



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

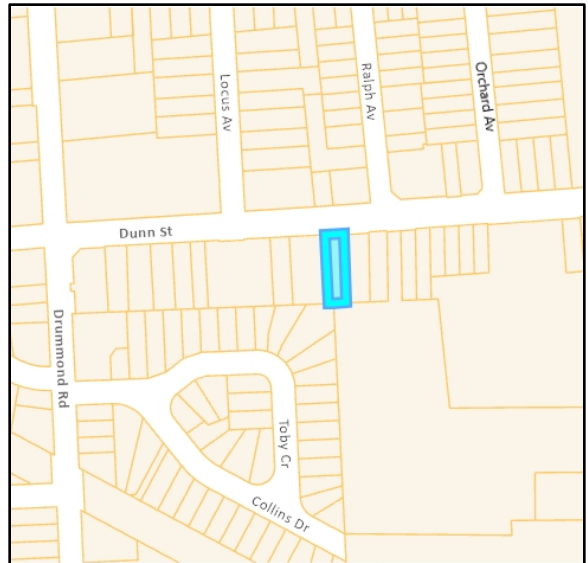
To participate remotely in the public hearing, please pre-register with the Secretary-Treasurer by sending an email to sanderson@niagarafalls.ca or calling (905) 356-7521 (Ext. 4281) before 12 noon on Tuesday, June 25, 2024. All registrants will be provided with instructions on how to use their computer, tablet or phone to participate in the remote electronic public hearing.

File: PLVAR20240262, Municipal File #: A-2024-013

Owner: SINGH PUSHINDER

Location: The subject property known as 6080 Dunn St is located on the south side of Dunn Street between Drummond Road and Ailanthus 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 subject property is zoned Residential Low Density Grouped Multiple Dwelling (R4) zone, in accordance with Zoning By-law No. 79-200, as amended. The applicant is proposing to extend/enlarge the existing legal non-conforming detached dwelling to permit the construction of a tow storey roofed over porch at the front of the dwelling and an addition at the rear of the dwelling for a future additional dwelling unit. The applicant is also requesting a variance to the permitted uses of the R4 zone to add the use of an additional dwelling unit.

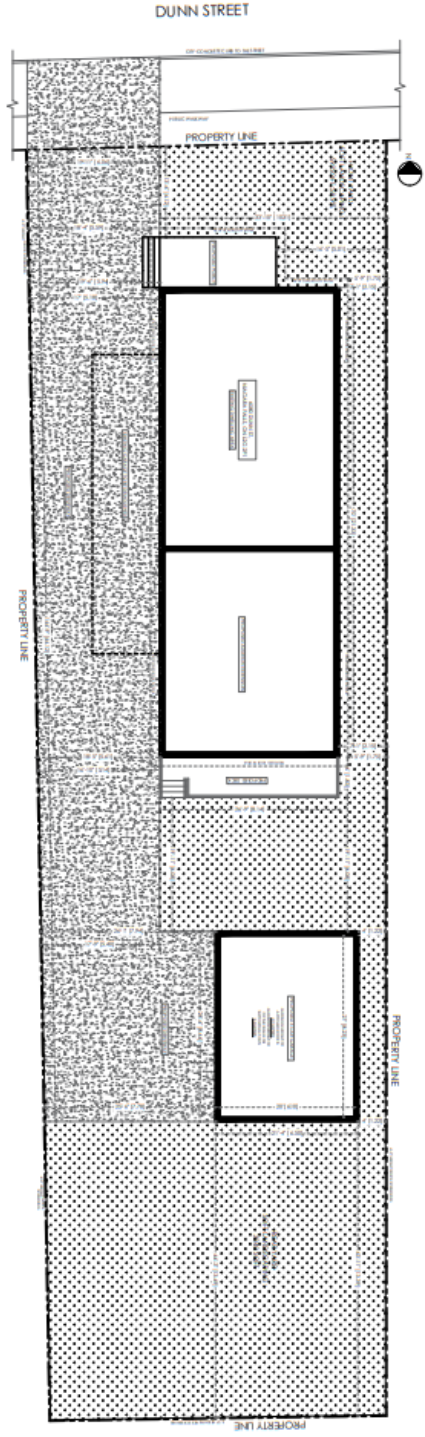
See the sketch on the back for more information

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



6080 DUNN ST, NIAGARA FALLS, ON L2G 2P1	
LOT AREA	915.7 SQM
EXISTING LOT COVERAGE	145.5 SQM / 15.9%
PROPOSED DWELING AREA	202.4 SQM
PROPOSED GARAGE AREA	56.1 SQM
TOTAL PROPOSED LOT COVERAGE	258.7 SQM / 28.2%
BASMENT FLOOR AREA	173.9 SQM
GFA, MAIN FLOOR AREA	173.9 SQM
GFA, SECOND FLOOR AREA	165.9 SQM
TOTAL GROSS FLOOR AREA	339.8 SQM
TOTAL FSI	37.1 %

PROPOSED SITE PLAN
 SC: 1/16"=1'-0"

General Notes

PREPARED FOR THE CLIENT'S PRESENTATION PURPOSES ONLY. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER MATTER. THE CLIENT'S USE OF THIS PLAN IS AT THEIR OWN RISK. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER MATTER.

MEM ENGINEERING INC
 2555 DERRV RD EAST UNIT 28
 MISSISSAUGA, ON L4T 1W9
 416-668-8795
 Email: herry@memengineering.ca

PROFESSIONAL ENGINEER
 HERRY
 10015144
 2024(K127)
 PROVINCE OF ONTARIO

PROJECT TITLE:
 6080 DUNN ST, NIAGARA FALLS, ON L2G 2P1

SHEET TITLE:
 SITE PLAN

CLIENT NAME:
 CLIENT CONTACT: _____

SCALE:
 1/16"=1'-0"

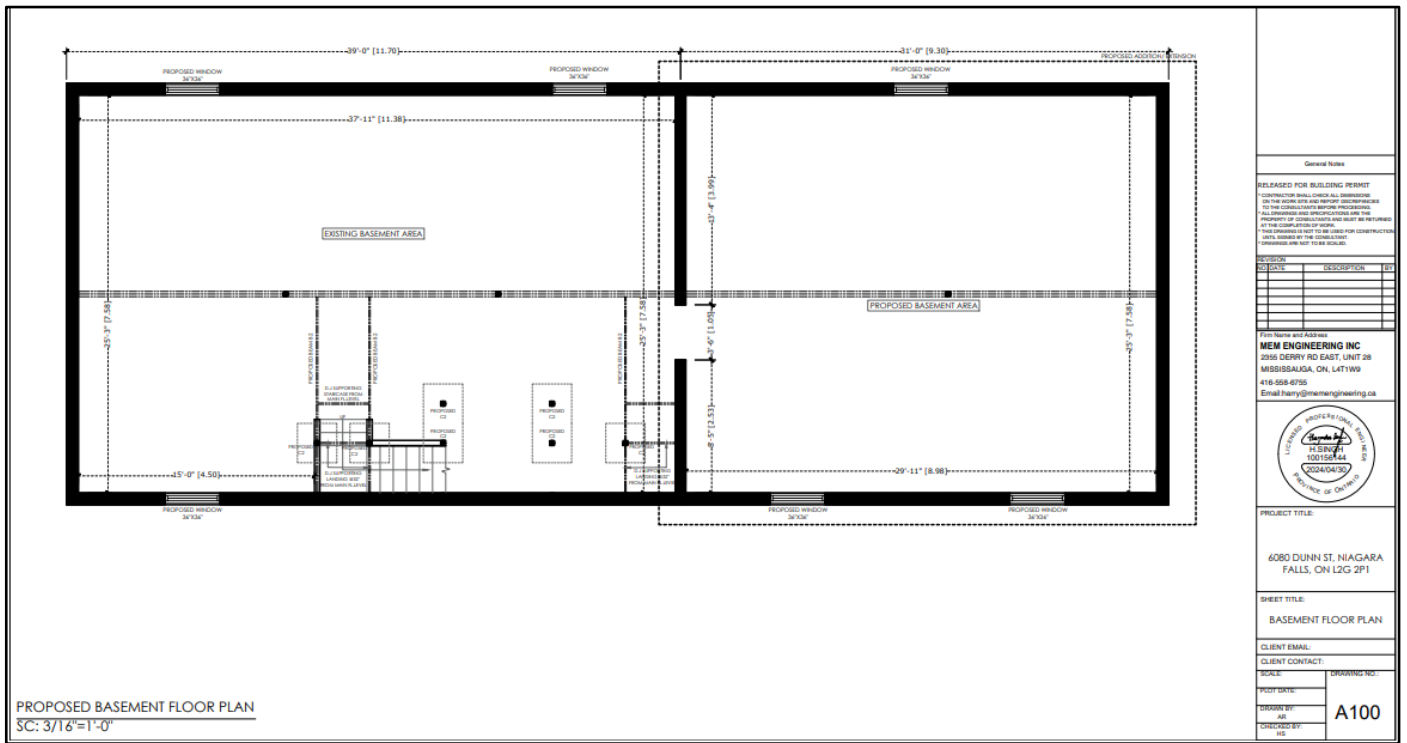
PROJECT DATE:

DESIGNER:

DATE:

PROJECT NO.:
 A99 A

SCHEDULE 2



General Note

RELEASED FOR BUILDING PERMIT
 CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANT AND SHALL BE RETURNED TO THE CONSULTANT UPON COMPLETION OF CONSTRUCTION. DIMENSIONS ARE NOT TO BE USED FOR CONSTRUCTION OF OTHER AREAS NOT SHOWN.

NO.	DATE	DESCRIPTION	BY

From Name and Address
MEM ENGINEERING INC
 2556 DERRY RD EAST, UNIT 28
 MISSISSAUGA, ON, L4T1W9
 416-558-8755
 Email: harry@memengineering.ca

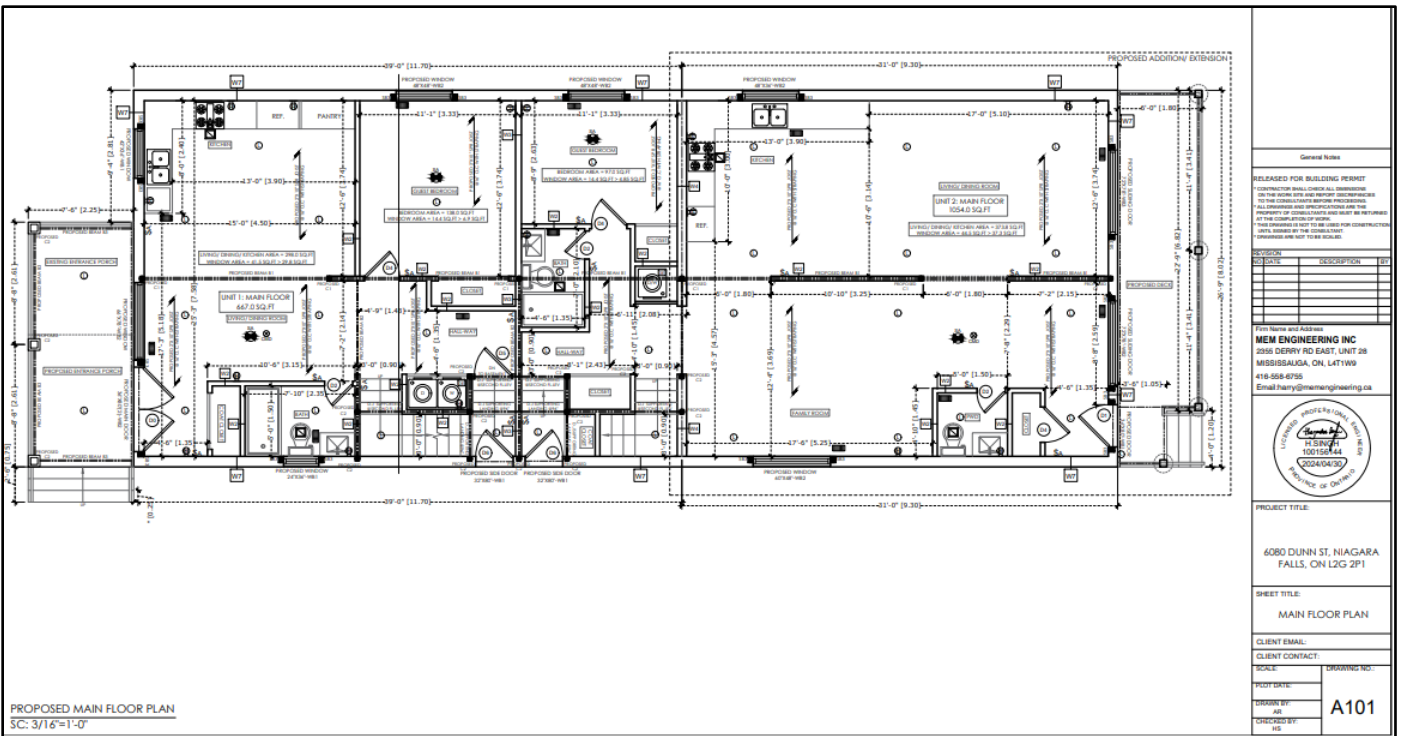
PROJECT TITLE:
 6080 DUNN ST, NIAGARA FALLS, ON L2G 2P1

SHEET TITLE:
 BASEMENT FLOOR PLAN

CLIENT EMAIL:
 CLIENT CONTACT:
 SCALE: DRAWING NO.:

PROJECT DATE:
 DESIGNED BY: AR
 CHECKED BY: HG

A100



General Note

RELEASED FOR BUILDING PERMIT
 CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANT AND SHALL BE RETURNED TO THE CONSULTANT UPON COMPLETION OF CONSTRUCTION. DIMENSIONS ARE NOT TO BE USED FOR CONSTRUCTION OF OTHER AREAS NOT SHOWN.

NO.	DATE	DESCRIPTION	BY

From Name and Address
MEM ENGINEERING INC
 2556 DERRY RD EAST, UNIT 28
 MISSISSAUGA, ON, L4T1W9
 416-558-8755
 Email: harry@memengineering.ca

PROJECT TITLE:
 6080 DUNN ST, NIAGARA FALLS, ON L2G 2P1

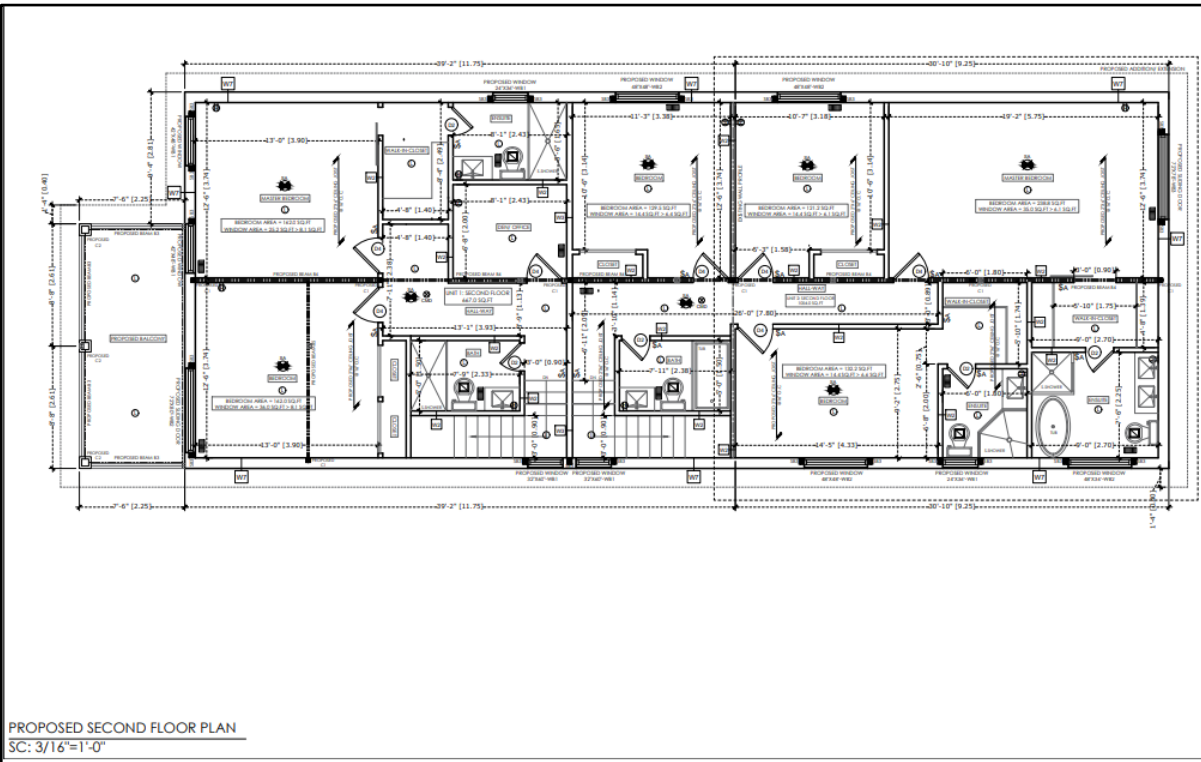
SHEET TITLE:
 MAIN FLOOR PLAN

CLIENT EMAIL:
 CLIENT CONTACT:
 SCALE: DRAWING NO.:

PROJECT DATE:
 DESIGNED BY: AR
 CHECKED BY: HG

A101

SCHEDULE 3



General Notes

RELEASED FOR BUILDING PERMIT
 CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE WORK SITE AND BEFORE CONSTRUCTION TO THE CONTRACTOR'S SURVEYOR'S RECORDS. ALL DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF THE CONSULTANT AND MUST BE RETURNED TO THE CONSULTANT'S OFFICE.
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS APPROVED BY THE CONSULTANT.
 DIMENSIONS ARE NOT TO BE SCALED.

NO.	DESCRIPTION	BY

From Name and Address
MEM ENGINEERING INC
 2995 DERRY RD EAST, UNIT 28
 MISSISSAUGA, ON, L4T1W9
 416-668-6795
 Email: hary@memengineering.ca

PROFESSIONAL ENGINEER
 H. HARRY
 10155 E. 44
 2024/04/30
 PROVINCE OF ONTARIO

PROJECT TITLE
 4080 DUNN ST, NIAGARA FALLS, ON L2G 2P1

SHEET TITLE
 SECOND FLOOR PLAN

CLIENT EMAIL:
CLIENT CONTACT:

SCALE: **DRAWING NO.:**

PROJ. DATE: **DATE:**

DRAWN BY: **DATE:**

CHECKED BY: **DATE:**

A102



General Notes

RELEASED FOR BUILDING PERMIT
 CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE WORK SITE AND BEFORE CONSTRUCTION TO THE CONTRACTOR'S SURVEYOR'S RECORDS. ALL DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF THE CONSULTANT AND MUST BE RETURNED TO THE CONSULTANT'S OFFICE.
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS APPROVED BY THE CONSULTANT.
 DIMENSIONS ARE NOT TO BE SCALED.

NO.	DESCRIPTION	BY

From Name and Address
MEM ENGINEERING INC
 2995 DERRY RD EAST, UNIT 28
 MISSISSAUGA, ON, L4T1W9
 416-668-6795
 Email: hary@memengineering.ca

PROFESSIONAL ENGINEER
 H. HARRY
 10155 E. 44
 2024/04/30
 PROVINCE OF ONTARIO

PROJECT TITLE
 4080 DUNN ST, NIAGARA FALLS, ON L2G 2P1

SHEET TITLE
 ELEVATION

CLIENT EMAIL:
CLIENT CONTACT:

SCALE: **DRAWING NO.:**

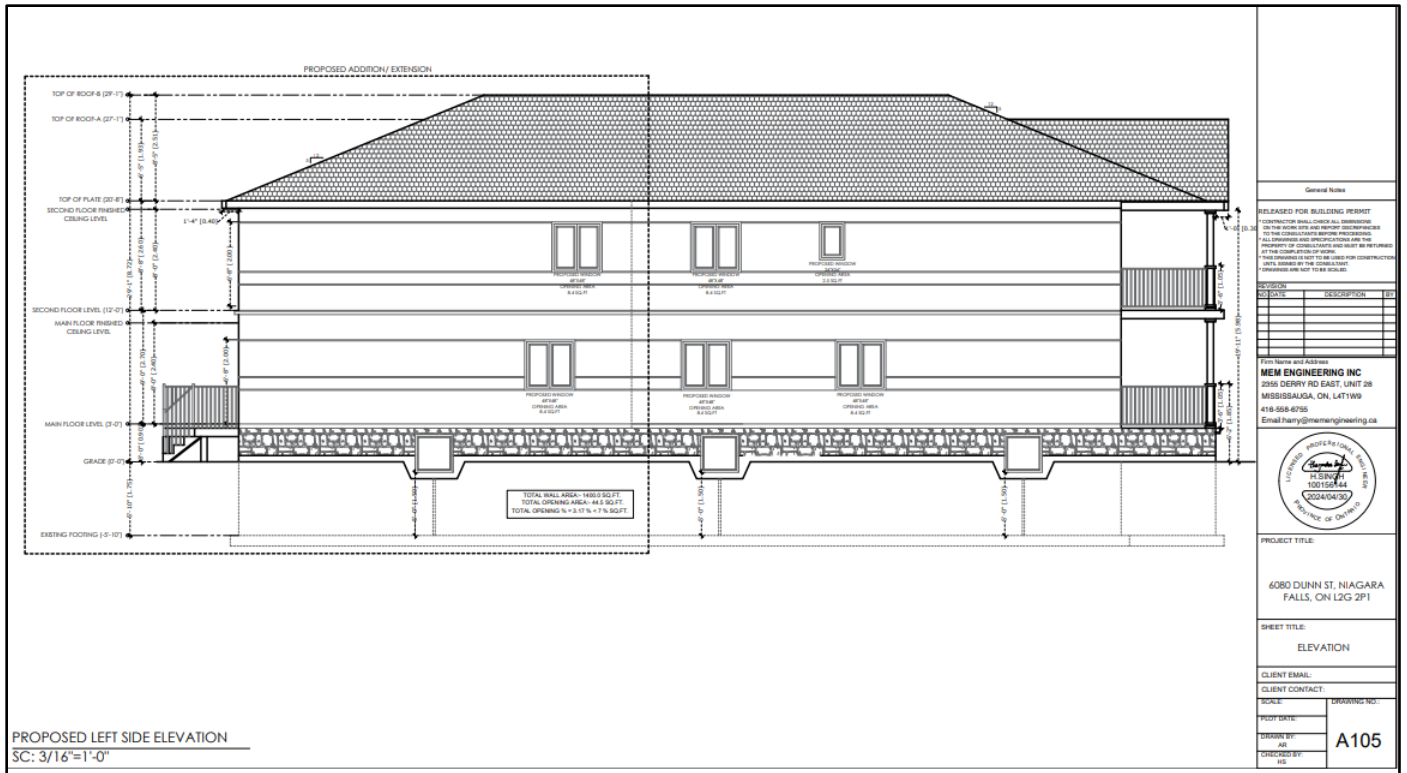
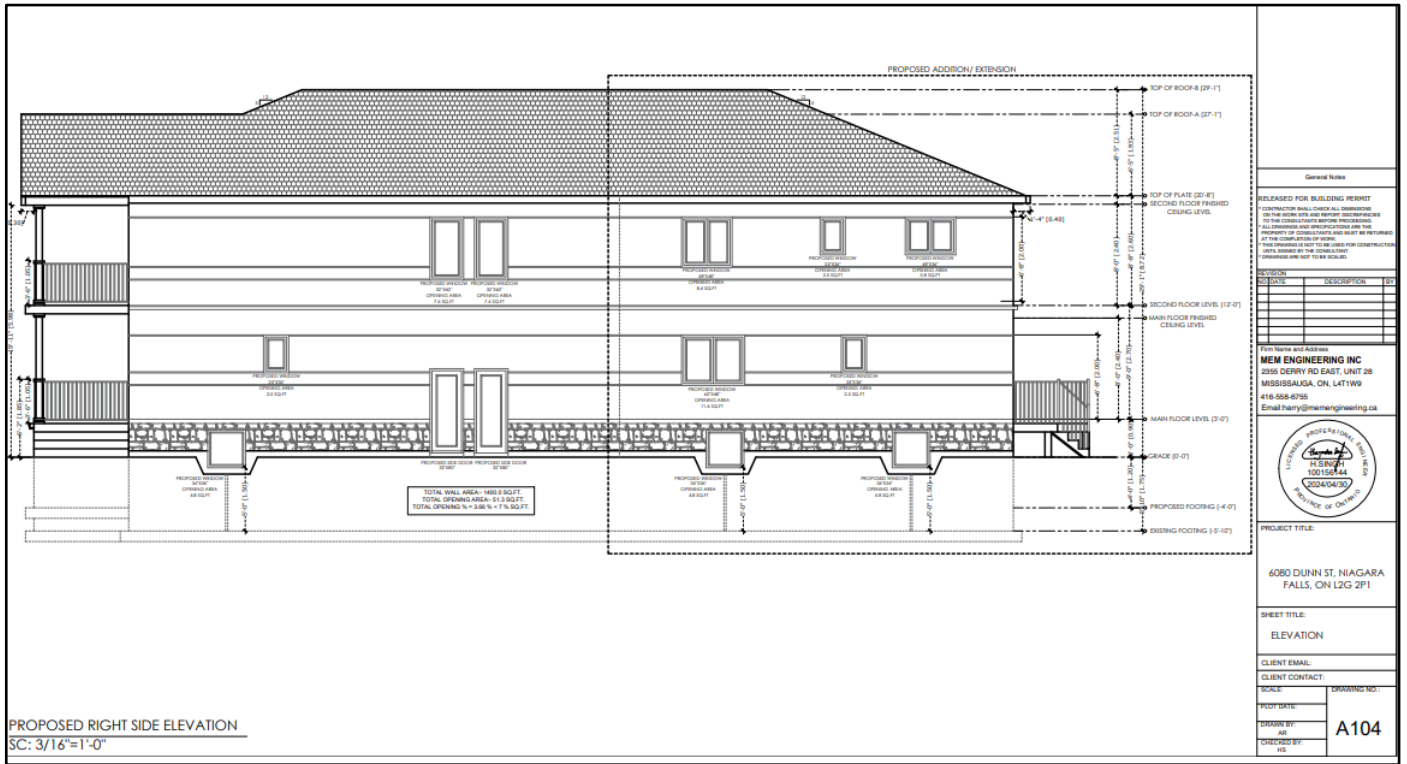
PROJ. DATE: **DATE:**

DRAWN BY: **DATE:**

CHECKED BY: **DATE:**

A103

SCHEDULE 4



General Notes

RELEASED FOR BUILDING PERMIT
 CONTRACTOR SHALL CONSULT DRAWINGS
 ON THE WORK AND ANY VARIATIONS
 TO THE CONTRACTOR SHALL BE NOTIFIED
 ALL DIMENSIONS AND PROJECTIONS ARE THE
 PROPERTY OF CONSULTANTS AND SHALL BE RETURNED
 AT THE COMPLETION OF WORK.

NO.	DATE	DESCRIPTION	BY

Firm Name and Address
MEM ENGINEERING INC
 2056 DERRY RD EAST UNIT 28
 MISSISSAUGA, ON, L4T1W9
 416-558-6755
 Email: harry@memengineering.ca

REGISTERED PROFESSIONAL ENGINEER
 P.E. NO. 100158444
 0324/04/07
 PROVINCE OF ONTARIO

PROJECT TITLE
 6080 DUNN ST. NIAGARA
 FALLS, ON L2G 2P1

SHEET TITLE
 ELEVATION

CLIENT EMAIL

CLIENT CONTACT

SCALE	DRAWING NO.

PROJECT NO.: A104

General Notes

RELEASED FOR BUILDING PERMIT
 CONTRACTOR SHALL CONSULT DRAWINGS
 ON THE WORK AND ANY VARIATIONS
 TO THE CONTRACTOR SHALL BE NOTIFIED
 ALL DIMENSIONS AND PROJECTIONS ARE THE
 PROPERTY OF CONSULTANTS AND SHALL BE RETURNED
 AT THE COMPLETION OF WORK.

NO.	DATE	DESCRIPTION	BY

Firm Name and Address
MEM ENGINEERING INC
 2056 DERRY RD EAST UNIT 28
 MISSISSAUGA, ON, L4T1W9
 416-558-6755
 Email: harry@memengineering.ca

REGISTERED PROFESSIONAL ENGINEER
 P.E. NO. 100158444
 0324/04/07
 PROVINCE OF ONTARIO

PROJECT TITLE
 6080 DUNN ST. NIAGARA
 FALLS, ON L2G 2P1

SHEET TITLE
 ELEVATION

CLIENT EMAIL

CLIENT CONTACT

SCALE	DRAWING NO.

PROJECT NO.: A105