



## NOTICE OF PUBLIC COMMITTEE OF ADJUSTMENT HEARING

**Tuesday, August 19, 2025, 4:00 p.m.**

**Memorial Room, Gale Centre  
5152 Thorold Stone Road, 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 in person. As City Hall is currently under construction and undergoing renovations, this meeting will be held at the Gale Centre in person only.

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, August 19, 2025 4:00 PM in the Memorial Room at the Gale Centre for the Committee of Adjustment to consider this application.

To participate in the hearing, please pre-register with the Secretary-Treasurer by sending an email to [jmaxwell@niagarafalls.ca](mailto:jmaxwell@niagarafalls.ca) or calling (905) 356-7521 (Ext. 4282) before 12 noon on Tuesday, August 19, 2025.

**File: PLVAR20250227**

**Municipal File #: A-2025-038**

**Owners: HONG PHUC DO & THI MAI NH HUY LE**

**Location:** The subject property known as 4228 Huron Street is located on the south side of Huron Street, between Erie Avenue and Zimmerman 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 new 2-storey accessory building with an Additional Dwelling Unit in the interior side yard of the above noted property. The subject property is zoned Residential Two Zone (R2-747) Zone in accordance with Zoning By-law No. 79-200, as amended by By-law No. 2006-091. The property was previously subject to minor variance application A-2024-046.



Date of Mailing: August 1, 2025

The following variances are requested:

<b>By-law Provision</b>	<b>By-law Requirement</b>	<b>Proposed</b>	<b>Extent</b>
Additional Dwelling Unit within an Accessory Building	Shall not exceed 4.5 metres in height, provided that an accessory building containing an additional dwelling unit with a pitched roof may be erected to a height not exceeding 6 metres, but in no event shall any part of the walls or supporting posts, excluding any gable or dormer, exceed 4.5 metres in height, save and except for an accessory building existing as of the date of the passing of this By-law	5.59 m (top of wall) 7.0 m (roof)	1.09 m 1.0 m
Additional Dwelling Unit within an Accessory Building	On a façade facing an interior side or rear lot line, no openings are permitted at a height above 4.5 metres	5.26 m	0.76 m

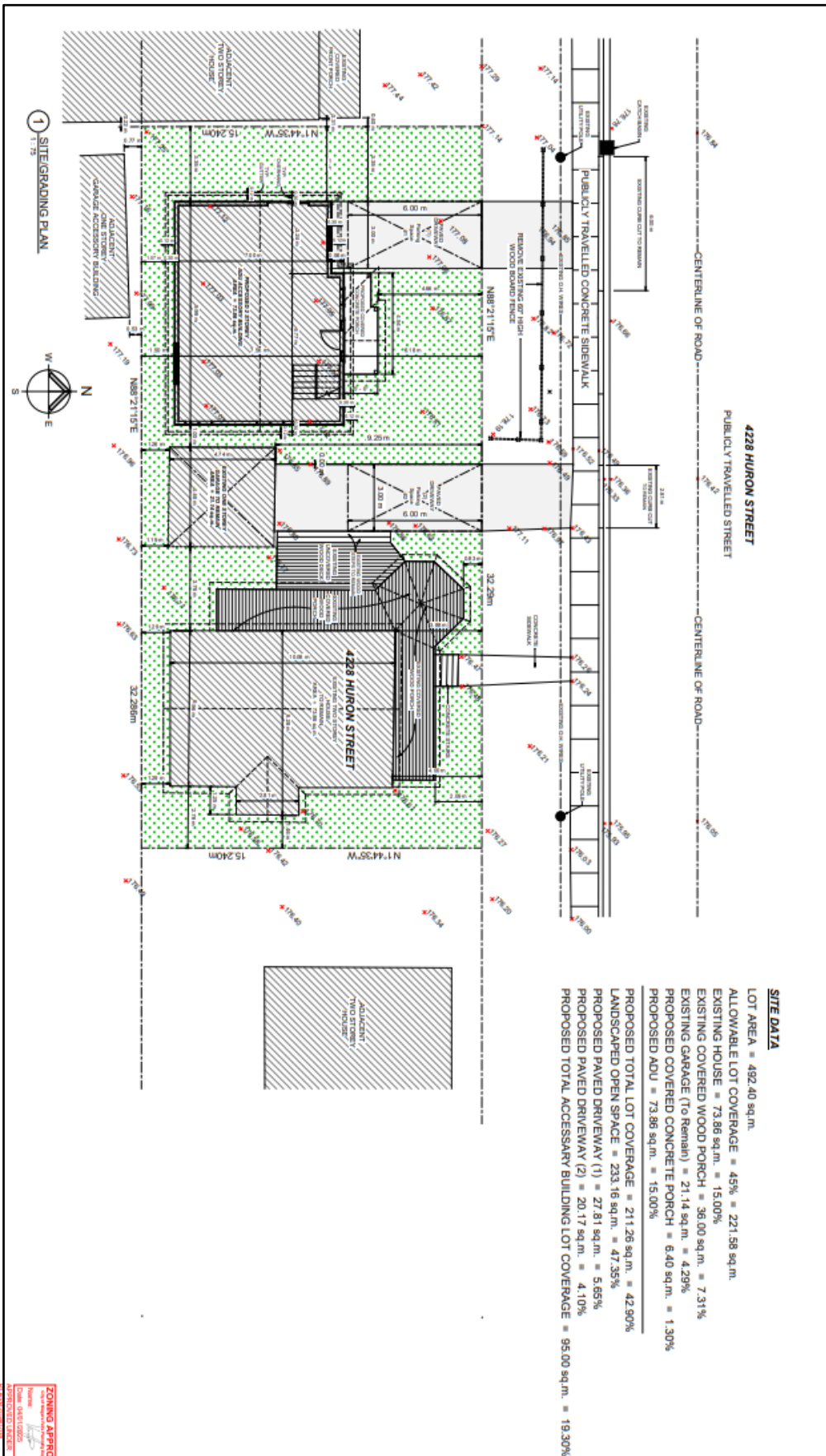
**See the sketches (Schedules 1 and 2) on the following page for more information.**

If the applicant, the minister, a specified person or public body as defined in the *Planning Act* that 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 Janielle Maxwell, Secretary-Treasurer Committee of Adjustment at (905) 356-7521 ext. 4282 between 8:30 a.m. and 4:30 p.m. Monday to Friday or email [jmaxwell@niagarafalls.ca](mailto:jmaxwell@niagarafalls.ca).

## SCHEDULE 1



## SCHEDULE 2

