



NOTICE OF PUBLIC COMMITTEE OF ADJUSTMENT HEARING

Tuesday, October 29, 2024, 4:00 p.m.

Niagara Falls City Hall

4310 Queen Street, Niagara Falls

Public input on applications is invited. Pursuant to Section 53 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 consent (severance) 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, October 29, 2024 04:00 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, 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: PLCON20240641, Municipal File #: B-2024-014

Owner: Jim Elia & Lisa Elia

Location: The subject land known as 7816 Rysdale Street and is located on the southwest corner of Rysdale Street and Green Avenue.

Proposal: Application B-2024-014 is requesting the Committee of Adjustment to consider a consent to convey a parcel of land (Part 1), with an area of 414 square metres for future residential development, under section 53 of the Planning Act (R.S.O. 1990, c.P.13). The applicant is also requesting the partial discharge of a mortgage. The retained lot (Part 2), with an area of 515.9 square metres, will be retained for the construction of a detached dwelling. The existing dwelling has been removed.

The subject property is zoned Residential 1C Density (R1C) in accordance with Zoning By-law No. 79-200, as amended, as amended by Committee of Adjustment application A-2020-012, reducing the required minimum lot area and minimum lot frontage for both parcels. The consent application is a resubmission of a previous consent (B-2022-009) which was not finalized.



Date of Mailing: October 11, 2024

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.

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

SCHEDULE 1

