



**REVISED NOTICE OF REMOTE ELECTRONIC PUBLIC COMMITTEE OF ADJUSTMENT HEARING**

**Tuesday, May 23, 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 May 23, 2023 at 4:00 pm, in Committee Room 2 at City Hall for the Committee of Adjustment to consider this application.

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 May 23, 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.

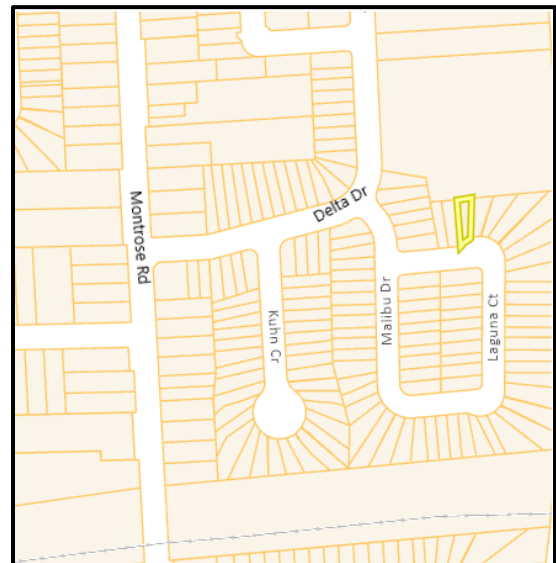
**File:** A-2023-011

**Owner:** Jelka Zelenbaba

**Location:** The subject property known as 6486 Laguna Court is located on the north side of Laguna Court to the east of Malibu Drive.

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 second unit within the basement of the existing dwelling. The subject property is zoned Residential Single and Two Zone (R2) Zone in accordance with Zoning By-law No. 79-200, as amending. The following variance has been requested:



By-law Section	By-law Requirement	Proposed	Extent of variance
5.12 – Second units interior to the primary dwelling unit	(b) The floor area of the second unit shall not exceed 40% of the floor area of the primary dwelling unit.	76% of floor area	36%

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

If a specified 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](mailto:sanderson@niagarafalls.ca).

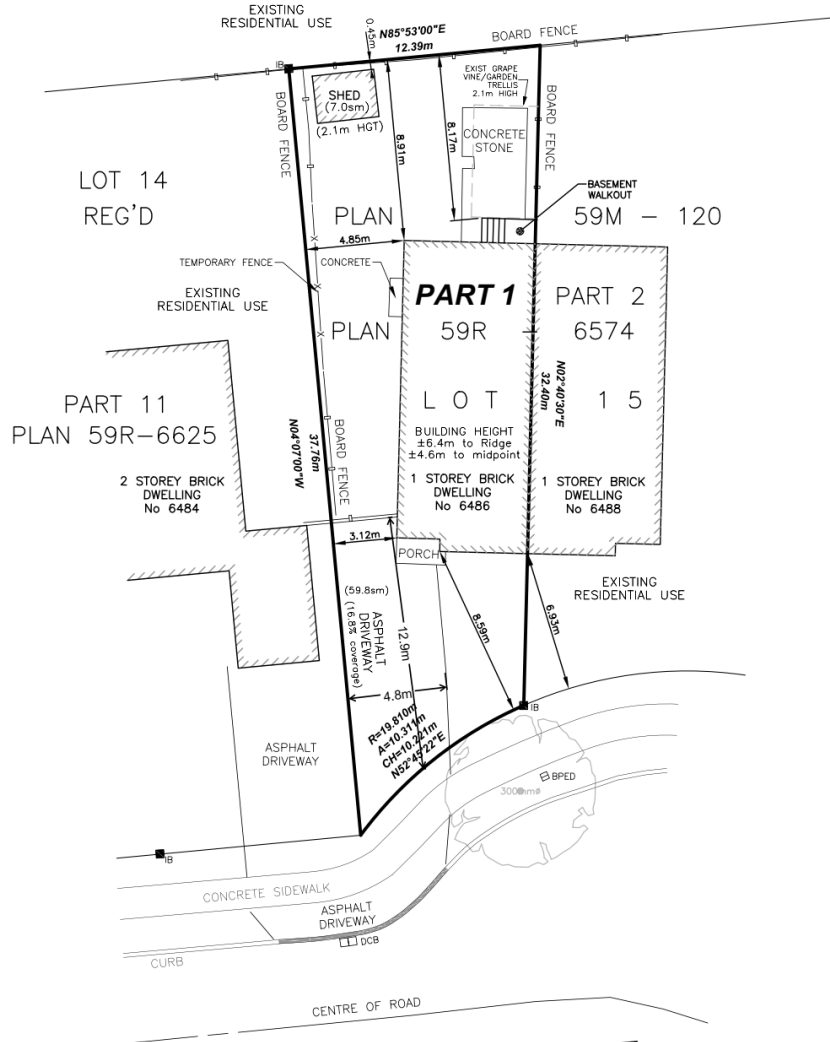
Date of Mailing: May 5, 2023

# SCHEDULE 1



BLOCK 45  
REG'D PLAN 59M-120

CONDOMINIUM  
No 6486



## LAGUNA COURT

**CAUTION:**  
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR ANY TRANSACTION OR MORTGAGE PURPOSES.

**METRIC NOTE:**  
DISTANCES SHOWN IN THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**BEARING NOTE:**  
BEARING ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF LOT 15, REGISTERED PLAN No. 120, HAVING A BEARING OF N85°53'00"E.

**LOT AREA:** 356.36 sm  
**EXISTING BUILDING :** 103.64 sm  
**EXISTING BUILDING COVERAGE:** 29.08%  
**LANDSCAPE AREA:** 167.42 sm  
**LANDSCAPE COVERAGE:** 46.98%  
**ACCESSORY STRUCTURE AREA:** 7.0 sm  
**ACCESSORY STRUCTURES:** 2.0%

**LOT 15, REGISTERED PLAN 59M120**  
**PART 1, 59R-6574**  
**CITY OF NIAGARA FALLS**  
**6486 LAGUNA COURT**  
**EXISTING SITE CONDITIONS**

DATE	2023-04-13
SCALE	1:200 m
REF No.	.
DWG No.	2304_SITE

