



**NOTICE OF REMOTE ELECTRONIC PUBLIC  
COMMITTEE OF ADJUSTMENT HEARING**  
**Tuesday June 27, 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 hearing 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 27, 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 June 27, 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.

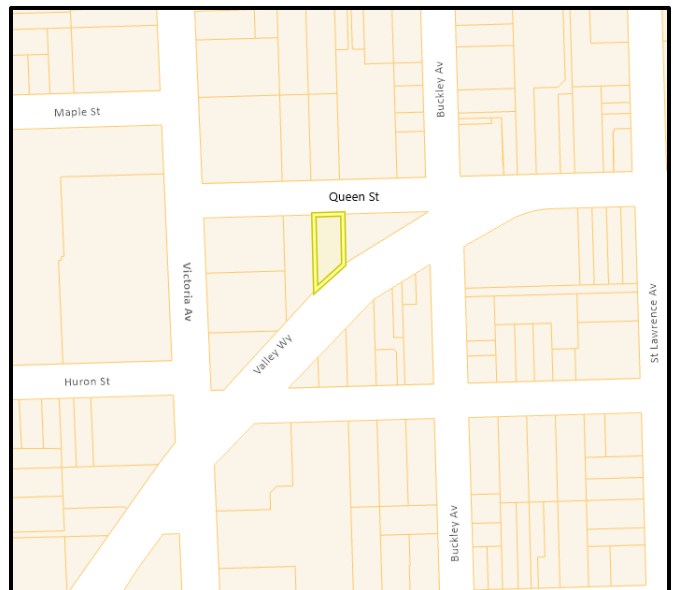
**File:** A-2023-017

**Owner:** Meng Shu Guo

**Location:** The subject property known as 4760 Queen Street, is located to the south of Queen Street between Victoria Avenue and Buckley Avenue.

The applicant is requesting the Committee of Adjustment to consider an extension/enlargement of a legal non-conforming use, through a process permitted by Section 45(a)(i) and 45(2)(a)(ii) of the *Planning Act* (R.S.O. 1990, c.P.13).

**Proposal:** The subject 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. The applicant is proposing to extend/enlarge the legal non-conforming use specifically for the construction of the rear deck that is great than 0.6 metres above grade.



**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 extension/enlargement and change of a legal non-conforming use does not make written submissions to the Committee before it gives or refuses approval, the Ontario Land Tribunal may dismiss the appeal.

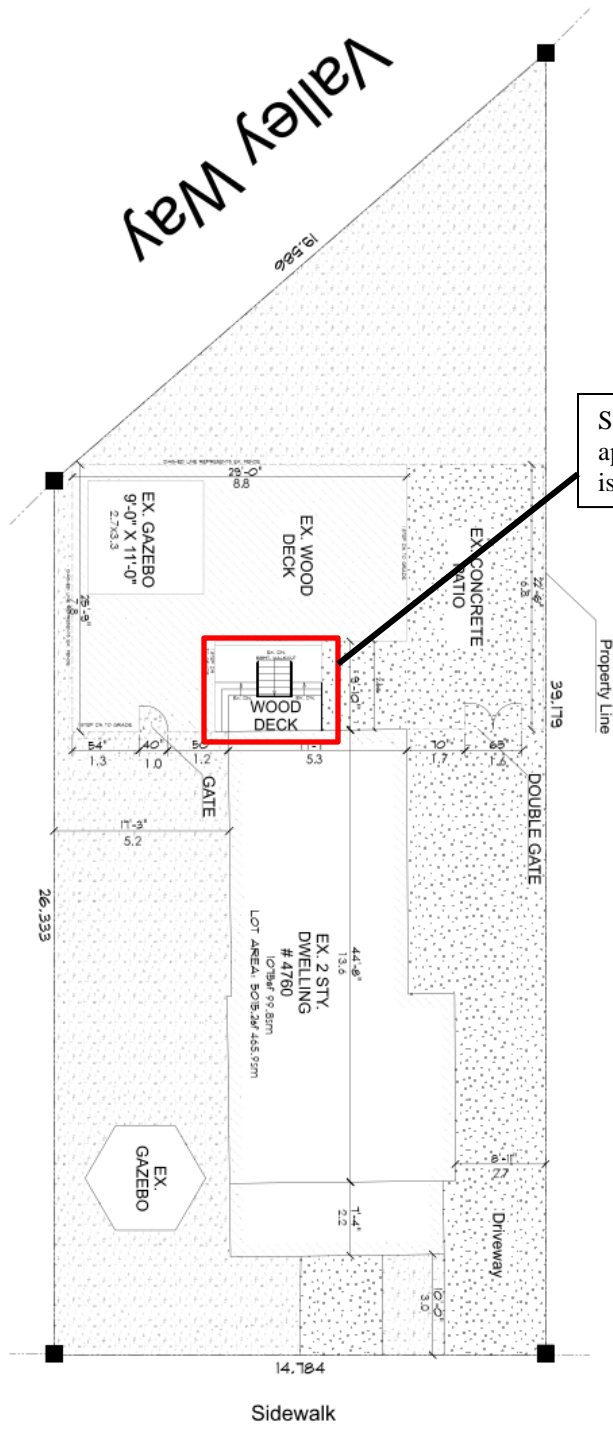
If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed extension/enlargement of a legal non-conforming use, you must make a written request to the Secretary-Treasurer, Committee of Adjustment, Planning & Development, City Hall, P.O. Box 1023, and 4310 Queen 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: June 13, 2023

# SCHEDULE 1

SITE PLAN  
SCALE: 1:150



Subject to the Committee of Adjustment application – A portion of the rear deck is greater than 0.6 metres above grade

## Queen St

# SCHEDULE 2

## GENERAL NOTES

1. THIS DRAWING IS IN ACCORDANCE WITH THE 2012 ONTARIO BUILDING CODE (OBC) AND OTHER APPLICABLE CODES AND AUTHORITY HAVING JURISDICTION, UNLESS NOTED OTHERWISE. THE CODE REFERENCES ARE FROM THE ONTARIO BUILDING CODE, PART 9, THE OBC CAN BE ACCESSED ONLINE AT WWW.CANADACONSTRUCTION.COM/ONLAW/REGS/REGS\_TAB1E.htm

2. UNLESS SPECIFIED ELSEWHERE THE COMPRESSIVE STRENGTH OF UNREINFORCED CONCRETE SHALL BE NOT LESS THAN 15 MPa (2200 PSI) AFTER 28 DAYS GARAGE FLOORS, GARPORT FLOORS AND ALL EXTERIOR FLATWORK INCLUDING ROOFING SHALL BE NOT LESS THAN 32 MPa (4650 PSI) CONCRETE WITH 5 TO 9 PERCENT AIR-ENTRAPMENT AS PER SENTENCE 9.3.1.6.1.1) PROVIDE BOND-BREAKING MATERIAL BETWEEN CONCRETE FLOOR SLAB AND WALLS AS PER SENTENCE 9.14.5.1(1). CONCRETE SLABS IN ATTACHED OR BUILT-IN GARAGES SHALL BE SLOPED TO DRAIN TO THE EXTERIOR AS PER SENTENCE 9.35.2.2.1(1).

3. WHERE THE TOP OF FOUNDATION WALL IS REDUCED IN THICKNESS TO INSTALL MASONRY EXTERIOR FINISH, FILL JOBS BETWEEN WALL AND FINISH WITH MORTAR AS PER ARTICLE 9.15.4.7. MASONRY SUPPORTING BEAMS AND WALLS AS REQUIRED TO BE REINFORCED WITH STEEL REINFORCEMENT SHALL BE INSTALLED AS PER SENTENCE 9.3.1.6.1.1) PROVIDE BOND-BREAKING MATERIAL BETWEEN CONCRETE FLOOR SLAB AND WALL AS PER SENTENCE 9.14.5.1(1). CONCRETE SLABS IN ATTACHED OR BUILT-IN GARAGES SHALL BE SLOPED TO DRAIN TO THE EXTERIOR AS PER SENTENCE 9.35.2.2.1(1).

4. FLASHING BEHIND VIEP-HOLES IN MASONRY VENEER OVER WOOD FRAME WALL SHALL BE INSTALLED SO THAT IT EXTENDS FROM NOT LESS THAN 5MM (3/16 IN) BEYOND THE FRONT EDGE OF THE MASONRY TO 150MM (6-7/8 IN) UP BEHIND THE SHEATHING PAPER AS PER SENTENCE 9.20.13.6.1(2), 9.26.4.4 AND 9.26.4.6.

5. STAIRS (INTERIOR/EXTERIOR):

- A. EACH FLOOR LEVEL WITHIN A DWELLING UNIT AND EXTERIOR STAIRS SERVING A SINGLE DWELLING UNIT EXCEPT REQUIRED EXIST STAIRS SHALL HAVE A WIDTH OF NOT LESS THAN 800MM (31-1/2 IN). SEE SENTENCE 9.8.2.1.1(2).
- B. MINIMUM HEIGHT OVER STAIRS AND LANDINGS WITHIN DWELLING UNITS SHALL BE 1.98M (67-5/8 IN).

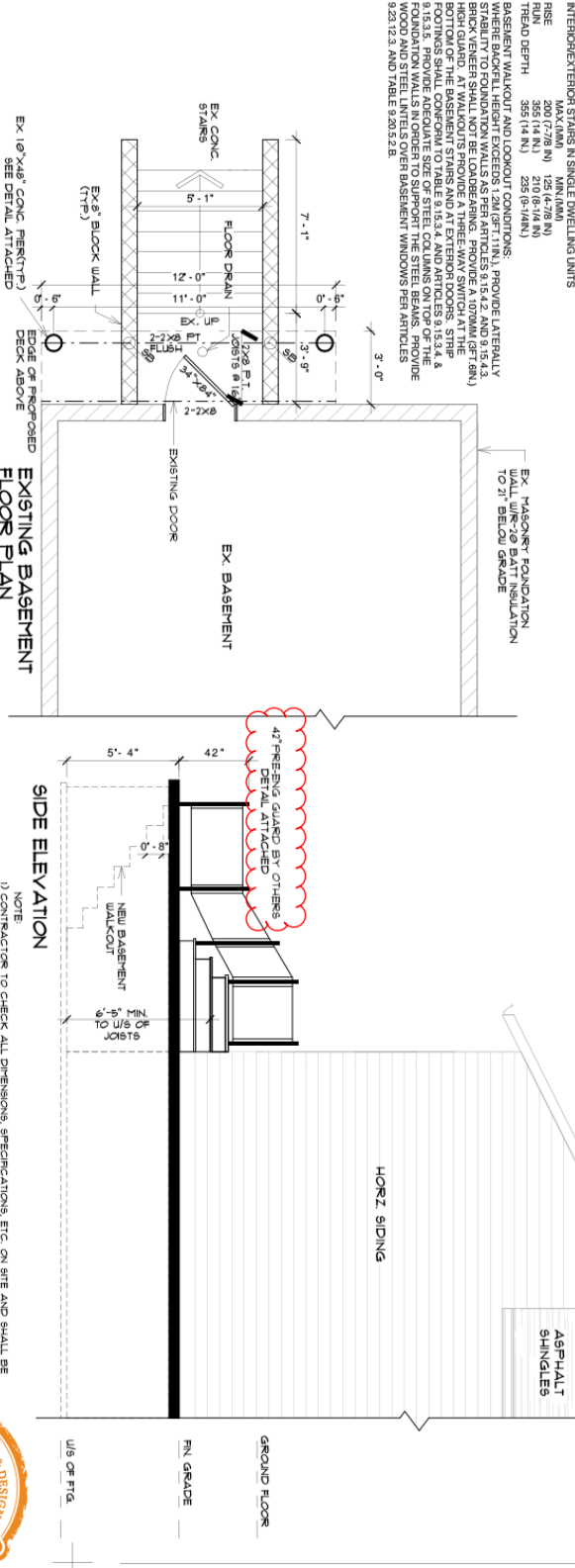
6. ALL STAIRS SERVING A SINGLE DWELLING UNIT MUST MEET UNIFORM LOADING DESIGN REQUIREMENTS OF 1.9 kPa.

7. INTERIOR EXTERIOR STAIRS IN SINGLE DWELLING UNITS:

RISE	MAX (MM)	MIN (MM)
200 (7-7/8 IN)	125 (4-7/8 IN)	
TREAD DEPTH	355 (14 IN)	210 (8-1/4 IN)
	305 (12 IN)	155 (6-1/4 IN)

8. BASEMENT WALKOUT AND LOOKOUT CONDITIONS:

- A. WHERE BACKSILL HEIGHT EXCEEDS 1.2M (37-1/2 IN), PROVIDE LATERALLY STABILITY TO FOUNDATION WALLS AS PER ARTICLES 9.15.4.2 AND 9.15.4.3.
- B. BRICK VENEER SHALL NOT BE LOAD-BEARING. PROVIDE A 100MM (3-15/16 IN) MINIMUM CLEARANCE BETWEEN VENEER AND FOUNDATION WALLS.
- C. BOTTOM OF THE BASEMENT STAIRS AND AT EXTERIOR DOORS, STRIP FOOTINGS SHALL CONFORM TO TABLE 9.15.3.4 AND ARTICLES 9.15.3.4.1 & 9.15.3.4.2.
- D. FOUNDATION WALLS IN ORDER TO SUPPORT THE STEEL BEAMS, PROVIDE WOOD AND STEEL LINTELS OVER BASEMENT WINDOWS PER ARTICLES 9.23.12.3 AND TABLE 9.20.5.2.2.



## BASEMENT WALKOUT

4160 QUEEN STREET, NAGARA FALLS, ON

## SIDE ELEVATION

NOTE:  
 1) CONTRACTOR TO CHECK ALL DIMENSIONS, SPECIFICATIONS, ETC. ON SITE AND SHALL BE RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE ENGINEER AND/OR DESIGNER.  
 2) ALL WORKS TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.  
 DO NOT SCALE DRAWINGS

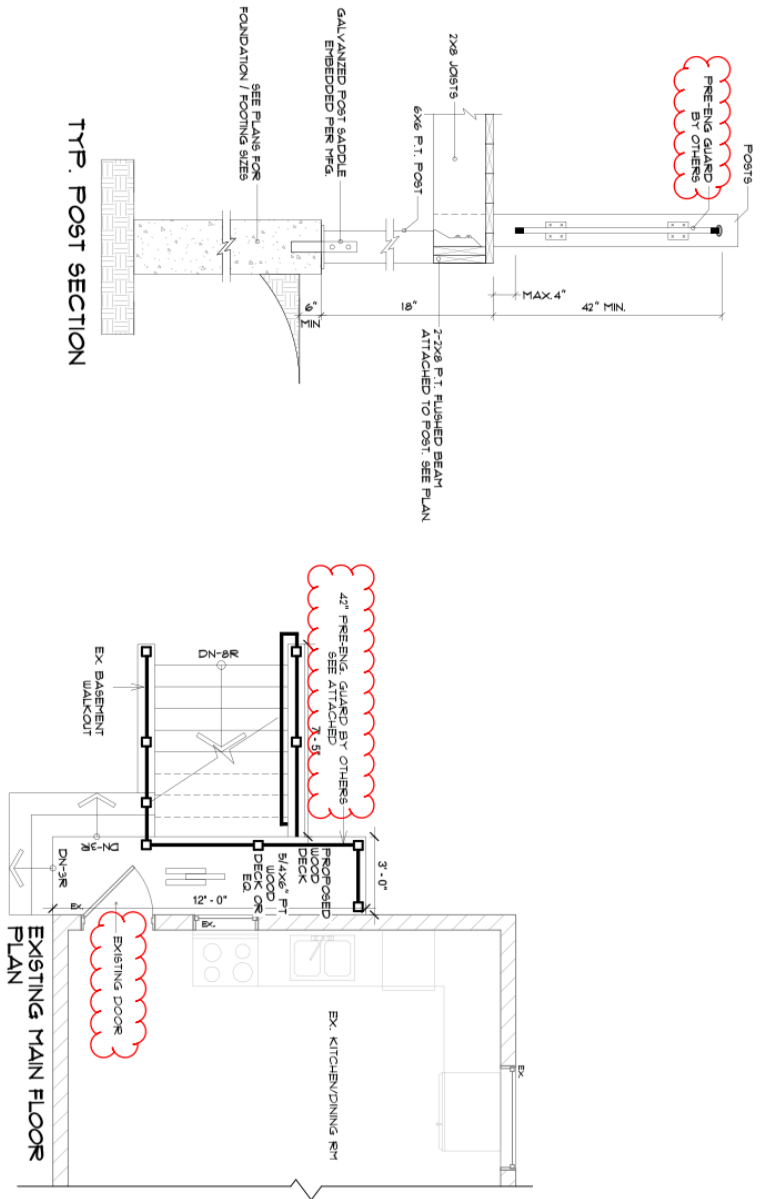
SCALE: 1/4"=1'-0"

A-1

220 Broad St. E. Unit 6 Dunnville, On, N1A 1G2 P.H. 2893086442 Info@TheBuildingPermitGuy.ca



# SCHEDULE 3



## BASEMENT WALKOUT

4160 QUEEN STREET, NIAGARA FALLS, ON

NOTE:  
 1) CONTRACTOR TO CHECK ALL DIMENSIONS, SPECIFICATIONS, ETC. ON SITE AND SHALL BE RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE ENGINEER AND/OR ARCHITECT.  
 2) ALL WORKS TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE  
 DO NOT SCALE DRAWINGS

**A-2**

SCALE: 1/4"=1'-0"

220 Broad St. E. Unit 6 Dunville, ON, N1A 1G2

P.H. 2893086442

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