



NOTICE OF PUBLIC COMMITTEE OF ADJUSTMENT HEARING

June 24, 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 June 24, 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 June 24, 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: PLVAR20250182, Municipal File #: A-2025-028

Owner: Anthony & Maria Muraca

Location: The subject property known as 5445 Glenholme Avenue is located on the north-west corner of Glenholme Avenue and Frederica Street.

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 convert the existing detached garage into an additional dwelling unit. Variances are required to recognize the existing setbacks of the proposed ADU.

The subject property is zoned Residential Two (R2) in accordance with Zoning By-law No. 79-200. The following variances have been requested:



By-law Provision	By-law Requirement	Proposed	Extent
Parking and access requirements	Maximum area of an exterior side yard which can be used as a parking area - 67% of the yard up to a maximum of 50 square metres	108.64 sq. m 16.75%	58.64 square metres
Additional Dwelling Units	May be permitted in a rear yard or interior side	0.61 metres – interior lot line	0.59 metres

Date of Mailing: June 6, 2025

By-law Provision	By-law Requirement	Proposed	Extent
	yard provided the unit shall be a minimum of 1.2 metre from the rear lot line and interior side lot line save and except for unsupported canopies, eaves or gutters which may project a distance of not more than 0.45 metre into the required yard, plus any applicable distance specified in section 4.27.1 of this by-law		
Additional Dwelling Units	A landscape strip is required to be provided within the required side yard adjacent to an accessory building	0.61 m grass landscape strip	0.59 metres

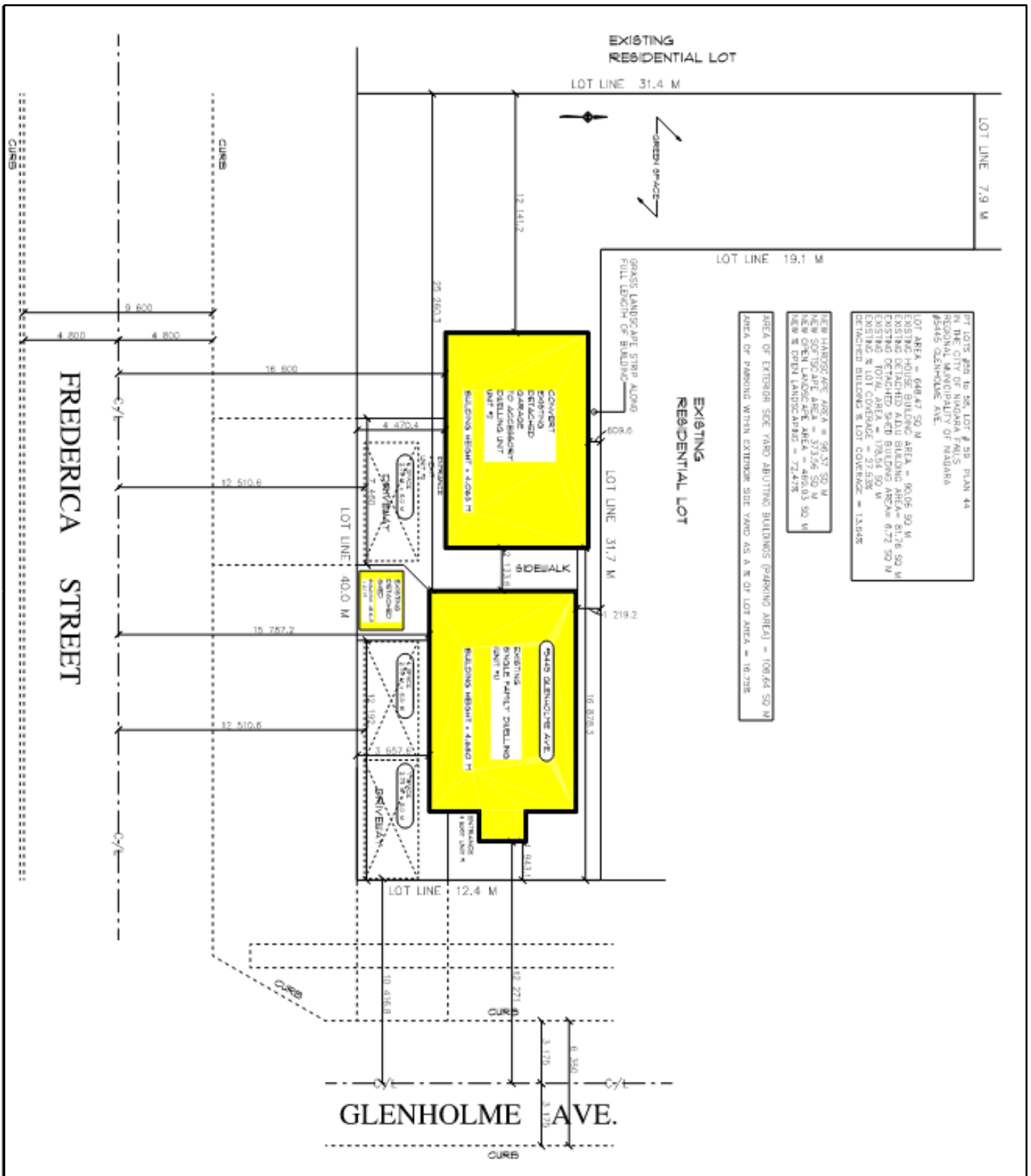
See the Schedule 1 on the following page for more information

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



SCHEDULE 2

