



## NOTICE OF REMOTE ELECTRONIC PUBLIC COMMITTEE OF ADJUSTMENT HEARING

Tuesday, July 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 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 July 25, 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 July 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.

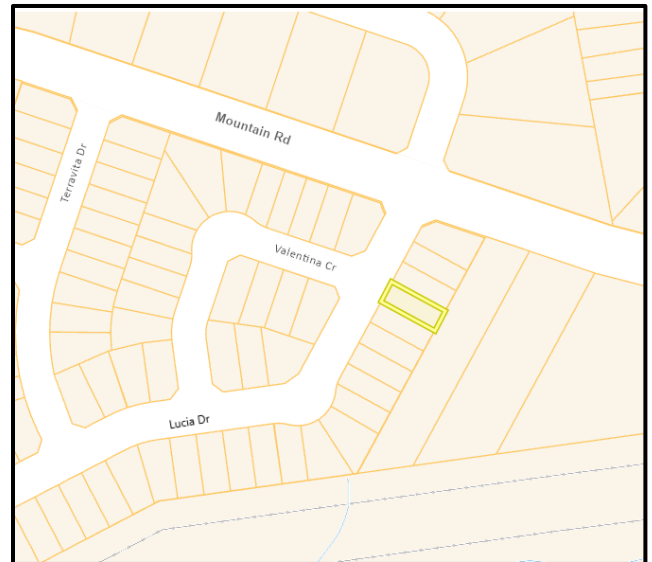
**File:** A-2023-020

**Owner:** Barbara Cartu

**Location:** The subject property known as 6242 Lucia Drive located between Mountain Road and Valentina Crescent.

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 1 storey addition onto the rear of the existing detached dwelling on the above noted property. The subject property is zoned Residential 1E (R1E-1055) Zone in accordance with Zoning By-law No. 79-200, as amended by By-law No. 2018-024.



By-law Section	By-law Requirement	Proposed	Extent of variance
7.5.2 (d) Minimum rear yard depth	7.5 metres	6.65 metres	0.85 metres

**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.

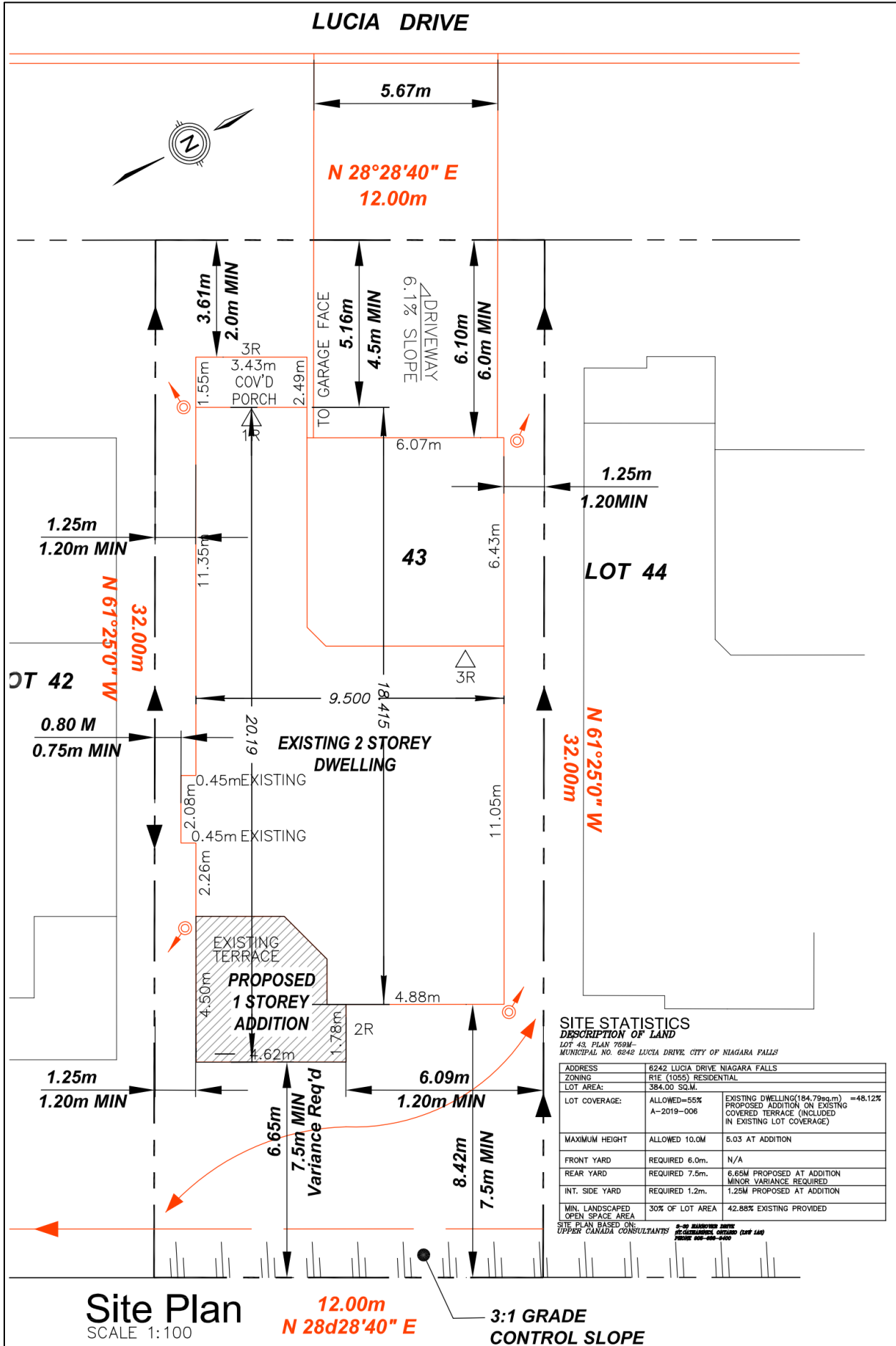
If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer, Committee of Adjustment, Planning & Development, City Hall, P.O. Box 1023, and 4310 Queen Street, Niagara Falls, Ontario, L2E 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: July 10, 2023

**SCHEDULE 1**

**LUCIA DRIVE**



**SITE STATISTICS**

**DESCRIPTION OF LAND**

LOT 43, PLAN 759M - MUNICIPAL No. 6242 LUCIA DRIVE, CITY OF NIAGARA FALLS

ADDRESS	6242 LUCIA DRIVE NIAGARA FALLS	
ZONING	RIE (1055) RESIDENTIAL	
LOT AREA:	384.00 SQ.M.	
LOT COVERAGE:	ALLOWED=55% A-2019-006	EXISTING DWELLING(184.79sq.m) =48.12% PROPOSED ADDITION ON EXISTING COVERED TERRACE (INCLUDED IN EXISTING LOT COVERAGE)
MAXIMUM HEIGHT	ALLOWED 10.0M	5.03 AT ADDITION
FRONT YARD	REQUIRED 6.0m.	N/A
REAR YARD	REQUIRED 7.5m.	6.65M PROPOSED AT ADDITION MINOR VARIANCE REQUIRED
INT. SIDE YARD	REQUIRED 1.2m.	1.25M PROPOSED AT ADDITION
MIN. LANDSCAPED OPEN SPACE AREA	30% OF LOT AREA	42.88% EXISTING PROVIDED

STE. PLAN BASED ON: 3-D BY BLANDHORN DRIVE PHOTOGRAPHIC SURVEY (2017 LAD) UPPER CANADA CONSULTANTS PHONE 905-886-9400