



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: PLCON20240752, Municipal File #: B-2024-019

Owner: LOMEDICO ROSARIO

Location: The subject property known as 7040 GARNER RD is located on the East side of Garner Road between McGarry Drive and McLeod Road.

Proposal: The applicant is proposing to convey two parcels of land Parts 1 (634.76 Sq M) & 2 (634.76 Sq M) for future residential use. Part 3 (634.76 Sq M) will be retained for future residential use. Part 4 represents a road widening as per section 4.27.1 of Zoning By-law 79-200.

The subject property is zoned Development Holding (DH), in accordance with Zoning By-law 79-200, as amended. A detached dwelling is a permitted use in the DH zone. The regulations of the R1E zone apply to DH zones.



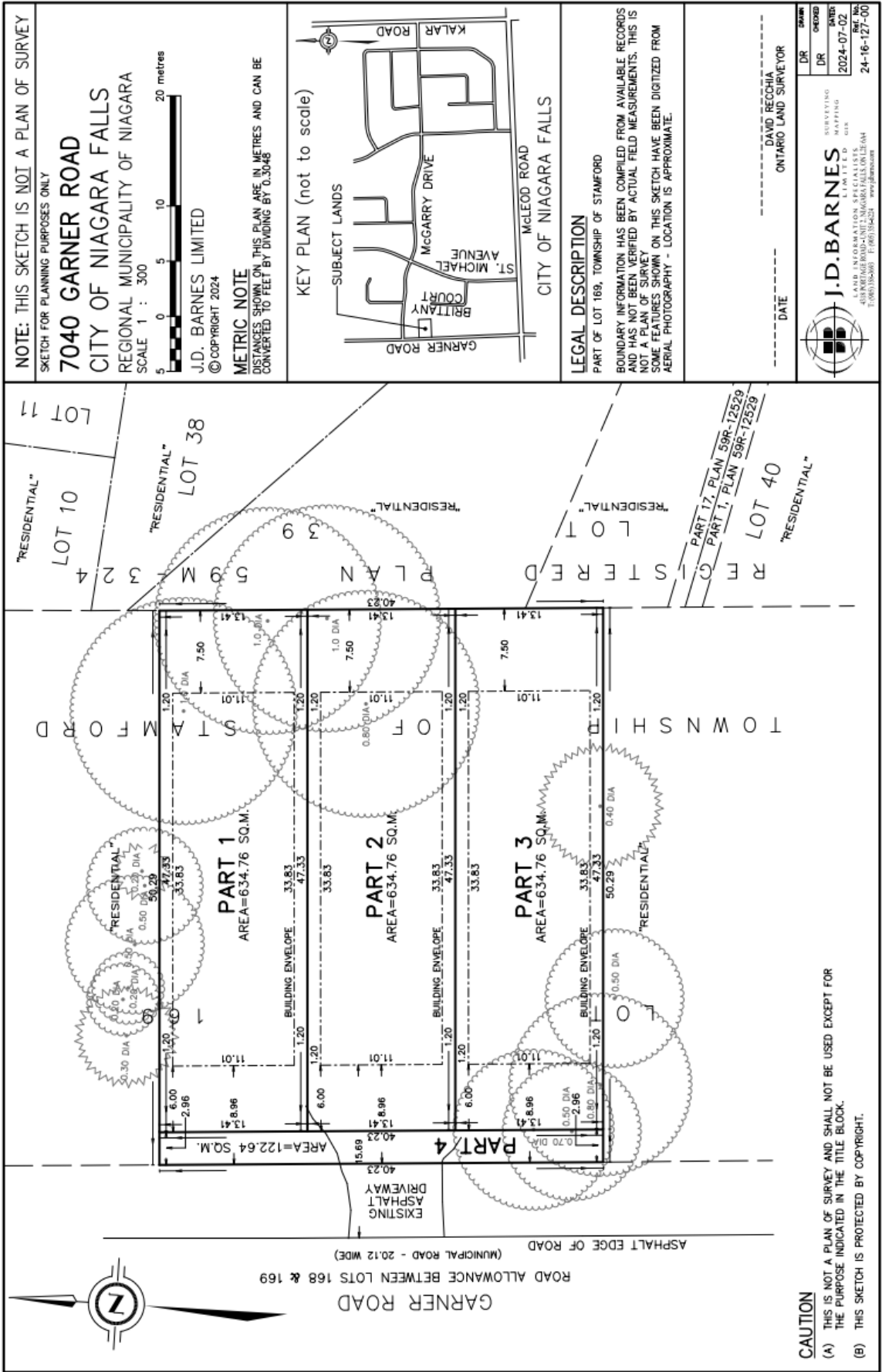
See the sketch (Schedule 1) on the following page for more information

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.

SCHEDULE 1



PLOTTED 2024-10-29 24-16-127\Drawing\24-16-127-00(DC).dgn