



**NOTICE OF PUBLIC COMMITTEE OF
ADJUSTMENT HEARING**
Tuesday, March 26, 2024, 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 March 26, 2024 at 4:00 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 sanderson@niagarafalls.ca or calling (905) 356-7521 (Ext. 4281) before 12 noon on Tuesday, March 26, 2024. All registrants will be provided with instructions on how to use their computer, tablet or phone to participate in the remote electronic public hearing.

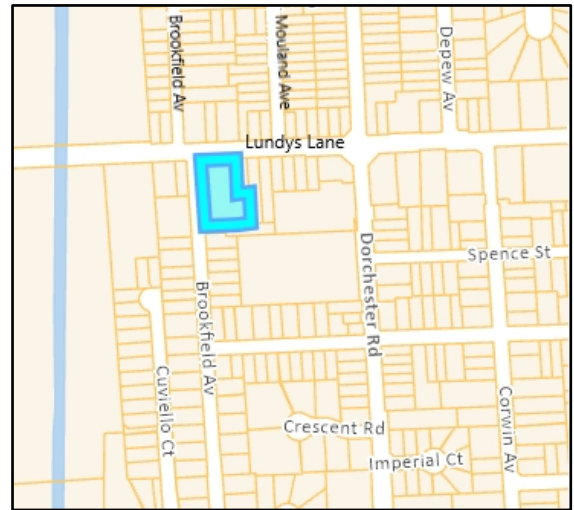
File: PL20231114, Municipal File #: A-2023-050

Owner: JOYS TOURISM DEVELOPMENT INC

Location: The subject property known as 7034 Lundy’s Lane is located on the south side of Lundy’s Lane between Brookfield Avenue and Dorchester Road.

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 motel rooms within the existing building to residential dwelling units with a future commercial use within the existing motel office. The subject property is zoned Tourist Commercial (TC) zone in part, and General Commercial (GC) zone in part, in accordance with Zoning By-law No. 79-200. The following variances have been requested:



By-law Provision and Requirement	Proposed	Extent
Minimum rear yard depth where dwelling units are in the building (10 metres)	0 metres	10 metres
Parking and access requirements: Commercial use – 3.36 parking spaces Dwelling units – 91 parking spaces Total Required: 94 parking spaces	55 parking spaces	39 parking spaces
Minimum width of manoeuvring aisle (6.9 metres)	4.9 metres	2.0 metres

<p>Dwelling units in a building in combination with the permitted uses, provided that not more than 50% of the total floor area of such building is used for dwelling units and further provided that such dwelling units except entrances thereto are located entirely above the ground floor.</p>	<p>80% of the total floor area of the building will be used for dwelling units, including the ground floor</p>	<p>30%, including dwelling units on the ground floor</p>
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See the sketch on the back 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

