



**NOTICE OF PUBLIC COMMITTEE OF
ADJUSTMENT HEARING**
Tuesday, April 25, 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 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 electronic hearing.

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 April 25, 2023 at 4:00 pm in Committee Room 2 at City Hall for the Committee of Adjustment to consider this application.

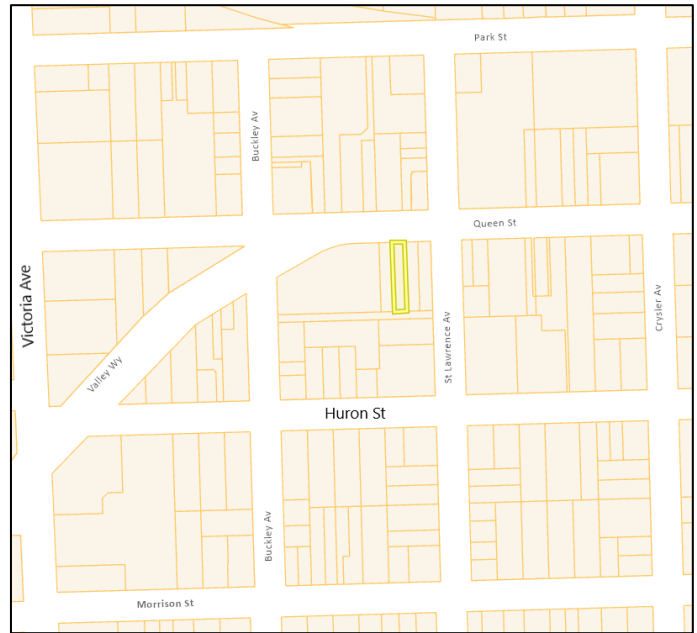
To participate remotely in the public hearing, please pre-register with the Secretary-Treasurer by sending an email to sanderson@niagarafalls.ca or calling 905-356-7521 (Ext. 4281) before 12 noon on April 25, 2023. All registrants will be provided with instructions on how to use their computer, tablet or phone to participate in the remote electronic public hearing

File: A-2023-010

Owner: 4572 Queen Street Ltd. (Philip Ritchie)

Location: The subject property known as 4664-4666 Queen Street is located on the south side of Queen Street between Valley Way and St. Lawrence 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 property is zoned Central Business Commercial Two (CB2) Zone, in accordance with Zoning By-law No. 79-200, as amended by By-law No. 2021-040, as amended by By-law No. 1981-199.

The applicant is proposing to construct a dwelling unit on the ground floor of the subject property. By-law No. 79-200 does not permit a dwelling unit on the ground floor. The subject property has 2 existing dwelling units on the second floor. The applicant has requested the following variances:

By-law Section	By-law Requirement	Proposed	Extent of variance
8.5.1 (jj) Permitted uses	Apartment dwellings are only permitted in a building in combination with one or more of the uses listed and provided that such dwelling units are located above the ground floor.	1 unit on the ground floor, behind retail business.	1 dwelling unit on the ground floor
4.19.1 (e) Parking area requirements (table 1)	1.4 parking spaces per dwelling unit 3 dwelling units x 1.4 parking spaces = 4.2	3 parking spaces	1 parking spaces

Date of Mailing: April 6, 2023

	4 parking spaces		
	Existing Retail store: exempt (by-law No.1981-199)		

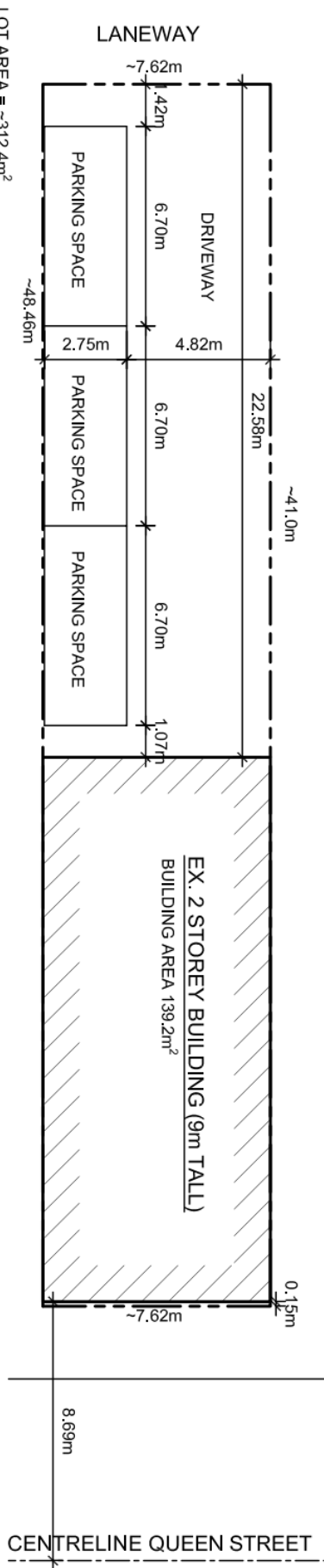
See the sketch on the back for more information.

If a person or public body that files an appeal of a decision of the Committee of Adjustment for the City of Niagara Falls in respect of the proposed minor variance 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.

SCHEDULE 1

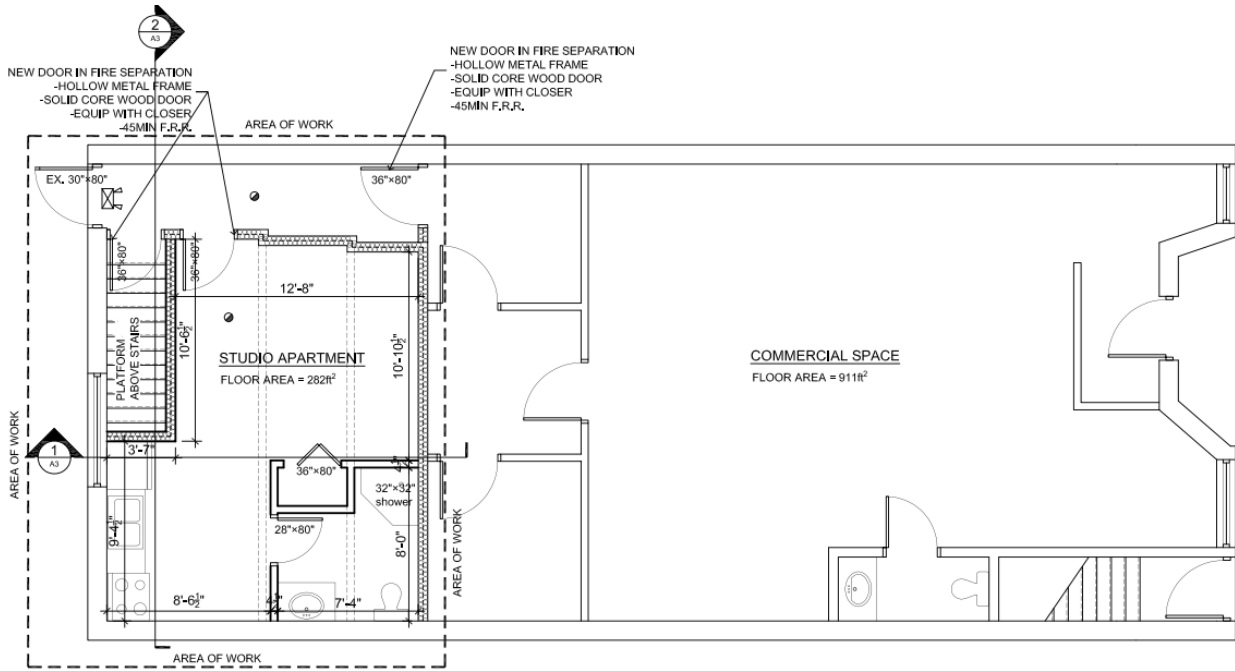


LOT AREA = ~312.4m²
LOT COVERAGE = ~ 139.2m² (44.6%)

SITE PLAN

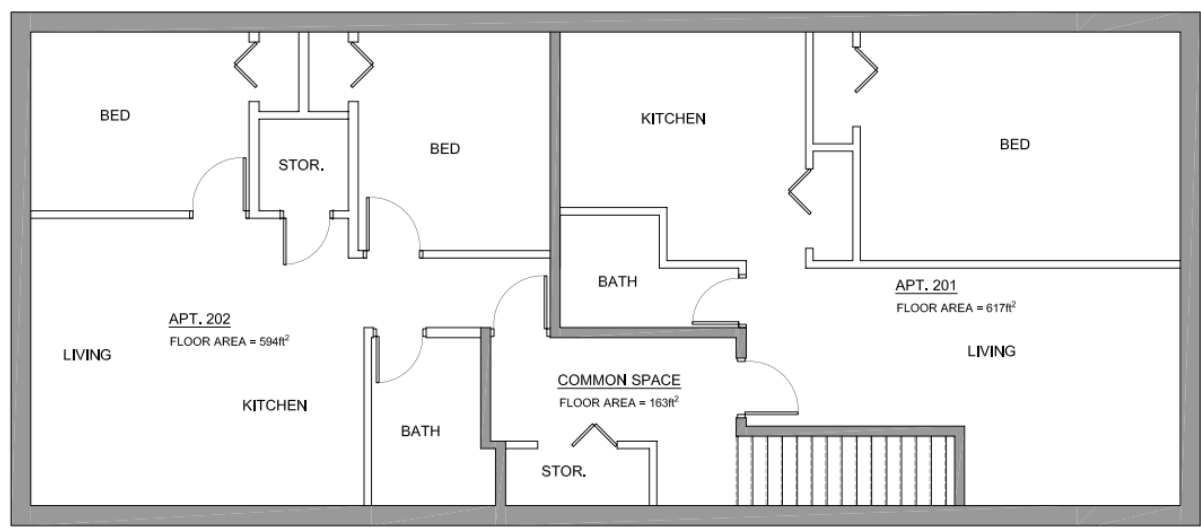
SCALE: 1:200

SCHEDULE 2



MAIN PLAN
SCALE: 3/16" = 1'-0"

- LEGEND**
-  COMBO EXIT/EMERGENCY LIGHT
 -  INTERCONNECTED SMOKE AND C/O ALARM



2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"