



**NOTICE OF PUBLIC COMMITTEE OF
ADJUSTMENT HEARING**
October 29, 2024 at 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 October 29, 2024 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 October 29, 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: PLVAR20240630, Municipal File #: A-2024-042

Owner: 1000679757 ONTARIO LTD

Location: The subject property known as 6188 SCOTT ST is located on the south east corner of Drummond Road and Scott 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) of the Planning Act (R.S.O. 1990, c.P.13).

Proposal: The applicant is proposing to add a dwelling unit to the basement of the existing building, where a 90 square metre retail store and a 110 square metre dwelling unit exist on the main floor of the subject property. The property is zoned Neighbourhood Commercial (NC), in accordance with Zoning By-law No. 79-200. The following variance has been requested:



| By-law Provision | By-law Requirement | Proposed | Extent |
|------------------|---|---|--|
| Permitted Uses | Dwelling units in combination with one or more listed uses in section 8.1.1, provided | A dwelling unit is being proposed within the basement.. Both dwelling units (main | To permit a dwelling unit within the basement and to increase the floor area |

| | | | |
|--|---|--|-----------------------------------|
| | that not more than 50% of the total floor area of such building is used for dwelling units and further provided that such dwelling units except entrance thereto area located entirely above the main floor | floor & basement) are 71.4% of the total floor area of the building. | by 21.4% for both dwelling units. |
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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 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.

