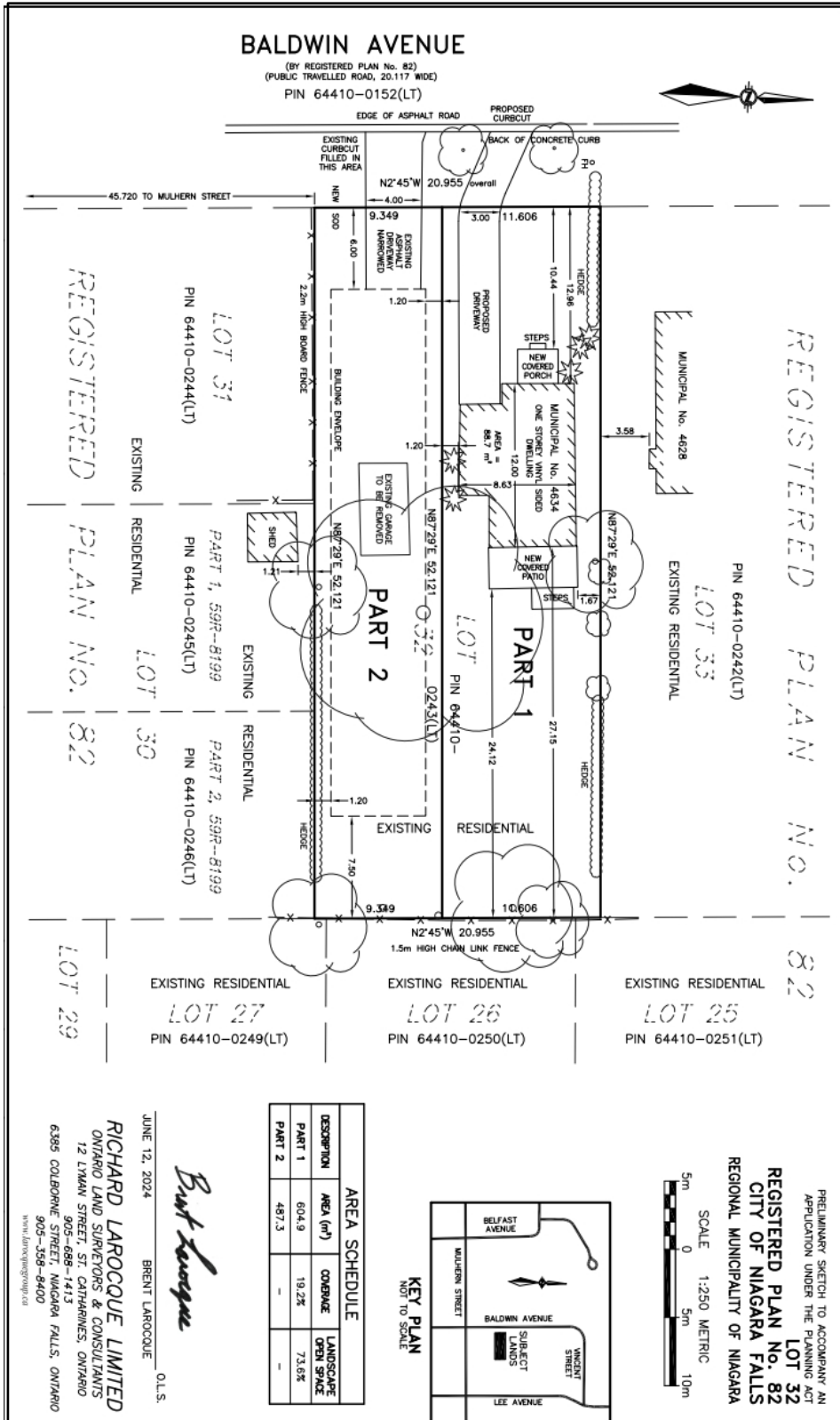
**See the sketch (Schedule 1) on the following page for more information**

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 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 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](mailto:sanderson@niagarafalls.ca).

# SCHEDULE 1



## BALDWIN AVENUE

(BY REGISTERED PLAN No. 82)  
(PUBLIC TRAVELLED ROAD, 20.117 MIDE)  
PIN 64410-0152(LT)



REGISTERED

PLAN No. 82

LOT 29

EXISTING RESIDENTIAL

LOT 30

EXISTING RESIDENTIAL  
LOT 27  
PIN 64410-0249(LT)

LOT 31  
PIN 64410-0244(LT)

PART 1, 592--8199  
PIN 64410-0245(LT)

PART 2, 592--8199  
PIN 64410-0246(LT)

EXISTING RESIDENTIAL

LOT 26

EXISTING RESIDENTIAL  
LOT 26  
PIN 64410-0250(LT)

MUNICIPAL No. 4828  
EXISTING RESIDENTIAL

LOT 32

EXISTING RESIDENTIAL  
LOT 25  
PIN 64410-0251(LT)

REGISTERED PLAN No. 82

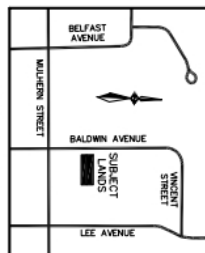
PRELIMINARY SKETCH TO ACCOMPANY AN  
APPLICATION UNDER THE PLANNING ACT  
LOT 32  
REGISTERED PLAN No. 82  
CITY OF NIAGARA FALLS  
REGIONAL MUNICIPALITY OF NIAGARA



SCALE 1:250 METRIC

### KEY PLAN

NOT TO SCALE



### AREA SCHEDULE

DESCRIPTION	AREA (m <sup>2</sup> )	COVERAGE	LANDSCAPE OPEN SPACE
PART 1	604.9	19.2%	7.35%
PART 2	487.3	-	-

JUNE 12, 2024 BRENT LAROCQUE O.L.S.

*Brent Larocque*

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6395 COLBORNE STREET, NIAGARA FALLS, ONTARIO  
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