



February 28, 2025

Review of the Four Tests for a Minor Variance Application 3548 Bond Street, Niagara Falls

In support of an application for a consent to sever and minor variance for the property at 3548 Bond Street, Niagara Falls, this report summarizes the review of the minor variance request in consideration of the four tests identified in Section 45(1) of the Planning Act. The tests are as follows:

1. Is the variance minor in nature?
2. Is the variance desirable for the appropriate use of the land?
3. Is the variance consistent with the Official Plan?
4. Is the variance consistent with the Zoning By-law?

The property is zoned Residential 1C (R1C) in the Niagara Falls Zoning By-law No. 79-200. The proposal is to sever the property, maintain the existing single-detached dwelling and construct a new single-detached dwelling on the severed lot.

There are four minor variances being requested with this application, two for the retained lot and two for the severed lot, as follows:

Retained Lot

1. A reduction of the minimum lot area from 550.0 m² to 511.02 m².
2. A reduction of the minimum lot frontage from 15.0 m to 12.42 m.

Severed Lot

1. A reduction of the minimum lot area from 550.0 m² to 492.25 m².
2. A reduction of the minimum lot frontage from 15.0 m to 11.96 m.

Table 1 attached provides a review of the minor variances requested in consideration of the four tests for a minor variance. It is UEM's professional opinion that the minor variances meet the four tests identified under Section 45(1) of the Planning Act. Therefore, it is requested that the Committee of Adjustment and subsequently City of Niagara Falls Council approve the minor variance application.

URBAN & ENVIRONMENTAL MANAGEMENT INC.

Report Prepared By:

A handwritten signature in black ink, appearing to read 'S. Beam'.

Samantha Beam
Planner

Report Reviewed By:

A handwritten signature in blue ink, appearing to read 'Greg Taras'.

Greg Taras, RPP
Senior Planner

Table 1
Review of the Four Tests for a Minor Variance Application
3548 Bond Street, Niagara Falls

Four Tests For a Minor Variance	Minor Variance #1: Reduce minimum lot area of retained lot	Minor Variance #2: Reduce minimum lot frontage of retained lot	Minor Variance #3: Reduce minimum lot area of severed lot	Minor Variance #4: Reduce minimum lot frontage of retained lot
1. Is the Variance Minor in Nature?	The requested variance is minor in nature, as it is only a slight (7%) reduction of the lot area. The variance is also consistent with the surrounding area, which features several lots similar in lot area. These include adjacent and nearby properties at 3559, 3567, 3577, 3523, 3519 and 3514 Bond Street, as well as seven similarly sized properties on Strang Drive, one street to the southeast.	The requested variance is minor in nature, as it is only a slight (2.6 m) reduction of the lot frontage. The variance is also consistent with the surrounding area, which features several lots with similar frontages. These include adjacent and nearby properties at 3559, 3567, 3577, 3523, 3519 and 3514 Bond Street, as well as seven similarly sized properties on Strang Drive, one street to the southeast.	The requested variance is minor in nature, as it is only a slight (10%) reduction of the lot area. The variance is also consistent with the surrounding area, which features several lots similar in lot area. These include adjacent and nearby properties at 3559, 3567, 3577, 3523, 3519 and 3514 Bond Street, as well as seven similarly sized properties on Strang Drive, one street to the southeast.	The requested variance is minor in nature, as it is only a slight (3.0 m) reduction of the lot frontage. The variance is also consistent with the surrounding area, which features several lots with similar frontages. These include adjacent and nearby properties at 3559, 3567, 3577, 3523, 3519 and 3514 Bond Street, as well as seven similarly sized properties on Strang Drive, one street to the southeast.
2. Is the Variance Desirable for the Appropriate Use of the Land?	The variance is desirable for the appropriate use of the land, because it will allow for residential intensification on the property and will provide additional housing units.	The variance is desirable for the appropriate use of the land, because it will allow for residential intensification on the property and will provide additional housing units.	The variance is desirable for the appropriate use of the land, because it will allow for residential intensification on the property and will provide additional housing units.	The variance is desirable for the appropriate use of the land, because it will allow for residential intensification on the property and will provide additional housing units.
3. Is the Variance Consistent with the Official Plan?	The variance is consistent with the Official Plan. The existing residential use will be maintained, which is permitted by the existing Residential designation in the Official Plan. Further, the Official Plan encourages the	The variance is consistent with the Official Plan. The existing residential use will be maintained, which is permitted by the existing Residential designation in the Official Plan. Further, the Official Plan encourages the	The variance is consistent with the Official Plan. The existing residential use will be maintained, which is permitted by the existing Residential designation in the Official Plan. Further, the Official Plan encourages the	The variance is consistent with the Official Plan. The existing residential use will be maintained, which is permitted by the existing Residential designation in the Official Plan. Further, the Official Plan encourages the

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	maintenance of residential areas, increasing the housing stock and residential intensification. The proposed severance and minor variance support the policies of the Official Plan, as it will ensure the retained and severed lots remain residential and will result in an additional dwelling being added to the Niagara Falls housing stock through the means of residential intensification.	maintenance of residential areas, increasing the housing stock and residential intensification. The proposed severance and minor variance support the policies of the Official Plan, as it will ensure the retained and severed lots remain residential and will result in an additional dwelling being added to the Niagara Falls housing stock through the means of residential intensification.	maintenance of residential areas, increasing the housing stock and residential intensification. The proposed severance and minor variance support the policies of the Official Plan, as it will ensure the retained and severed lots remain residential and will result in an additional dwelling being added to the Niagara Falls housing stock through the means of residential intensification.	maintenance of residential areas, increasing the housing stock and residential intensification. The proposed severance and minor variance support the policies of the Official Plan, as it will ensure the retained and severed lots remain residential and will result in an additional dwelling being added to the Niagara Falls housing stock through the means of residential intensification.
4. Is the Variance Consistent with the Zoning By-law?	The property is zoned Residential 1C (R1C), which permits the existing and proposed single-detached dwellings. With the exception of the requested variances to reduce the lot area and lot frontage, the remaining zoning provisions area met. Additionally, there are several lots in the surrounding neighbourhood that are similarly sized with reduced lot areas and frontages. Therefore, the variance is consistent with the City of Niagara Falls Zoning By-law.	The property is zoned Residential 1C (R1C), which permits the existing and proposed single-detached dwellings. With the exception of the requested variances to reduce the lot area and lot frontage, the remaining zoning provisions area met. Additionally, there are several lots in the surrounding neighbourhood that are similarly sized with reduced lot areas and frontages. Therefore, the variance is consistent with the City of Niagara Falls Zoning By-law.	The property is zoned Residential 1C (R1C), which permits the existing and proposed single-detached dwellings. With the exception of the requested variances to reduce the lot area and lot frontage, the remaining zoning provisions area met. Additionally, there are several lots in the surrounding neighbourhood that are similarly sized with reduced lot areas and frontages. Therefore, the variance is consistent with the City of Niagara Falls Zoning By-law.	The property is zoned Residential 1C (R1C), which permits the existing and proposed single-detached dwellings. With the exception of the requested variances to reduce the lot area and lot frontage, the remaining zoning provisions area met. Additionally, there are several lots in the surrounding neighbourhood that are similarly sized with reduced lot areas and frontages. Therefore, the variance is consistent with the City of Niagara Falls Zoning By-law.

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