



NOTICE OF PUBLIC COMMITTEE OF ADJUSTMENT HEARING

Tuesday, April 29, 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 Tuesday, April 29, 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, April 29, 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: PLVAR20250050, Municipal File #: A-2025-005

Owner: BALDASSARRO FELICIA

Location: The subject property known as 7932 MULHERN ST is located on the southern side of Mulhern Street between Paddock Trail Drive and Belfast 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 semi-detached dwelling. The existing dwelling is to be removed. The applicant is requesting relief for the required minimum lot frontage or a semi-detached dwelling, minimum side yard, and the maximum width of a driveway on front yard of a lot.

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



Date of Mailing: April 1, 2025

Provision	Requirement	Proposal	Extent
Minimum lot frontage for a semi-detached dwelling or a duplex dwelling on an interior lot	18 metres	15.24 metres	2.76 metres
Minimum interior side yard width on each side	2.4 metres (where no garage is provided, section 5.2 (a) of By-law No. 79-200) on each side	1.22 metres (both east and west)	1.18 metres
Maximum width of driveway or parking area in the front yard of a lot	60% of the lot frontage but in no case more than 9 metres for a detached dwelling, duplex dwelling, and semi-detached dwelling, and 60% of the lot frontage for an on street townhouse dwelling	83.9% and 12.8 metres	23.9% and 3 metres

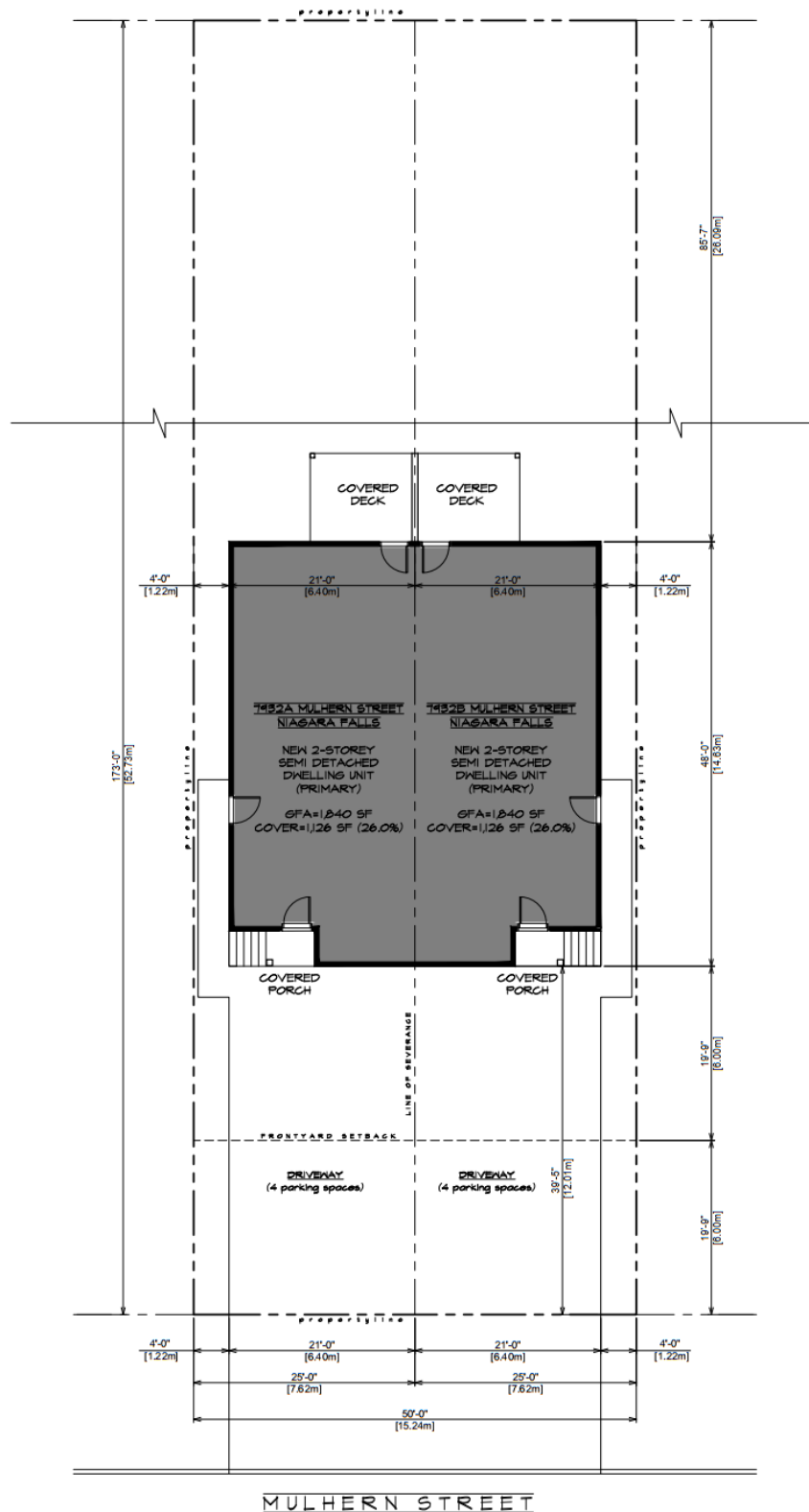
See the sketch (Schedule 1) on the following page for more information

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 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 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



SITE PLAN

SCALE = 1/8" = 1'-0"

LOT STATS (TYPICAL LOTS A & B)

LOT AREA = 4,325 SF (402.0m²)
BLDG COVER = 1,126 SF (104.6m²) = 26.0%
HARDSCAPING = 930 SF (86.4m²) = 21.5%
LANDSCAPE COVER = 2,269 SF (211.0m²) = 52.5%