



**NOTICE OF PUBLIC COMMITTEE OF  
ADJUSTMENT HEARING**  
**Tuesday, September 26, 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 September 26, 2023 at 4:00 pm, in Committee Room 2 at City Hall for the Committee of Adjustment to consider this application.

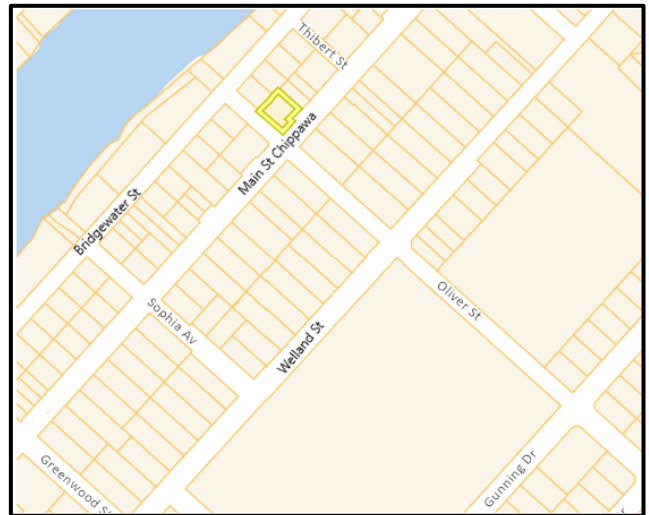
To participate in the remote electronic public hearing and to provide input orally, please pre-register with the Secretary-Treasurer by sending an email to [sanderson@niagarafalls.ca](mailto:sanderson@niagarafalls.ca) or calling 905-356-7521 (Ext. 4281) before 12 noon on September 26, 2023. All registrants will be provided with instructions on how to use their computer, tablet or phone to participate in the remote electronic public hearing.

**File:** A-2023-025, A-2023-026 & B-2023-008

**Owner:** Amikas Holdings Limited (Amy Kassam)

**Location:** The subject property is known as 3955 & 3953 Main Street is located between Oliver Street and Thibert 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) and a consent under Section 53 of the Planning Act (R.S.O. 1990, c.P.13).



**Proposal:** The applicant is proposing to convey a parcel of land (Part 3) to be added to Part 2 for continued Residential use containing a dwelling municipally known as 3953 Main Street. The retained parcel (Part 1) will continue to be used as Residential containing a dwelling municipally known as 3955 Main Street. A concurrent minor variance application has been submitted requesting relief from several requirements of the by-law to recognize the existing dwellings and facilitate the proposed boundary adjustment. The subject property is zoned Residential Two Zone (R2) in accordance with Zoning By-law No. 79-200, as amended. To facilitate the consent, the applicant has requested the following variances once the new lot line between the two parcels is established:

**3953 Main Street (Part 2 & Part 3):**

By-law Section	By-law Requirement	Proposed	Extent of variance
7.7.2 (a)(i) - Minimum lot area for a detached dwelling	370 square metres	338.3 square metres	31.7 metres
7.7.2(b)(i) - Minimum lot frontage for a detached dwelling on an interior lot	12 metres	4.0 metres	8 metres
7.7.2(c) - Minimum front yard depth	6 metres	1.66 metres	4.34 metres
7.7.2(d) - Minimum rear yard depth	7.5 metres	1.28 metres	6.22 metres

Date of Mailing: September 11, 2023

4.19.3(a)(ii) - Maximum width of driveway/parking area in the front yard	60% of the lot frontage but in no case more than 9 metres	96.8% and 3.87 metres	36.8%
4.13 - Accessory building and accessory structures	A roofed over-one storey porch may project into a required front yard a distance of not more than 2.5 metres	Projects entirely into the front yard (1.66 metres) and encroaches onto the municipal road allowance 0.18 metres	1.66 metres
4.14 – Accessory buildings and accessory structures	Deck within the interior side yard cannot be closer to the interior lot line than the minimum interior side yard width (1.2 metres)	0.08 metres	1.12 metres
4.13 - An accessory building or accessory structure may be erected in an interior side yard provided that it is distant not less than 1.2 metres from the side lot line	1.2 metres	0.87 metres	0.33 metres

**3955 Main Street (Part 1):**

<b>By-law Section</b>	<b>By-law Requirement</b>	<b>Proposed</b>	<b>Extent of variance</b>
7.7.2(a)(i) - Minimum lot area for a detached dwelling	370 square metres	277.8 square metres	92.2 square metres
7.7.2(d) – Minimum rear yard depth	7.5 metres	5.28 metres	2.22 metres
4.19.4 – Maximum area of a rear yard which can be used as a parking area	40 square metres	40.1 square metres	0.1 square metres

**See the sketch on the back for more information.**

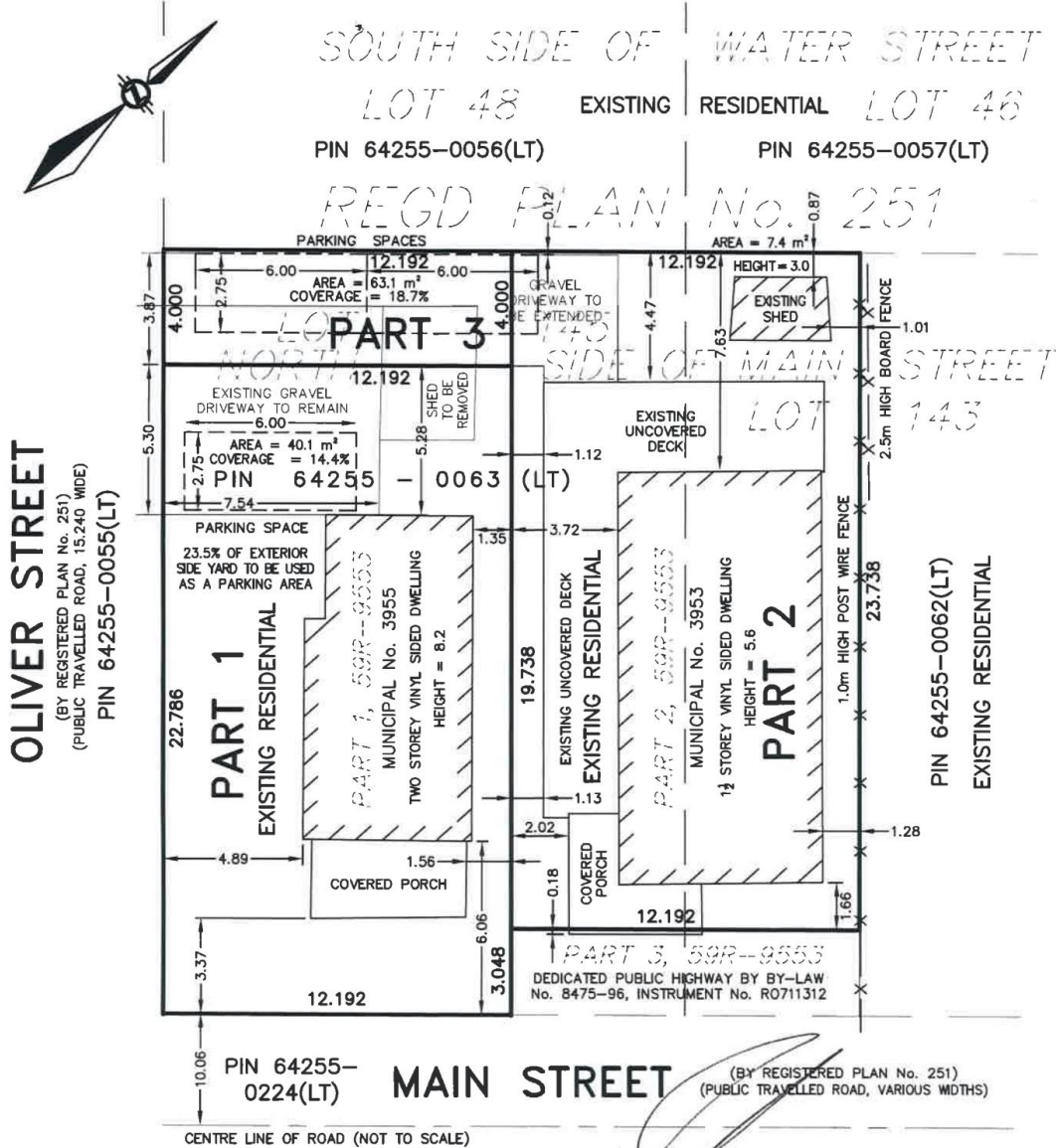
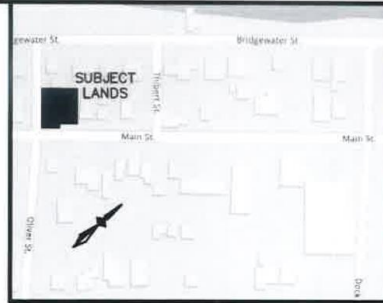
If a specified person or public body that files an appeal of a decision of the Committee of Adjustment for the City of Niagara Falls in respect of the proposed minor variance does not make written submissions to the Committee before it gives or refuses approval, the Ontario Land Tribunal may dismiss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

PRELIMINARY SKETCH TO ACCOMPANY AN APPLICATION UNDER THE PLANNING ACT  
**SCHEDULE 2**  
**PART OF LOTS 143 & 145**  
**NORTH SIDE OF MAIN STREET**  
**REGISTERED PLAN No. 251**  
**CITY OF NIAGARA FALLS**  
**REGIONAL MUNICIPALITY OF NIAGARA**



AREA SCHEDULE			
DESCRIPTION	AREA (m <sup>2</sup> )	COVERAGE	LANDSCAPED OPEN SPACE
PART 1	277.8	28.5%	61.4%
PART 2	289.5	42.5%	31.1%
PART 3	48.8	0.0%	3.1%
PARTS 2 & 3	308.3	39.9%	29.7%

O.L.S.  
 AUGUST 28, 2023 BRENT LAROCQUE

**RICHARD LAROCQUE LIMITED**  
 ONTARIO LAND SURVEYORS & CONSULTANTS  
 12 LYMAN STREET, ST. CATHARINES, ONTARIO  
 905-688-1413  
 6385 COLBORNE STREET, NIAGARA FALLS, ONTARIO  
 905-358-8400  
 www.larocquegroup.ca

THIS SKETCH IS PREPARED FOR AN APPLICATION UNDER THE PLANNING ACT AND ALL DIMENSIONS ARE TO BE CONFIRMED BY SURVEY.

**NOTE:** THE LOT DIMENSIONS ILLUSTRATED HEREON WERE OBTAINED FROM PLANS AND DOCUMENTS ON FILE AT THE LAND REGISTRY OFFICE

**METRIC NOTE** DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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DRAWN BY:  
D.B.

CHECKED BY:  
B.L.

DATE:  
AUG. 28, 2023

FILE:  
NS2022-074  
DWG. FILE: NS2022-074-05