



## NOTICE OF PUBLIC COMMITTEE OF ADJUSTMENT HEARING

**Tuesday, June 25, 2024, 4:00 p.m.**  
**Niagara Falls City Hall**  
**4310 Queen Street, Niagara Falls**

Public input on applications is invited. Pursuant to Section 53 of the Planning Act, the Committee of Adjustment for the City of Niagara Falls invites you to participate in a remote public hearing to consider an application for consent (severance) and/or to forward written comments prior to the hearing. Written comments may be sent by mail or email. You can also provide oral input by joining the hearing (electronic or in-person).

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, June 25, 2024 at 4:00 pm, in Committee Room 2 at City Hall, for the Committee of Adjustment to consider this application.

To participate in the remote electronic public hearing and to provide input orally, please pre-register with the Secretary-Treasurer by sending an email to [sanderson@niagarafalls.ca](mailto:sanderson@niagarafalls.ca) or calling 905-356-7521 (Ext. 4281) before 12 noon on June 25, 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.

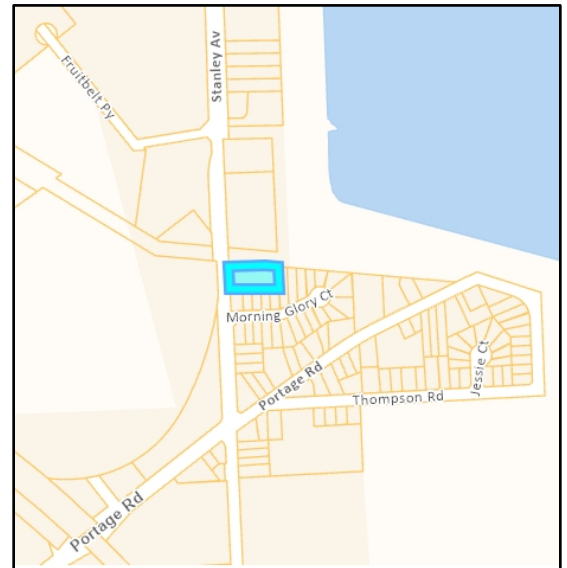
**File: PLCON20240327, PLVAR20240405**  
**Municipal File #: B-2024-008 & A-2024-026**

**Owner: GROWTH SOCIAL HOUSE INC**

**Location:** The subject property known as 2220 Stanley Ave is located on the east side of Stanley Avenue between Morning Glory Court and Fruitbelt Parkway.

The applicant is requesting the Committee of Adjustment 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 and to consider a consent under Section 53 of the Planning Act (R.S.O. 1990, c.P.13).

**Proposal:** The application is made for consent to convey a parcel of land (Part 2) with a lot area of 2580.6 square metres and rezone this parcel to a site specific R5B zone for the future construction of 2 stacked townhouse dwellings containing 28 dwelling units on the subject property. The applicant is proposing to retain a portion of the property (Part 1) with a lot area of 414.1 square metres where the existing dwelling is located for continued residential use. The subject property is zoned Residential Single Family 1E (R1E) Zone, in accordance with Zoning By-law No. 79-200. The applicant intends to rezone a portion to the property to a site specific R5B zone to facilitate the development.



A concurrent minor variance application has been submitted requesting relief on Part 1 (retained parcel). The applicant has proposed a rear deck projection of 5.39 metres, whereas Zoning By-law 79-200 requires that a deck may project into a rear yard a distance of not more than 4 metres. A variance of 1.39 metres has been requested.

### **See the sketch on the back for more information**

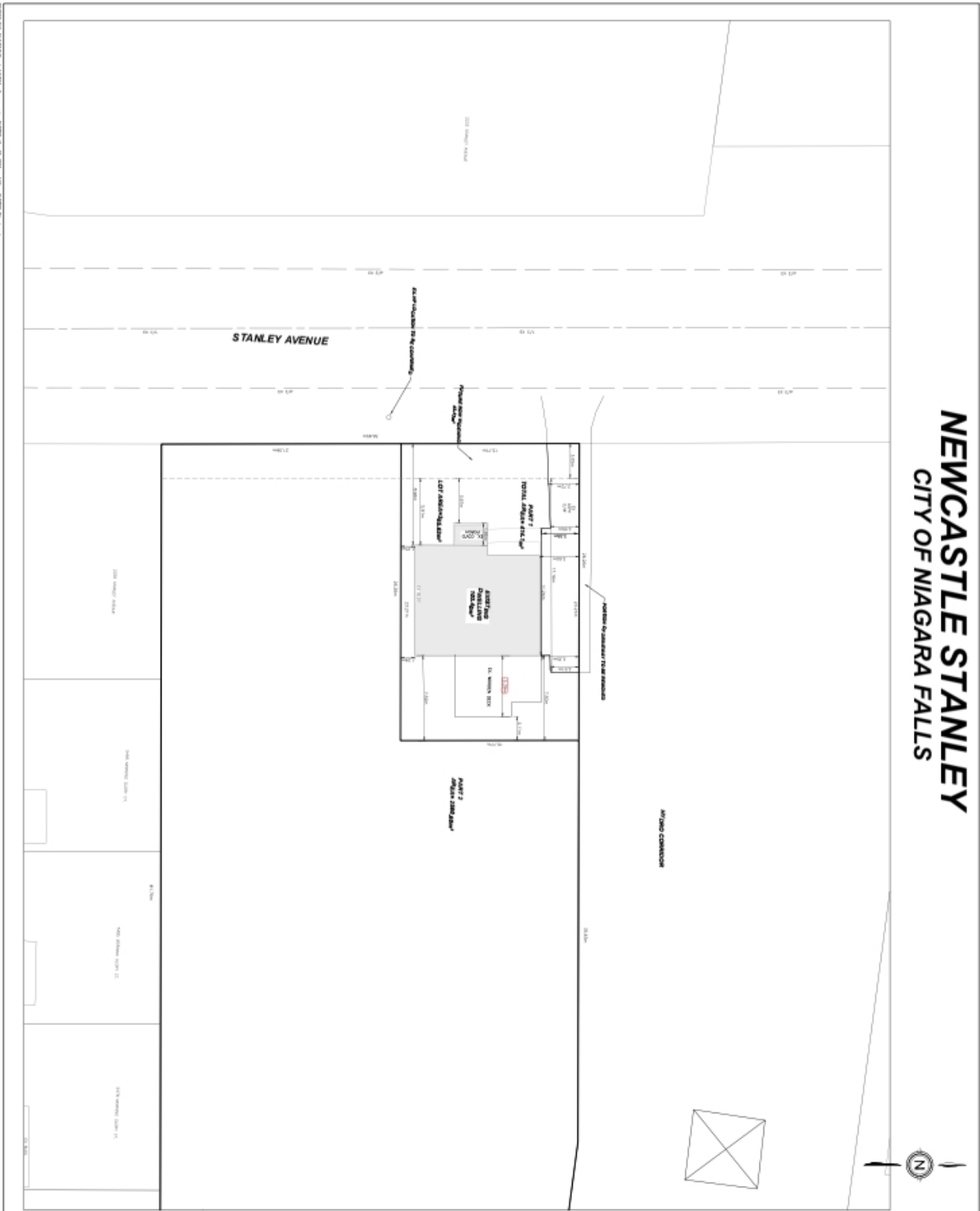
If the applicant, the minister, a specified person or public body as defined in the Planning Act has an interest in the matter, they may appeal the decision to the Committee within 20 days of the making of the decision by filing a notice of appeal with the Secretary-Treasurer.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed Consent and 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](mailto:sanderson@niagarafalls.ca)

SCHEDULE 1

**NEWCASTLE STANLEY**  
**CITY OF NIAGARA FALLS**



**CONCEPT PLAN**

REQUIREMENT	EXISTING ZONING	PROPOSED ZONING
MIN. LOT AREA	1700	4500sq
MIN. LOT FRONTAGE	15.00	15.00
MIN. FRONT YARD SETBACK	5.00m	5.00m
MIN. SIDE YARD SETBACK	2.50m	1.50m
MIN. REAR YARD SETBACK	1.20m	1.20m
MIN. LOT COVERAGE	45%	N/A
MAX. BUILDING HEIGHT	14.00m	ONE STOREY
MAX. LOT COVERAGE	65%	100%
MAX. BUILDING VOLUME	1450m <sup>3</sup>	ONE STOREY
MAX. LOT AREA	1700sq	4500sq
MAX. GROUND COVER	1.00	1.00
MAX. LOT COVERAGE	1.00	1.00

AREA	TO	% COVERAGE
RESIDENTIAL	10%	10%
COMMERCIAL	10%	10%
INDUSTRIAL	10%	10%
PARKING	10%	10%
TOTAL	0.540	100.00



PROJECT TITLE: SITE CONDITION PLAN  
 DATE: MAY 22, 2024  
 DRAWING NO.: 24016-SCP  
 SCALE: 1:150  
 PROJECT: MAY 21, 2024  
 DWG. NO.: 0