



NOTICE OF PUBLIC COMMITTEE OF ADJUSTMENT HEARING

Tuesday, May 20, 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 Tuesday May 20, 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, May 20, 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: PLVAR20250127, Municipal File #: A-2025-022

Owner: MARONE ALESSANDRO

Location: The subject property known as 4653 LEE AV is located on the Western side of Lee Avenue, between Lee Avenue and Baldwin Avenue.

At the April 29th, 2025 Committee of Adjustment meeting, the Committee deferred the application as the applicant/consultant was not in attendance.

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 divide the existing lot into two smaller lots by removing Part Lot Control through a future application. The removal at Part Lot Control will facilitate the creation of separate, conveyable lots for each new unit. A semi-detached dwelling is proposed on Parts 2 and 3, while Part 1 will be retained for the future construction of a detached dwelling.



Date of Mailing: May 2, 2025

Part 1 – Future Detached Dwelling

Provision	By-law	Proposal	Extent
Minimum interior side yard width on each side	1.2 metres	0.90 metres (north)	0.3 metres
	2.4 metres (where no garage is provided, section 5.2 (a) of By-law No. 79-200)	0.90 metres (south)	1.5 metres

Part 2 & 3 – Future Semi-Detached Dwellings

Provision	By-law	Proposal	Extent
Minimum lot frontage for a semi-detached dwelling or a duplex dwelling on an interior lot	18 metres	15.83	2.17 metres
Minimum interior side yard width on each side	1.2 metres	0.90 (north)	0.3 metres
	2.4 metres (where no garage is provided, section 5.2 (a) of By-law No. 79-200)	0.90 metres	1.5 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 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.

SCHEDULE 1

