



**NOTICE OF PUBLIC COMMITTEE OF  
ADJUSTMENT HEARING**  
**Tuesday, August 29, 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 August 29, 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 August 29, 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-2023-021

**Owner:** Clare & Randy Fader

**Location:** The subject property known as 4188-4190 Terrace Avenue located between Elgin Street and May 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 has constructed numerous additions to the existing duplex dwelling as well as an accessory building (detached garage) within the rear yard on the above noted property. The subject property is zoned Residential Single and Two Zone (R2) Zone in accordance with Zoning By-law No. 79-200. The following variances have been requested:



| By-law Section   | By-law Requirement  | Proposed              | Extent of variance   |
|--|---|-----------------------|----------------------|
| 4.13 (f) Accessory building and accessory structures                               | An accessory building with a pitched roof may be erected to a height not exceeding 4.6 metres but in no event shall any part of the walls or supporting posts excluding any gable or dormer exceed 3 metres in height | 4.7 metres            | 0.10 metres          |
| 4.19.3(a)(ii) Maximum width of driveway or parking area in the front yard of a lot | 60% of the lot frontage but in no case more than 9 metres for a detached dwelling, duplex dwelling, and semi-detached dwelling, and 60% of the lot frontage for an on street townhouse dwelling.                      | 76.1%<br>11.65 metres | 16.1%<br>2.65 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).

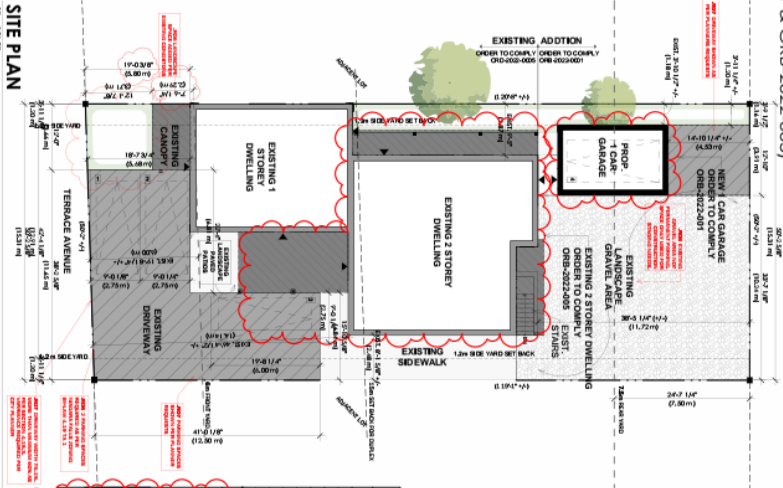
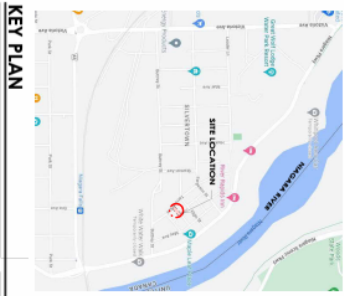
# SCHEDULE 1

## 4188 TERRACE AVE - AS BUILT

4188 TERRACE AVE NIAGARA FALLS, ON L2E 3J4  
(ORDER TO COMPLY - ORB-2022-001 & ORB-2022-005)

### TABLE OF CONTENTS

- A0 COVER PAGE
- PART 1 - ORB-2022-005
- A1 EXISTING 2 STOREY DWELLING FLOOR PLANS
- A2 EXISTING 2 STOREY ELEVATION
- PART 2 - ORB-2022-001
- A3 GARAGE FLOOR PLANS
- A4 GARAGE ELEVATIONS



### TERRACE AVE PERSPECTIVE

#### ZONING INFORMATION

| ADDRESS                     | 4188 TERRACE AVE NIAGARA FALLS ONT L2E 3J4                                       |
|-----------------------------|--|
| ZONAL DESIGNATION           | R2   |
| PERMITTED USES              | RESIDENTIAL SINGLE-FAMILY DWELLING, TWO-UNIT RESIDENTIAL, RESIDENTIAL COMMERCIAL |
| REQUIREMENTS                | SEE ZONING BY-LAW FOR DETAILED REQUIREMENTS                                      |
| PERMITTED HEIGHT            | 12.0 METERS (39 FT 6 IN)   |
| PERMITTED LOT COVERAGE      | 35%  |
| PERMITTED LOT AREA          | 10,000 SQ M (2,445 SQ YD)  |
| PERMITTED LOT FRONT SETBACK | 3.0 METERS (9 FT 8 IN)   |
| PERMITTED LOT SIDE SETBACK  | 3.0 METERS (9 FT 8 IN)   |
| PERMITTED LOT REAR SETBACK  | 3.0 METERS (9 FT 8 IN)   |
| PERMITTED LOT FRONT YIELD   | 2.0 UNITS PER LOT  |
| PERMITTED LOT SIDE YIELD    | 1.0 UNIT PER LOT   |
| PERMITTED LOT REAR YIELD    | 1.0 UNIT PER LOT   |

#### LOT COVERAGE CALCULATIONS

| ITEM                       | AREA (SQ M)   | PERCENTAGE (%) |
|----------------------------|---------------|----------------|
| EXISTING 1 DWELLING        | 2,111         | 21.11          |
| EXISTING 2 DWELLING        | 2,111         | 21.11          |
| NEW CAR GARAGE             | 1,000         | 10.00          |
| EXISTING 2 STOREY DWELLING | 4,778         | 47.78          |
| <b>TOTAL</b>               | <b>10,000</b> | <b>100.00</b>  |

#### SITE PLAN LEGENDS

- EXISTING LANDSCAPE
- GRASSED AREA
- DRIVE PAVED
- DRIVE ASPHALT
- DRIVE BITUM
- DRIVE GRAVEL
- DRIVE GRAVEL
- DRIVE GRAVEL
- EX. TREES/LANDSCAPE
- EX. TREE/LANDSCAPE
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#### CONSTRUCTION NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

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**COMMISSION:** 4188 Terrace Ave Niagara Falls, ON L2E 3J4

**AS BUILT**

**A.C.C.K.**  
ARCHITECTS  
5100 DUNDAS ST. E. UNIT 101  
MISSISSAUGA, ONT. L4X 1L3

**DATE:** DECEMBER 16, 2022

**SCALE:** 1/8" = 1'-0"

**SHEET TITLE:** COVER PAGE

**NO.:** A0

**ISSUED FOR PERMIT**

**ORDER TO COMPLY**

**ORB-2022-001**

**ORB-2022-005**

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**REFERENCE SYMBOLS**

- SECTION
- DIM LINE
- DIM LINE
- DIM LINE
- DIM LINE
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- DIM LINE
- DIM LINE
- DIM LINE
- DIM LINE

**PROPERTY LINE**

**MIN. SET BACK**

**ADJACENT LOT**

**NEW BUILDING**

**EXISTING BUILDING**

**EXISTING LANDSCAPE APPLIED PATTERNS**

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**KEY PLAN**

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