



**NOTICE OF PUBLIC COMMITTEE OF
ADJUSTMENT HEARING**

Tuesday January 28, 2025, 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 January 28, 2025 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 January 28, 2025. 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: PLVAR20240786, Municipal File #: A-2024-048

Owner: 1274505 ONTARIO LTD

Location: The subject property known as 4446 MORRISON ST is located on the south side of Morrison Street between St. Clair Avenue and Ontario 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 applicant is proposing to construct a semi-detached dwelling at 4446 Morrison Street. The subject property is zoned Residential Two Zone (R2) in accordance with Zoning By-law No. 79-200. The following variances have been requested:



By-law Provision	By-law Requirement	Proposed	Extent
Minimum interior side yard width on each side	2.4 metres on each side (where no garage is provided)	1.53 metres (east)	0.87 metres (east)
		1.53 metres (west)	0.87 metres (west)
Parking in yards	Maximum width of driveway or parking	11 metres and 72.2%	2 metres and 12.2%

Date of Mailing: January 10, 2025

	area in the front yard of a lot: 60% of the lot frontage but in no case more than 9 metres for a semi-detached dwelling		
Accessory buildings and accessory structures	Unsupported canopies, eaves or gutters, for other than accessory building, may project into any required yard a distance of not more than 0.45 metres	0.53 metres	To permit a projection of 0.53 metres

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.

SCHEDULE 1



