



**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 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-2023-027

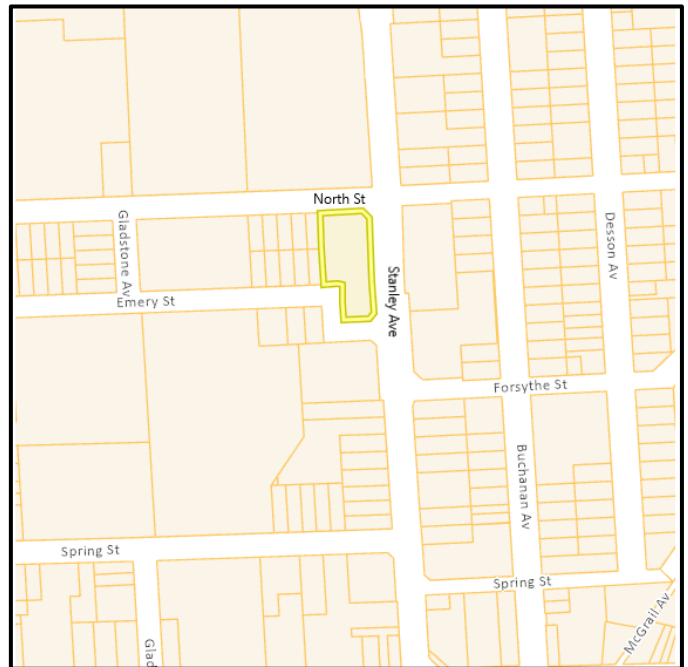
Owner: 1771069 Ontario Inc. (Nur Islam)

Location: The subject property known as 5619 Stanley Avenue located between North Street and Emery Street.

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 two-storey building containing a restaurant (KFC, Taco Bell) and office on the subject property which currently contains a retail store and 10 seat restaurant. The applicant is also proposing a separate structure for a car wash on the subject property.

The subject property is zoned Tourist Commercial (TC) in accordance with Zoning By-law no. 79-200, as amended by By-law 2012-060. The TC zone regulations for a retail store and restaurant, and section 8.6.4 (regulations for gasoline bars in accordance with section 8.9.3 in the AS zone) would apply for this proposal. The following variances are required:



| By-law Section | By-law Requirement | Proposed | Extent of variance |
|----------------------------------|--|----------------------------------|----------------------------------|
| 4.19.1 Parking Area Requirements | Car Wash: 4 parking spaces in line per bay | 2 lanes with 2 cars in each lane | 2 parking spaces in line per bay |

See the sketch on the back for more information.

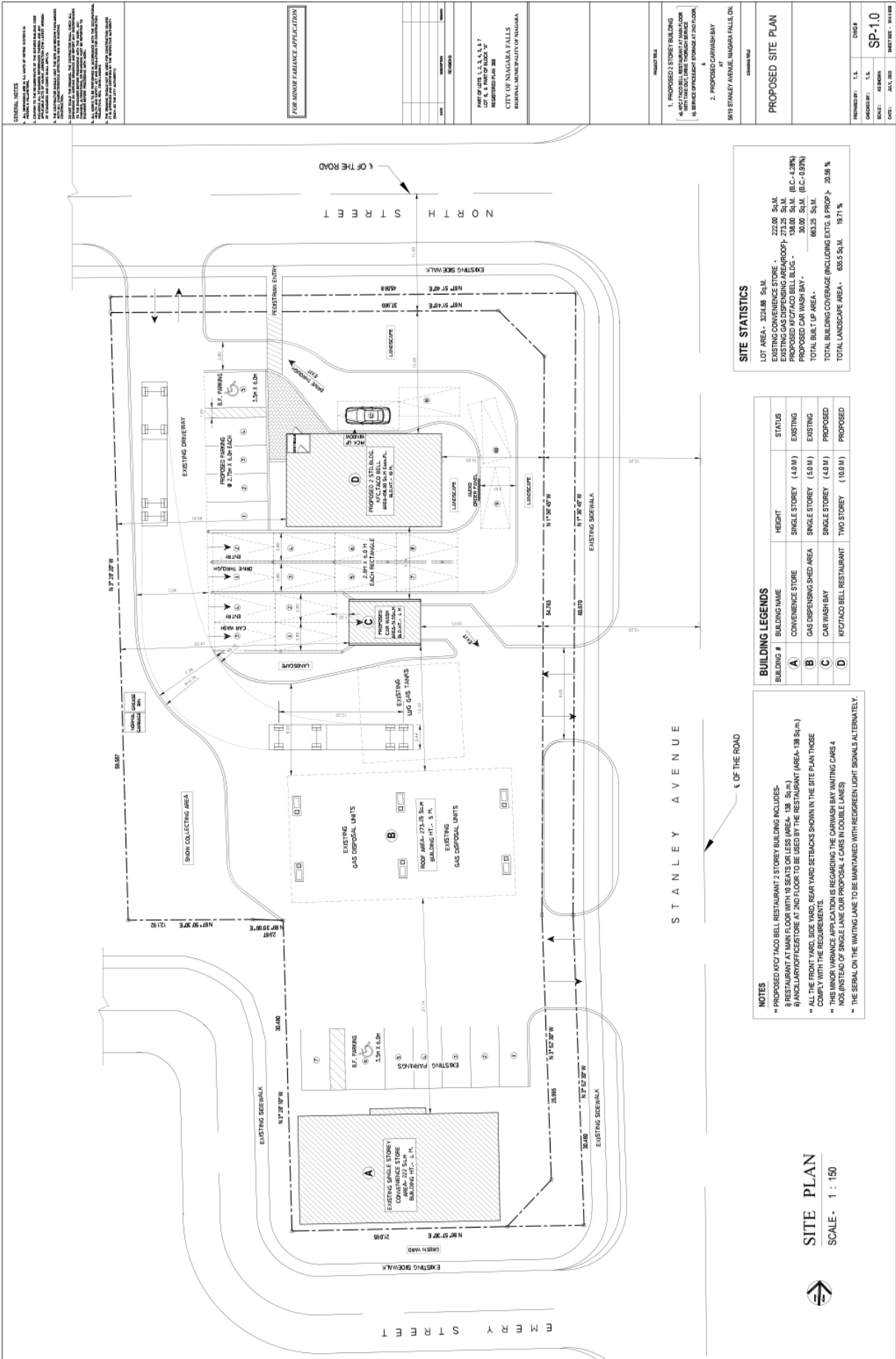
Date of Mailing: August 11, 2023

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.

SCHEDULE 1



GENERAL NOTES

1. THIS PLAN IS A PART OF THE PROJECT AND IS TO BE USED IN CONJUNCTION WITH THE PROJECT REPORT AND THE PROJECT INFORMATION SHEET.
2. THE PROJECT REPORT IS THE PRIMARY REFERENCE FOR ALL INFORMATION RELATING TO THE PROJECT.
3. THE PROJECT INFORMATION SHEET IS THE SECONDARY REFERENCE FOR ALL INFORMATION RELATING TO THE PROJECT.
4. THE PROJECT REPORT AND THE PROJECT INFORMATION SHEET ARE THE ONLY AUTHORITY FOR ALL INFORMATION RELATING TO THE PROJECT.
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FOR MINOR VARIANCE APPLICATION

PROJECT NO. _____

DATE _____

PREPARED BY _____

REVISIONS _____

DATE _____

PROJECT AREA

1. PROPOSED 2 STOREY BUILDING

2. PROPOSED DRIVEWAY

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CITY OF NIAGARA FALLS
MUNICIPALITY OF NIAGARA

PROPOSED SITE PLAN

PROJECT AREA

1. PROPOSED 2 STOREY BUILDING

2. PROPOSED DRIVEWAY

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PROPOSED SITE PLAN

PROJECT AREA

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SITE STATISTICS

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|---|--------------|
| LOT AREA | 3224.88 S.M. |
| EXISTING CONVENIENCE STORE | 222.00 S.M. |
| EXISTING GAS DISPENSING AREA (ROOF) | 273.25 S.M. |
| EXISTING GAS DISPENSING AREA (SIDE) | 138.00 S.M. |
| EXISTING CAR WASH BAY | 30.00 S.M. |
| PROPOSED CAR WASH BAY | 30.00 S.M. |
| PROPOSED CAR WASH BAY | 30.00 S.M. |
| PROPOSED CAR WASH BAY | 30.00 S.M. |
| TOTAL BUILT UP AREA | 683.25 S.M. |
| TOTAL BUILDING COVERAGE (INCLUDING EXITS & PROPS) | 20.58 % |
| TOTAL LANDSCAPE AREA | 683.25 S.M. |
| | 18.71 % |

BUILDING LEGENDS

| BUILDING # | BUILDING NAME | HEIGHT | STATUS |
|------------|--------------------------|-----------------------|----------|
| A | CONVENIENCE STORE | SINGLE STOREY (4.0 M) | EXISTING |
| B | GAS DISPENSING SHED AREA | SINGLE STOREY (5.0 M) | EXISTING |
| C | CAR WASH BAY | SINGLE STOREY (4.0 M) | PROPOSED |
| D | KFC/TACO BELL RESTAURANT | TWO STOREY (10.0 M) | PROPOSED |

NOTES

- 1. PROPOSED KFC/TACO BELL RESTAURANT 2 STOREY BUILDING INCLUDES:
 - a) RESTAURANT AT MAIN FLOOR WITH 10 SEATS OR LESS (AREA - 138 S.M.)
 - b) KITCHEN/OFFICE/STORE AT 2ND FLOOR TO BE USED BY THE RESTAURANT (AREA - 138 S.M.)
- 2. ALL THE FRONT YARD, SIDE YARD, REAR YARD SETBACKS SHOWN IN THE SITE PLAN THOSE COMPLY WITH THE REQUIREMENTS.
- 3. THIS MINOR VARIANCE APPLICATION IS REGARDING THE CARWASH BAY WAITING CARS 4 NOS. INSTEAD OF SINGLE LANE OUR PROPOSAL 4 CARS IN DOUBLE LANES.
- 4. THE SERIAL ON THE WAITING LANE TO BE MAINTAINED WITH RED/GREEN LIGHT SIGNALS ALTERNATELY.

SITE PLAN

SCALE : 1 : 150

