



NOTICE OF PUBLIC COMMITTEE OF ADJUSTMENT HEARING

Tuesday, December 17, 2024, 4:00 p.m.

Niagara Falls City Hall

4310 Queen Street, Niagara Falls

Due to the ongoing Canada Post labour disruption, we are adjusting our process for distributing notices to ensure timely and effective communication.

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, December 17, 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, December 17, 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: PLCON20240733, Municipal File #: B-2024-020

Owner: MIMO CONSTRUCTION INC

Location: The subject property known as 4650-4652 BELFAST AV is located on the East side of Belfast Avenue between Mulhern Street and Dawn Crescent.

Proposal: The applicant is proposing to separate the semi-detached dwelling units being constructed on the subject parcel to be sold under separate ownership.

The subject property is zoned Residential Two (R2) Zone in accordance with Zoning By-law No. 79-200, as amended by Committee of Adjustment Decision A-2021-024.

An applicant, the minister, a specified person or public body as defined in the *Planning Act* that 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.



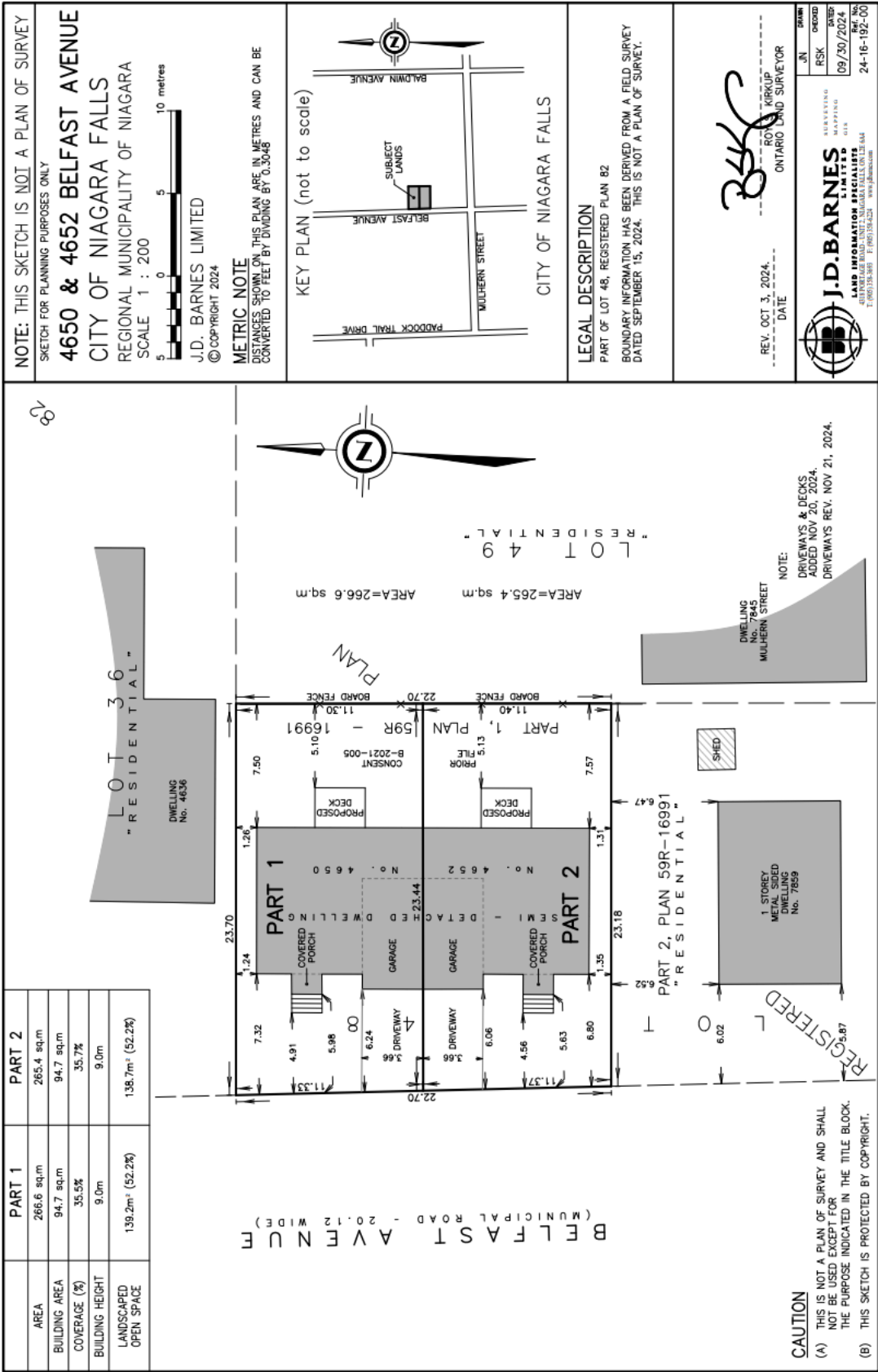
See Schedule 1 for more information

Date of Mailing: November 30, 2024

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.

SCHEDULE 1



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

4650 & 4652 BELFAST AVENUE
CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1 : 200

J.D. BARNES LIMITED
© COPYRIGHT 2024

METRIC NOTE
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

KEY PLAN (not to scale)

CITY OF NIAGARA FALLS

LEGAL DESCRIPTION
PART OF LOT 48, REGISTERED PLAN 82

BOUNDARY INFORMATION HAS BEEN DERIVED FROM A FIELD SURVEY DATED SEPTEMBER 15, 2024. THIS IS NOT A PLAN OF SURVEY.

REV. OCT 3, 2024
DATE

ROYAL KIRKUP
ONTARIO LAND SURVEYOR

J.D. BARNES LIMITED
LAND INFORMATION SPECIALISTS
SURVEYING & MAPPING
09/30/2024
24-16-192-00

FILE: C:\PROJECTS\24-16-192\00 - 24-16-192\Drawn\24-16-192-00-LD.dwg PLOT DATE: 11/21/2024 2:02 PM

CAUTION

(A) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

(B) THIS SKETCH IS PROTECTED BY COPYRIGHT.

REGISTERED

PART 2, PLAN 59R-16991
RESIDENTIAL

PART 1, PLAN 59R-16991
RESIDENTIAL

LOT 49
RESIDENTIAL
AREA = 265.4 sq.m

LOT 36
RESIDENTIAL
DWELLING No. 4636

1 STOREY METAL SIDED DWELLING No. 7859

SHED

NOTE:
DRIVEWAYS & DECKS
ADDED NOV 20, 2024.
DRIVEWAYS REV. NOV 21, 2024.