



**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.

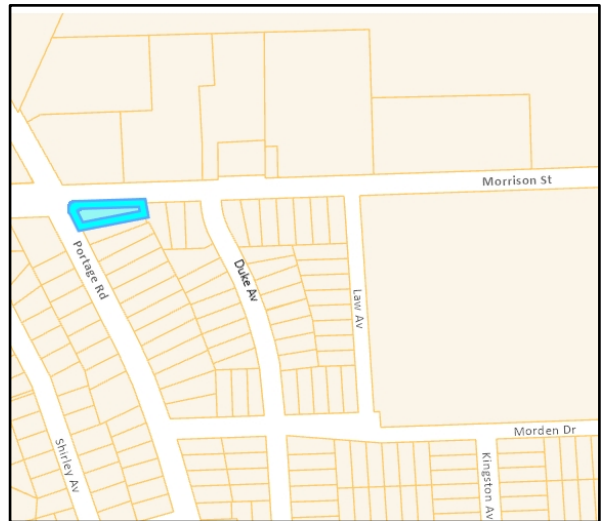
File: PLVAR20240349, Municipal File #: A-2024-025

Owner: Michael Kirk & Melanie Atsain

Location: The subject property known as 4820 PORTAGE RD is located on the south-east corner of Portage Road and Morrison 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 Accessory Dwelling Unit (ADU) within the rear yard and exterior side yard of the above noted property. The subject property is zoned Residential 1C Density (R1C) Zone in accordance with Zoning By-law No. 79-200. The following variances have been requested:



By-law Provision	Requirement	Proposal	Extent
Minimum exterior side yard width	4.5 metres + 13 metres from the centreline of Morrison Street	2.47 metres + 13 metres from the centreline of Morrison Street to the ADU	2.03 metres
Additional Dwelling Unit	The accessory building containing an ADU may be permitted in a rear yard or interior side yard...	The ADU is being proposed partially within the exterior side yard	To permit and ADU within the exterior side yard.

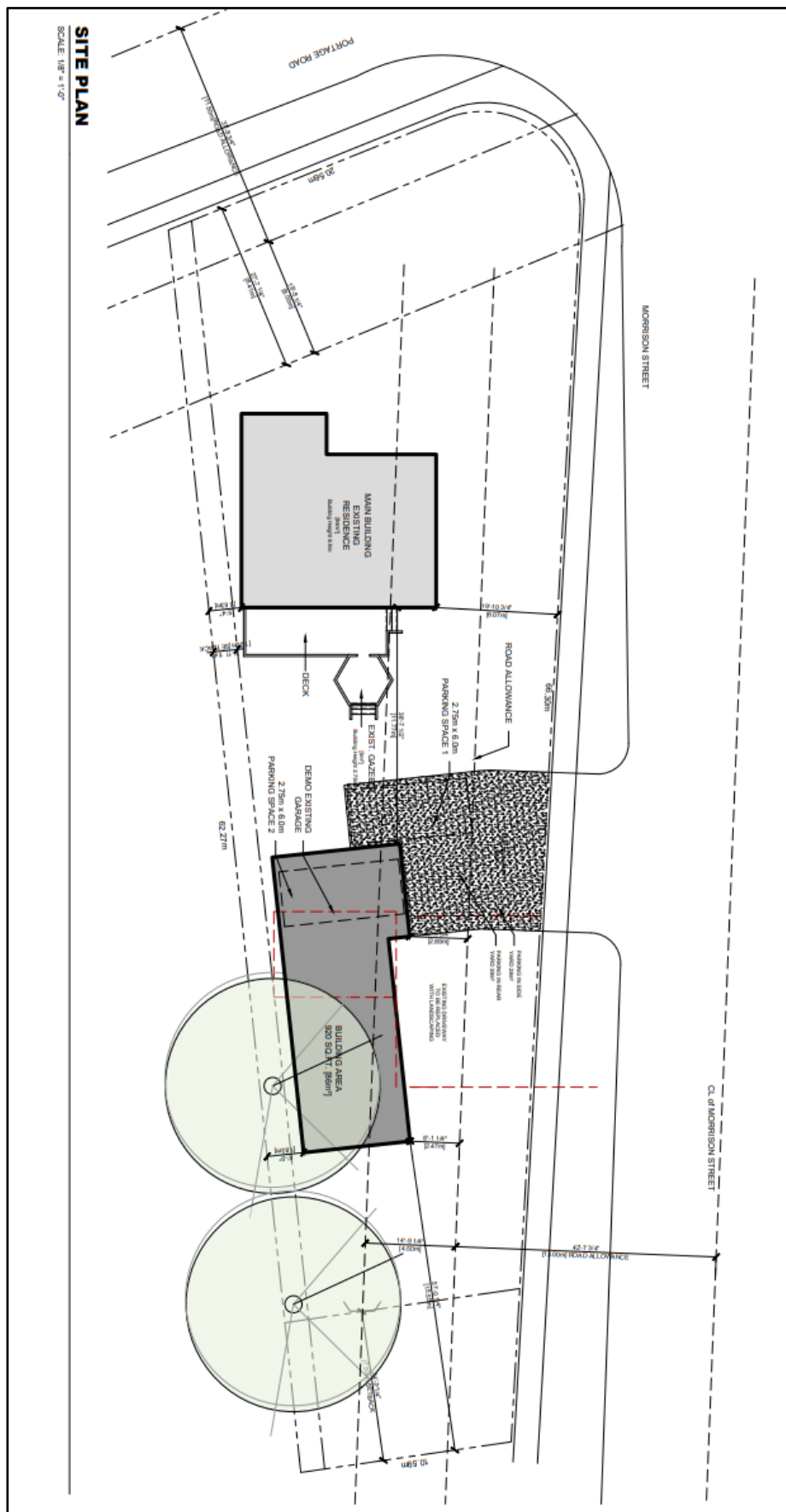
See the sketch on the back for more information

An applicant, the minister, a specified person or public body as defined in the Planning Act that 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 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

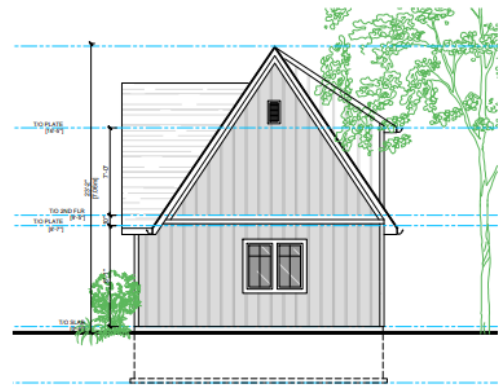


SCHEDULE 2



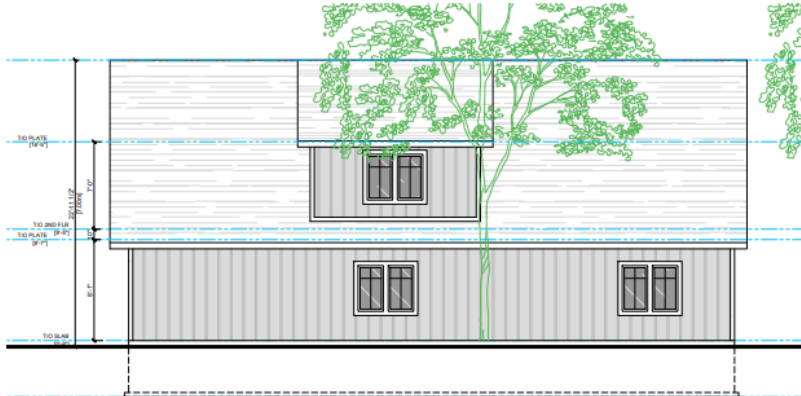
PORTAGE ROAD ELEVATION (NORTH)

SCALE: 1/4" = 1'-0"



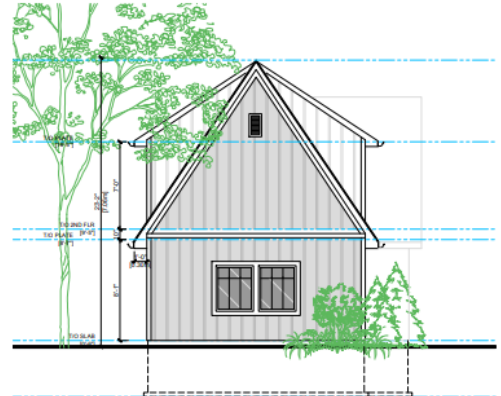
WEST ELEVATION

SCALE: 1/4" = 1'-0"



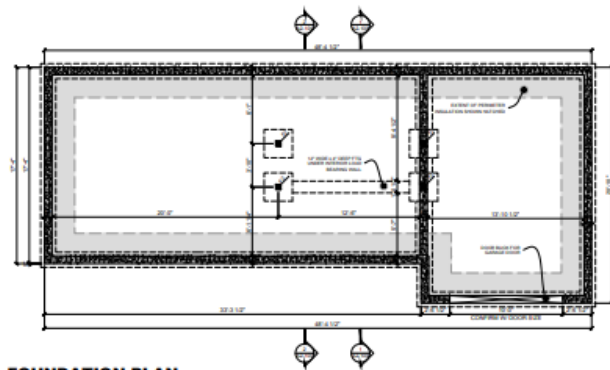
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



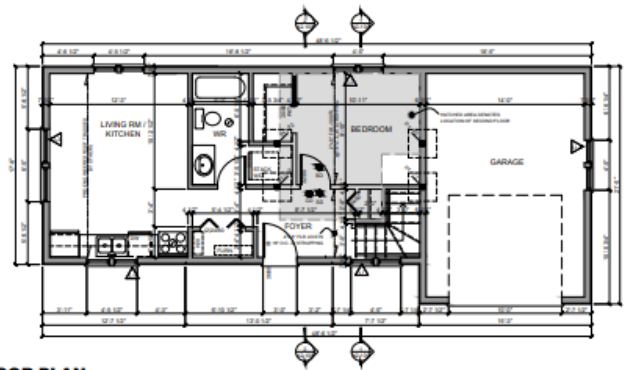
EAST ELEVATION

SCALE: 1/4" = 1'-0"



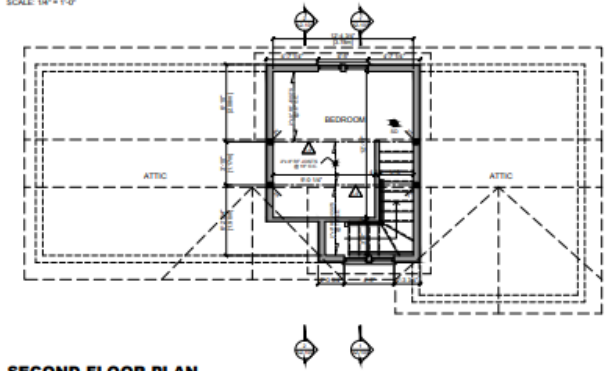
FOUNDATION PLAN

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



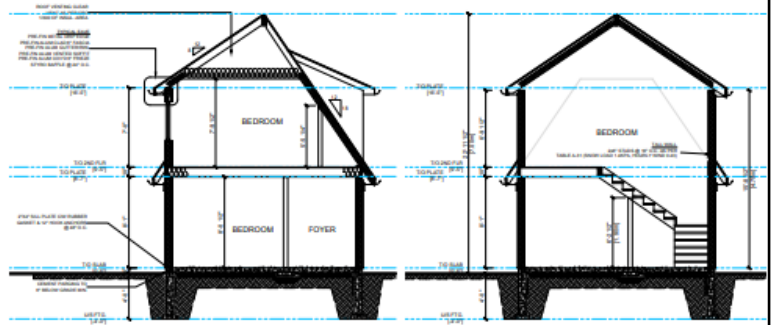
FLOOR PLAN

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



SECOND FLOOR PLAN

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



1 BUILDING SECTION

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

2 BUILDING SECTION

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