



NOTICE OF PUBLIC COMMITTEE OF ADJUSTMENT HEARING

Tuesday, April 29, 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 Tuesday, April 29, 2025 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 arussom@niagarafalls.ca or calling (905) 356-7521 (Ext. 4362) before 12 noon on Tuesday, April 29, 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: PLVAR20250087, Municipal File #: A-2025-017

Owner: JAKOVAC FERDINAND

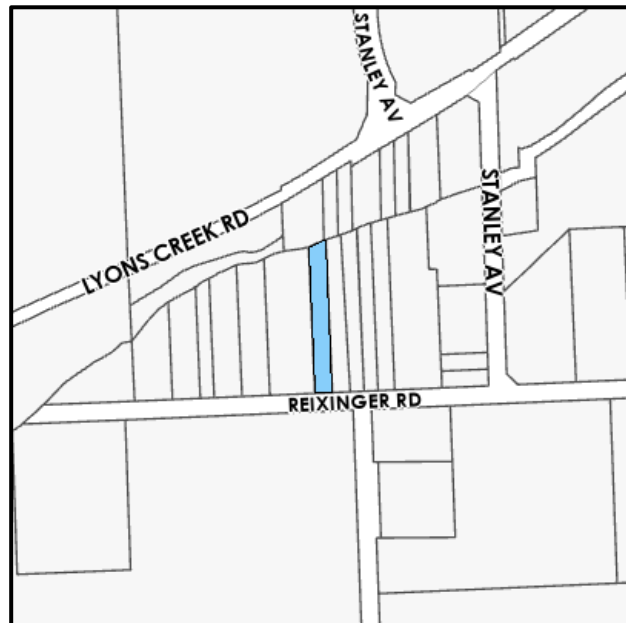
Location: The subject property known as 5553 REIXINGER RD is located on the North side of Reixinger Road, East of Stanley Avenue between Reixinger Road and Lyons Creek Road.

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 demolish the existing detached dwelling and construct a new detached dwelling.

The subject property is zoned Rural in part accordance with zoning By-law No. 395, Willoughby and conservation open-space in-part in accordance with Zoning By-law No. 395, as amended.

Applicant is requesting relief for to recognize the existing site/lot area minimum holding and minimum frontage on a public street, as well as the required minimum side yard for the proposed 1-storey dwelling.



Date of Mailing: April 11, 2025

Provision	Requirement	Proposal	Extent
Site or lot area minimum holding	0.4 hectare	0.27 hectare	0.13 hectare
Frontage on a public street, minimum	200 feet	63 feet	137 feet
Side yard minimum	15 feet	8.2 feet - west 10.3 feet - east	6.8 feet 4.7 feet

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 to the Ontario Land Tribunal 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 Abraham Russom, Secretary-Treasurer Committee of Adjustment at (905) 356-7521 ext. 4362 between 8:30 a.m. and 4:30 p.m. Monday to Friday or email arussom@niagarafalls.ca.

