



**NOTICE OF REMOTE ELECTRONIC PUBLIC COMMITTEE OF ADJUSTMENT HEARING**  
**Tuesday, March 28, 2023 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 remote public hearing to consider an application for minor variances and/or to forward written comments prior to the hearing. During this time, written comments are the preferred method of receiving public input. Written comments may be sent by mail or email. You can also provide oral input by joining the electronic hearing.

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 March 28, 2023. All registrants will be provided with instructions on how to use their computer, tablet or phone to participate in the remote electronic public hearing.

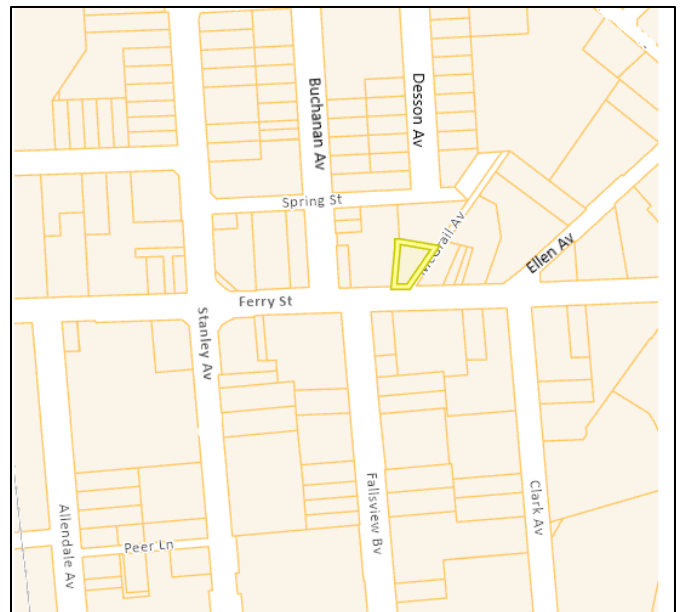
**File: A-2023-005**

**Owner: Inayat Hudda**

**Location:** The subject property known as 5365-5369 Ferry Street located on the north side of Ferry Street between Buchanan Avenue and McGrail 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 applicant is proposing an addition for a proposed single storey food takeout retail store at the rear of the existing building on the subject property. The subject property is zoned Tourist Commercial (TC-75) in accordance with Zoning By-law No. 79-200, as amended by By-law No. 1981-199, as amended by By-law No. 2012-061. The following variances have been requested:



<u>By-law Section</u>	<u>Required</u>	<u>Proposed</u>	<u>Extent of Variance</u>
4.19.1(a) – Parking and access Requirements	Dwelling containing 3 or dwelling units (1.4 parking space for each dwelling unit)  <b>5 Parking Spaces</b>	4 Parking Spaces	1 Parking Space
4.20.1 – Loading areas	Over 300 sq. m but not exceeding 3700 square metres  <b>1 loading space required</b>	0	1 metre
8.6.2 (c)(i) Minimum rear yard depth where any part of the building is used for residential purposes	10 metres	1.3 metres	8.7 metres
4.27.1 – Minimum front yard depth	13 metres from the centerline of the original road allowance	7.3 metres	5.7 metres (to recognize existing distance)

Date of Mailing: March 10, 2023

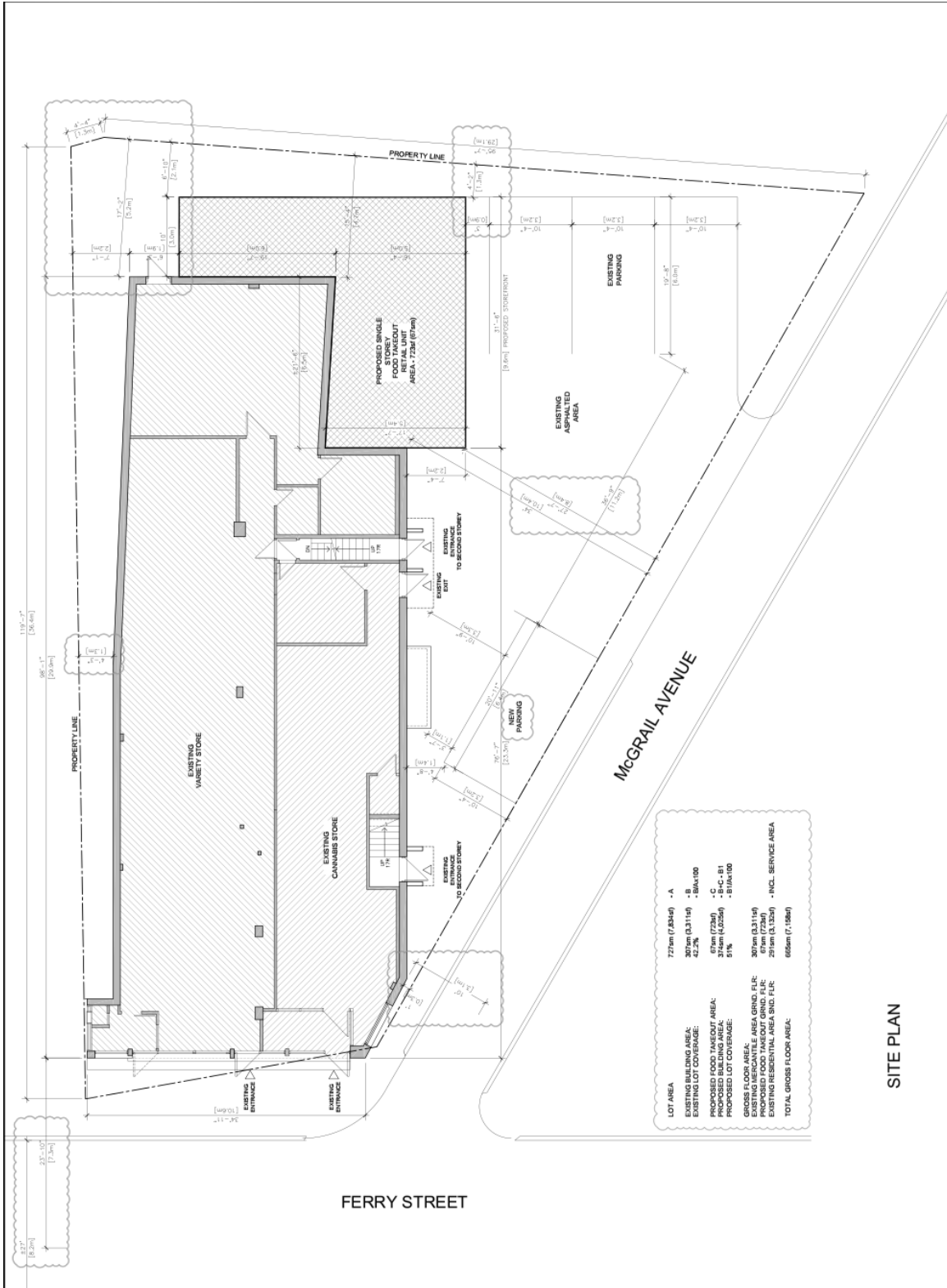
**See the sketch on the back for more information.**

If a specified person or public body files an appeal of a decision of the Committee of Adjustment for the City of Niagara Falls in respect of the proposed minor variance but does not make written submissions to the Committee before it gives or refuses approval, the Ontario Land Tribunal may dismiss the appeal.

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](mailto:sanderson@niagarafalls.ca).

# SCHEDULE 1



SITE PLAN