



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. 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 04:00 PM in the Memorial Room at the Gale Centre for the Committee of Adjustment to consider this application.

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

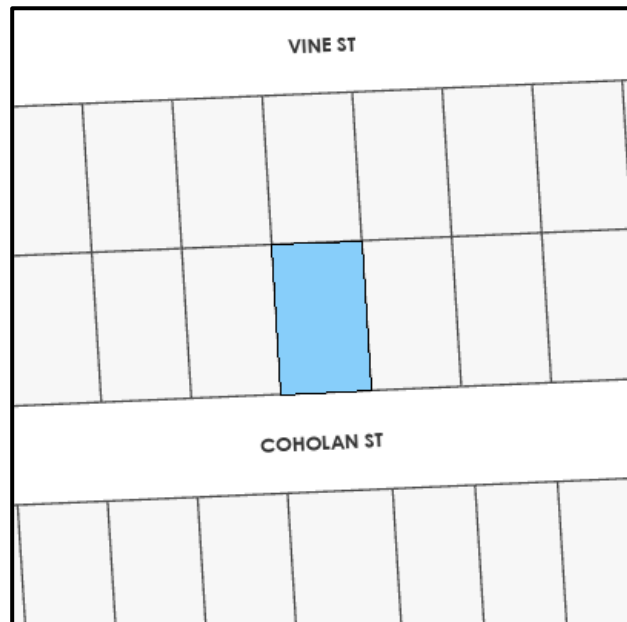
File: PLVAR20250269, Municipal File #: A-2025-042

Owner: QUINTO AND GINA MARIA VOLPATO

Location: The subject property known as 6029 Coholan Street is located on the north side of Coholan Street, between Vine Street and Keith 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 construct a detached dwelling on the above noted property. The subject property is zoned Residential 1C Density (R1C) Zone in accordance with Zoning By-law No. 79-200, as amended.



The following variance is requested:

By-law Provision	By-law Requirement	Proposed	Extent
Minimum rear yard depth	7.5 m	5.91 m	1.59 m

Date of Mailing: August 1, 2025

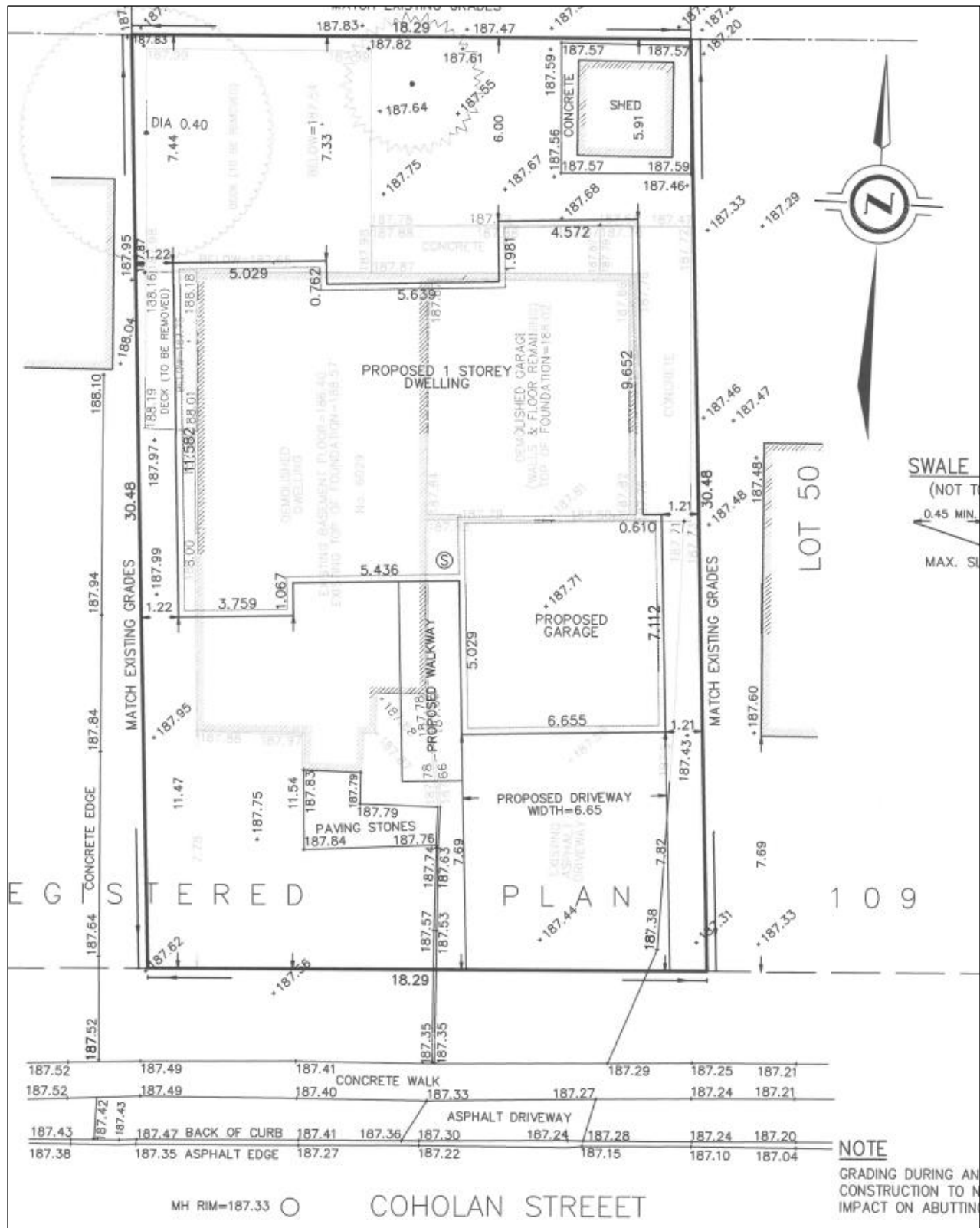
See the sketch (Schedule 1 and 2) on the following page for more information

If the applicant, the minister, a specified person or public body as defined in the *Planning Act* 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 .

SCHEDULE 1



SCHEDULE 2

