



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 and 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 minor variance and 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, 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: PLCON20250131 and PLVAR20250129
Municipal File #: B-2025-10 and A-2025-023

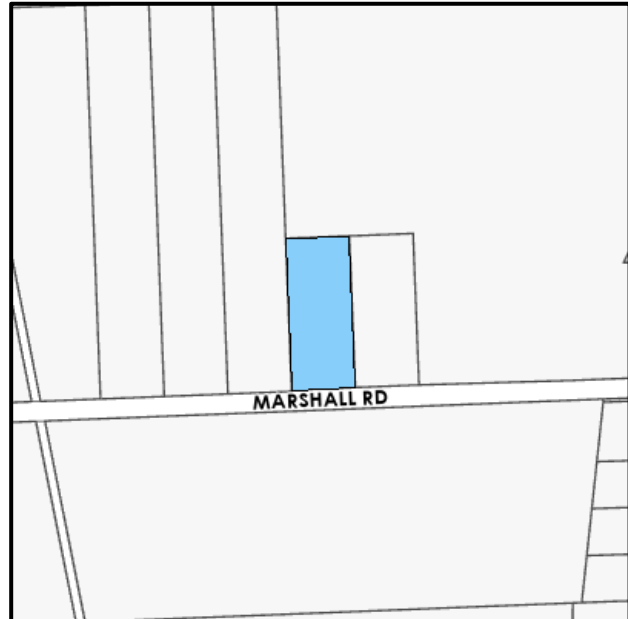
Owner: FERRI MIRANDA ROSE

Location: The subject property known as 3099 MARSHALL RD is located on the North side of Marshall Road between Willoughby Drive and Niagara River Parkway.

Proposal: The applicant is proposing to convey a parcel of land (Part 2) to be added to Part 3. Part 1 is to be retained for continued residential use (3099 Marshall Road).

As part of the consent application the applicant is requesting the Committee of Adjustment to consider minor variances from provisions of Zoning By-law No. 395/66 (Willoughby), as amended, through a process permitted by Section 45(1) of the Planning Act (R.S.O. 1990, c.P.13).

The subject property is zoned Rural in accordance with Zoning By-law No. 395/66 (Willoughby), as amended.



Date of Mailing: May 2, 2025

For part 1 the applicant is requesting relief for minimum frontage on public street.

Provision	By-law	Proposal	Extent
Frontage on Public Street	200 feet	150 feet	50 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 of the committee to the Ontario Land Tribunal 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 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.

COMMITTEE
PART OF
TOWNSHIP
IN THE
CITY
REGIONAL
SCALE: 1" = 400'
50 40 30 20 10
PHILIP S.
2025

NOTE: THIS SKETCH IS THE PROPERTY OF THE SURVEYOR'S SEAL

CAUTION: THIS IS NOT TO BE USED FOR ANY OTHER TITLE BLOCK.

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