



**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.

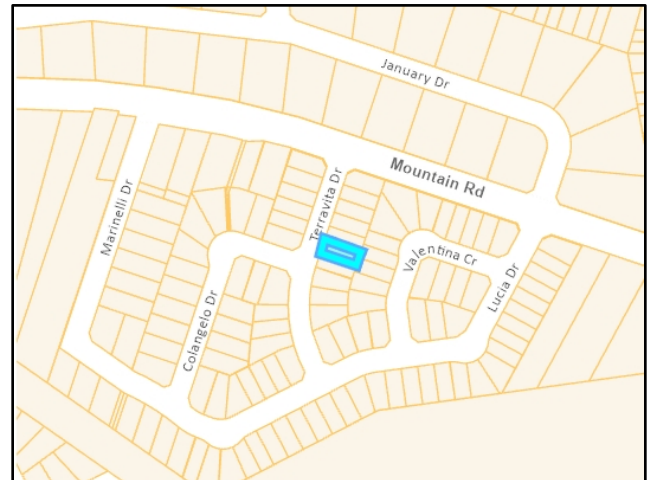
To participate remotely in the public hearing, please pre-register with the Secretary-Treasurer by sending an email to sanderson@niagarafalls.ca or calling (905) 356-7521 (Ext. 4281) before 12 noon on Tuesday, June 25, 2024. All registrants will be provided with instructions on how to use their computer,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

**File: PLVAR20240360, Municipal File #: A-2024-021**

**Owner: KENMORE HOMES (NIAGARA FALLS) INC**

**Location:** The subject property known as 2342 Terravita Dr is located on the east side of Terravita Drive between Mountain Road and Lucia Drive.

The applicant is requesting the Committee of Adjustment to consider a minor variance from a provision 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 new detached dwelling. The subject property is zoned Residential 1E Density (R1E-1055) Zone, in accordance with Zoning By-law No. 79-200, as amended by By-law No. 2018-024, and further amended by Committee of Adjustment Decision A-2019-006 to increase the maximum lot coverage. The following variance has been requested:

By-law Provision	Requirement	Proposal	Extent
Minimum interior side yard width (north)	1.2 metres	0.50 metres to the attached garage	0.70 metres

**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 they 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.

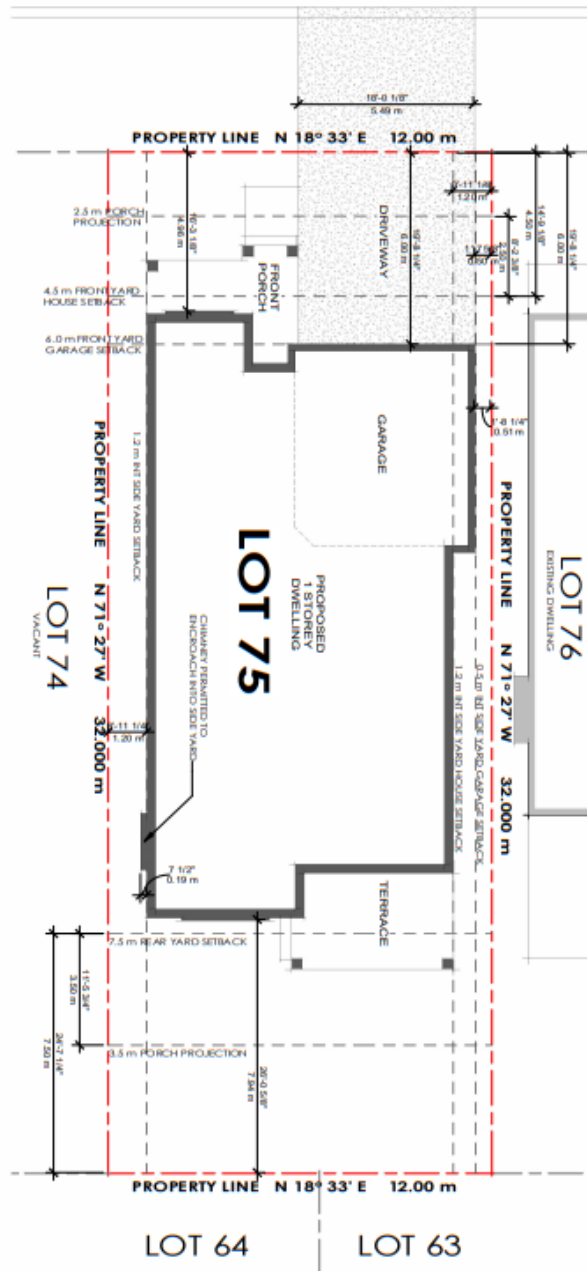
Additional information is available from Planning & Development or by telephoning Suzanne Anderson, Secretary-Treasurer Committee of Adjustment at (905) 356-7521 ext. 4281 between 8:30 a.m. and 4:30 p.m. Monday to Friday or email sanderson@niagarafalls.ca

Date of Mailing: June 13, 2024

# SCHEDULE 1

## LOT 75 - SITE PLAN

1 : 100



LOT 64

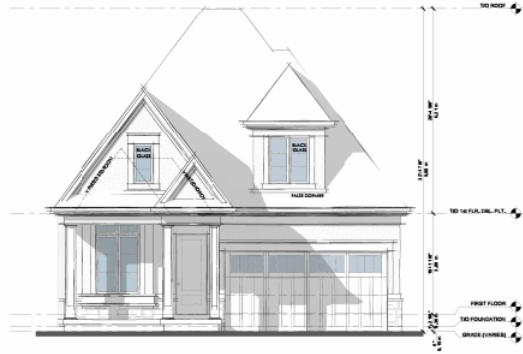
LOT 63

LOT 76  
EXISTING DWELLING

LOT 75  
PROPOSED DWELLING

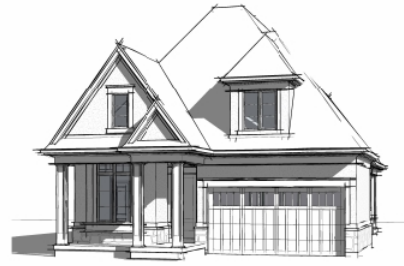
LOT 74  
VACANT

# SCHEDULE 2

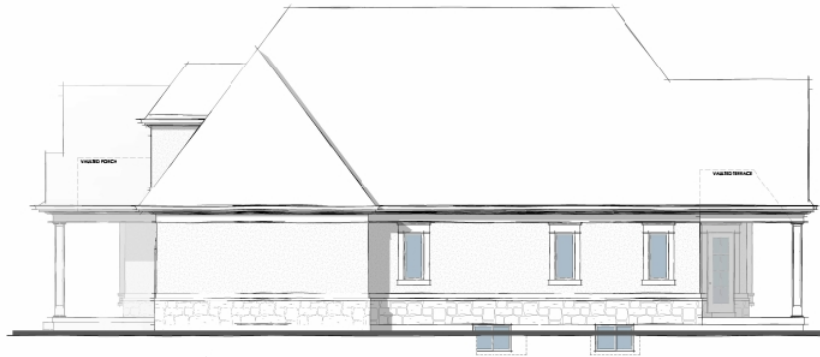


**FRONT ELEVATION.**

1/4" = 1'-0"

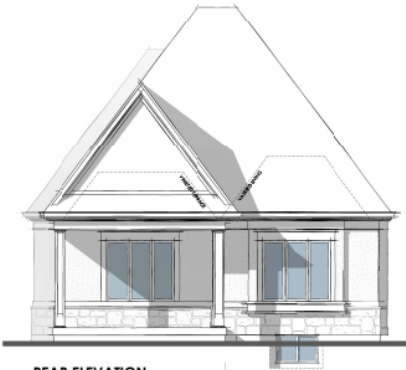


**FRONT PERSPECTIVE**



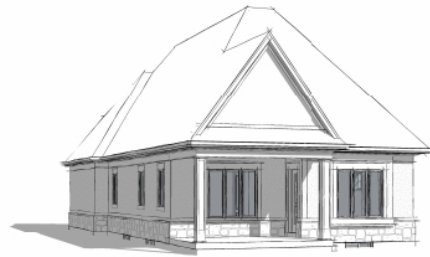
**RIGHT ELEVATION.**

1/4" = 1'-0"



**REAR ELEVATION.**

1/4" = 1'-0"



**REAR PERSPECTIVE**



**LEFT ELEVATION.**

1/4" = 1'-0"