



**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.

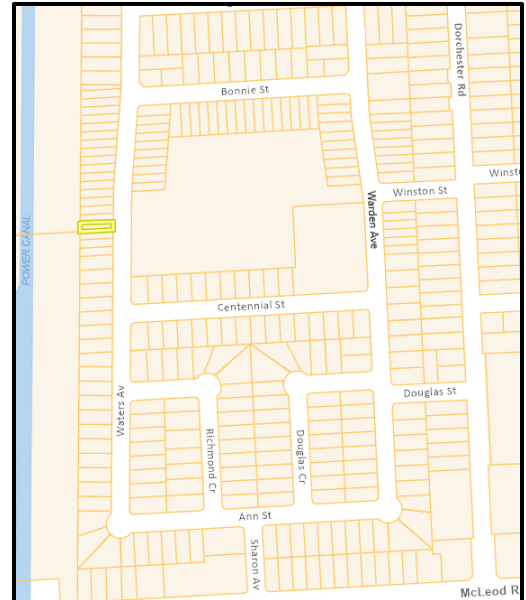
File: A-2023-029

Owner: Edward Lenchyshyn

Location: The subject property known as 6911 Waters Avenue is located between Centennial Street and Bonnie 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 has converted the existing basement into an accessory dwelling unit (second unit) on the subject property. The subject property is zoned Residential Two Zone (R2) 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
5.12 (b) Second Units interior to the primary dwelling unit	The floor area of the second unit shall not exceed 40% of the floor area of the primary dwelling unit	88.8%	48.8%

See the sketch on the back for more information.

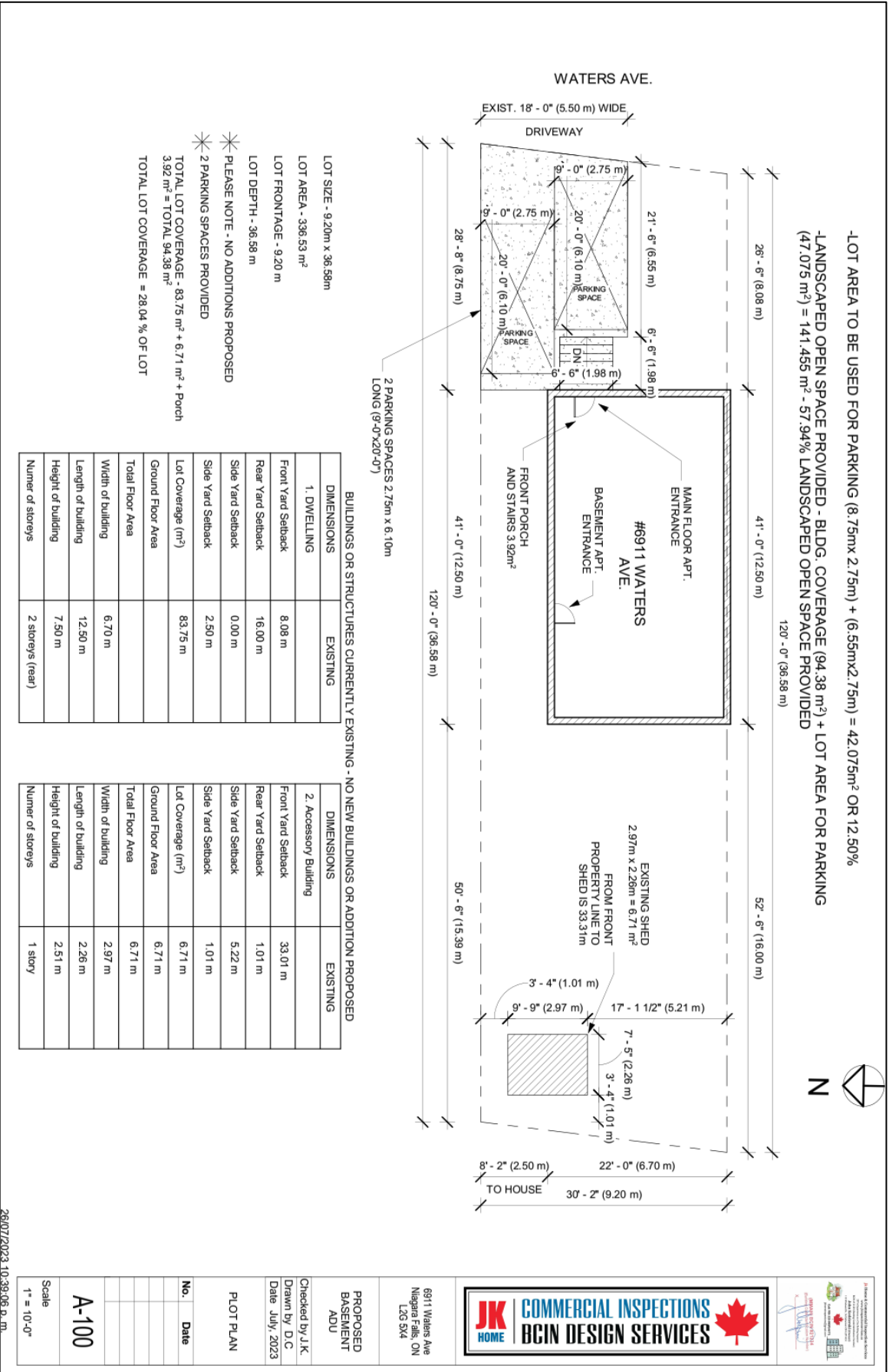
If a specified person or public body that files an appeal of a decision of the Committee of Adjustment for the City of Niagara Falls in respect of the proposed minor variance does not make written submissions to the Committee before it gives or refuses approval, the Ontario Land Tribunal may dismiss 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.

Date of Mailing: August 11, 2023

SCHEDULE 1



COMMERCIAL INSPECTIONS
BCIN DESIGN SERVICES

6911 Waters Ave
Niagara Falls, ON
L2G 5X4

PROPOSED BASEMENT ADU

Checked by J.K.
Drawn by D.C.
Date July, 2023

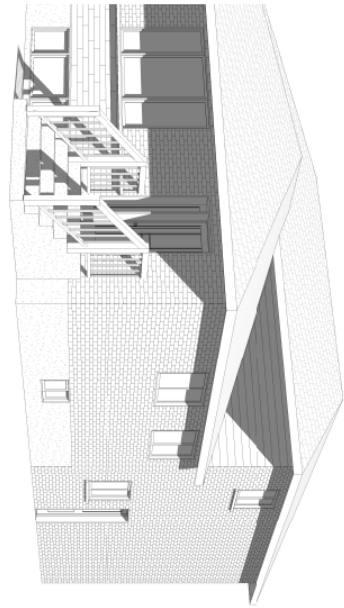
PLOT PLAN

No.	Date

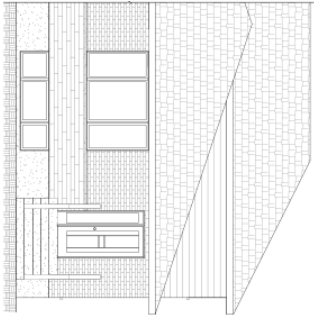
Scale
1" = 10'-0"

A-100

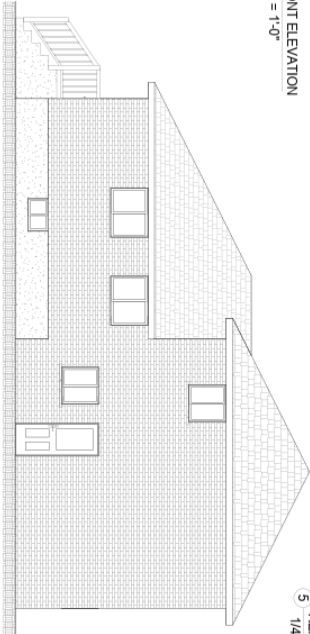
SCHEDULE 2



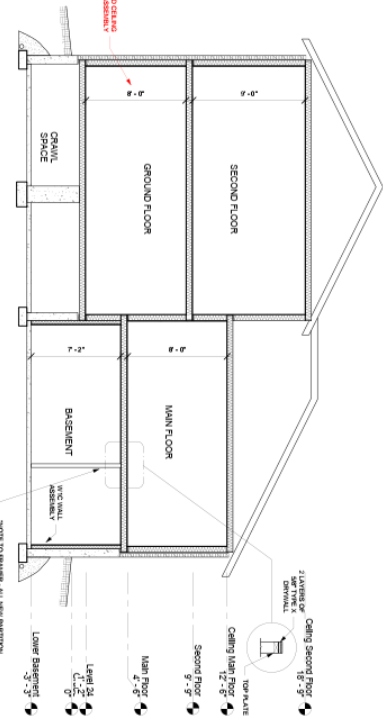
1 3D VIEW



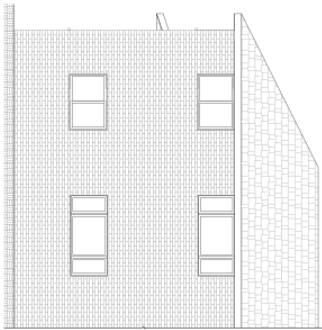
3 FRONT ELEVATION
1/4" = 1'-0"



6 RIGHT ELEVATION
1/4" = 1'-0"



2 TYP. SECTION VIEW
1/4" = 1'-0"



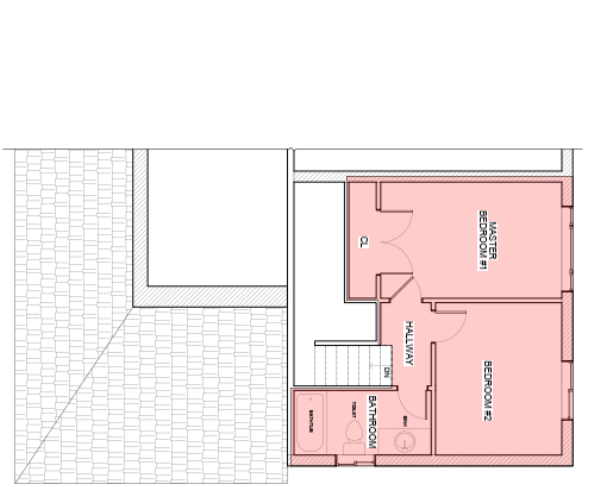
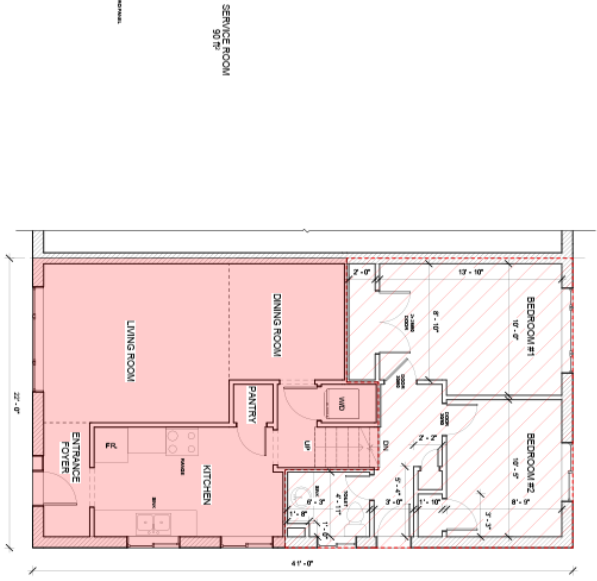
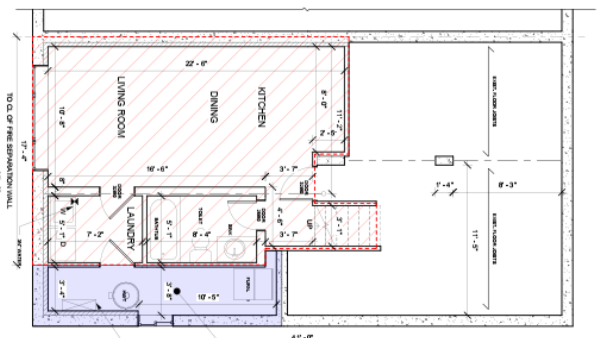
5 REAR ELEVATION
1/4" = 1'-0"

COMMERCIAL INSPECTIONS

BCIN DESIGN SERVICES

CONSTRUCTION, MATERIALS, WORKMANSHIP AND CONDITION OF THE WORK SHALL BE INSPECTED AND REPORTED TO THE CLIENT. THE REPORT SHALL BE PROVIDED TO THE CLIENT WITHIN 10 BUSINESS DAYS OF THE COMPLETION OF THE INSPECTION. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE REPORT IS VALID FOR 90 DAYS FROM THE DATE OF ISSUANCE.

6911 Waters Ave Niagara Falls, ON L2G 5X4
DATE AND STAMP TIME 21/07/2023 10:41:09 A.M.
PROJECT NAME PROPOSED BASEMENT ADU
SHEET TITLE SECTION AND ELEVATIONS
DRAWN BY: D.C.
CHECKED BY: J.K.
SCALE: AS SHOWN
DWG. NO.: A-103



- NEW HARD WIRED INTERCONNECTED COMBINATION SMOKE/STROBE ALARMING MAIN FLOOR AND BASEMENT APARTMENT.
- NEW HARD WIRED INTERCONNECTED CO-ALARMING MAIN FLOOR AND BASEMENT APARTMENT.
- NEW 20 MINUTE FIRE RATED WALL WITH SCL ASSEMBLY, 5/10 RATING
- NEW 20 MINUTE FIRE RATED WALL WITH SCL ASSEMBLY, 5/10 RATING
- NEW 20 MINUTE FIRE RATED WALL WITH SCL ASSEMBLY, 5/10 RATING
- WALLS TO BE REMOVED

- NEW PARTITION WALLS 2x4" @ 16" O.C. - 1/2" DRYWALL EACH SIDE (SEE DETAIL #9) SIMILAR TO WIC WALL ASSEMBLY.
- NEW HARD WIRED INTERCONNECTED COMBINATION SMOKE/STROBE ALARMING MAIN FLOOR AND BASEMENT APARTMENT.
- NEW HARD WIRED INTERCONNECTED CO-ALARMING MAIN FLOOR AND BASEMENT APARTMENT.
- EXIST PLASTER FIRE SEPARATION PROVIDING 60 MIN FIRE RATING (RECORD IS 30 MINUTES)
- NEW 20 MINUTE FIRE RATED WALL WITH SCL ASSEMBLY, 5/10 RATING
- NEW 20 MINUTE FIRE RATED WALL WITH SCL ASSEMBLY, 5/10 RATING
- NEW 20 MINUTE FIRE RATED WALL WITH SCL ASSEMBLY, 5/10 RATING

- HARD WIRED INTERCONNECTED COMBINATION SMOKE/STROBE ALARMING MAIN FLOOR AND BASEMENT APARTMENT.
- HARD WIRED INTERCONNECTED CO-ALARMING MAIN FLOOR AND BASEMENT APARTMENT.

EXISTING MAIN FLOOR WALLS AND CEILING ARE PLASTER CONSTRUCTION -16mm PLASTER WITH 9.5mm GYPSUM LATH WITH 2x4" FRAMING PROVIDES 60 MINUTE FIRE RESISTANCE RATING TABLE 2.3.4B-SB2

CONTRACTOR NOT TO RELY ON THESE WINDOW SIZES FOR ORDERING WINDOWS - CONTRACTOR MUST REDUCE EACH WINDOW NATURAL LIGHT 9.1.2.3. (PART II COMPLIANCE ALTERNATIVE C107 - WINDOWS MAY BE REDUCED BY 50%)

BASEMENT APT. WINDOW SIZES FRAME SIZE (F.S) (GLASS AREA (G.A))

NATURAL AND MECHANICAL VENTILATION 9.1.2.3. (TYPE I, 9.1.2.3. (MSB))

BASEMENT APT. WINDOW COMPLIANCE

ROOMS (GLASS AREA)	ROOM AREAS	WINDOW TYPE	MIN. NAT. LIGHT (MSB)	NATURAL VENTILATION	MECHANICAL VENTILATION	WINDOW COMPLIANCE

PROPOSED EXISTING BASEMENT APARTMENT (UNIT #1) FLOOR PLAN (406 SQ.FT) 1/4" = 1'-0"

EXISTING MAIN FLOOR APARTMENT (UNIT #2) (512 SQ.FT) 1/4" = 1'-0"

EXISTING SECOND FLOOR PART OF UNIT #1 (389 SQ.FT) 1/4" = 1'-0"

LEGEND:

- BASEMENT + PART MAIN FLOOR UNIT #1 - 795 SQ.FT
- PART MAIN FLOOR + 2nd FLOOR UNIT #2 - 895 SQ.FT
- SERVICE ROOM 90 SQ.FT

6911 Waters Ave
Niagara Falls, ON
L2G 5X4

JK HOME

COMMERCIAL INSPECTIONS
BCIN DESIGN SERVICES

CONTRACTOR USER COPY AND NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

JK Home is a registered design professional under the Design Act, 2001, Ontario, Canada. JK Home is a registered design professional under the Design Act, 2001, Ontario, Canada.

DATE AND STRUCTURE: _____
PROJECT NAME: _____
PROPOSED: _____
BASEMENT ADU

FLOOR PLAN / WINDOW CHART

DRAWN BY: D.C.
CHECKED BY: J.K.
SCALE: AS INDICATED
SHEET: 2 OF 4
DWG NO. A-102