



## NOTICE OF PUBLIC COMMITTEE OF ADJUSTMENT HEARING

Tuesday, November 26, 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, November 26, 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](mailto:sanderson@niagarafalls.ca) or calling (905) 356-7521 (Ext. 4281) before 12 noon on Tuesday, November 26, 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: PLVAR20240720, Municipal File #: A-2024-044**

**Owner: FLOWERS JOSHUA LAWRENCE**

**Location:** The subject property known as 5711 McLeod Rd is located on the north side of McLeod Road between Ailanthus Avenue and Stanley Avenue.

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 subject property is zoned Residential Low Density, Group Multiple Dwelling Zone (R4) Zone in accordance with Zoning By-law No. 79-200. The applicant is proposing to add the use of an additional dwelling unit within an accessory building on the subject property.



**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

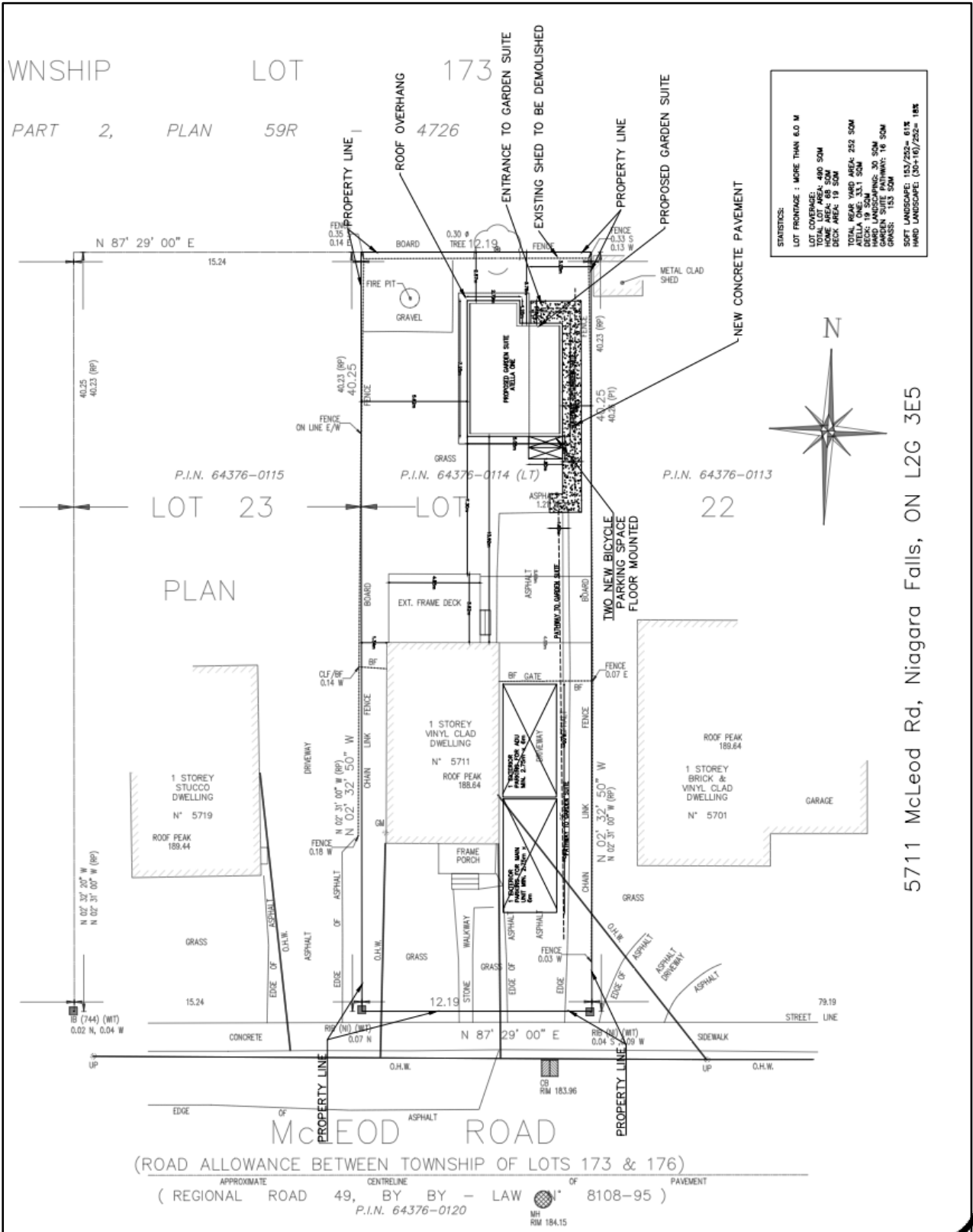
Date of Mailing: November 7, 2024

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](mailto:sanderson@niagarafalls.ca).

# SCHEDULE 1

WNSHIP LOT 173  
 PART 2, PLAN 59R



STATISTICS:

LOT FRONTAGE : MORE THAN 6.0 M
LOT COVERAGE : 44% 50M
LAND AREA : 100 50M
HOME AREA : 68 50M
DECK AREA : 19 50M
TOTAL REAR YARD AREA : 252 50M
ATELLA ONE : 33.1 50M
ATELLA TWO : 33.1 50M
HARD LANDSCAPING : 30 50M
GARDEN SUITE : 16 50M
GRASS : 185 50M
SOFT LANDSCAPE : 153/202/ 61% 18% (30+16)/252= 18%



5711 McLeod Rd, Niagara Falls, ON L2G 3E5

McLEOD ROAD  
 (ROAD ALLOWANCE BETWEEN TOWNSHIP OF LOTS 173 & 176)  
 APPROXIMATE CENTRELINE OF PAVEMENT  
 ( REGIONAL ROAD 49, BY LAW OF 8108-95 )  
 P.I.N. 64376-0120

