



**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 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-2023-033

Owner: George & Betty VanderMeer

Location: The subject property known as 2220 Stanley Avenue is located between Morning Glory Court and Fruitbelt Parkway.

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 an accessory structure on the above noted property. The subject property is zoned Residential 1E (R1E) Zone in accordance with Zoning By-law No. 79-200, as amended by By-law 2005-043. The following variance is required:



By-law Section	By-law Requirement	Proposed	Extent of variance
4.13 Accessory Buildings and Structures (f) height of accessory building or accessory structure	Wall height - Maximum 3 metres	4.88 metres (wall height)	1.88 metres (wall height)
	Pitched roof - Maximum 4.6 metres	6.32 metres (pitched roof)	1.72 metres (pitched roof)

Date of Mailing: September 11, 2023

4.13 Accessory Buildings and Structures (g) Total lot coverage of all accessory buildings or structures	The total lot coverage of all accessory buildings and accessory structures on a lot shall not exceed 15% of the lot area or 93 square metres	4.9 % or 147.4 square metres	54.4 square metres
4.19.3. (a)(iii) Maximum area of a rear yard which can be used as a parking area	40 square metres	102 square metres	62 square metres

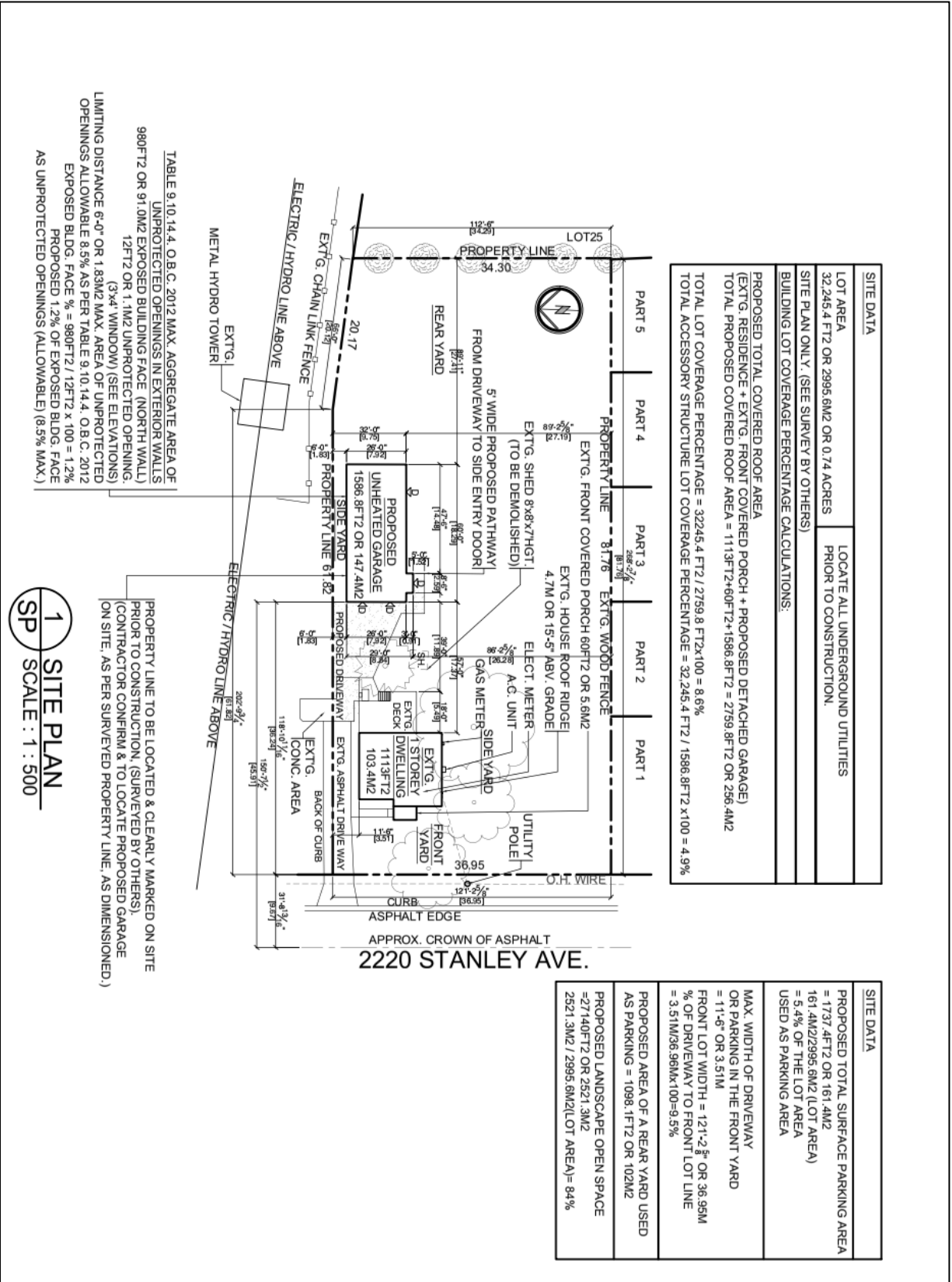
See the sketch on the back for more information.

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.

SCHEDULE 1



SITE DATA	
LOT AREA 32,245.4 FT ² OR 2995.6M ² OR 0.74 ACRES	LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
BUILDING LOT COVERAGE PERCENTAGE CALCULATIONS:	
PROPOSED TOTAL COVERED ROOF AREA (EXTG. RESIDENCE + EXTG. FRONT COVERED PORCH + PROPOSED DETACHED GARAGE) TOTAL PROPOSED COVERED ROOF AREA = 1113FT ² +60FT ² +1586.8FT ² = 2759.8FT ² OR 256.4M ²	
TOTAL LOT COVERAGE PERCENTAGE = 32245.4 FT ² / 2759.8 FT ² x 100 = 8.6%	
TOTAL ACCESSORY STRUCTURE LOT COVERAGE PERCENTAGE = 32,245.4 FT ² / 1586.8FT ² x 100 = 4.9%	

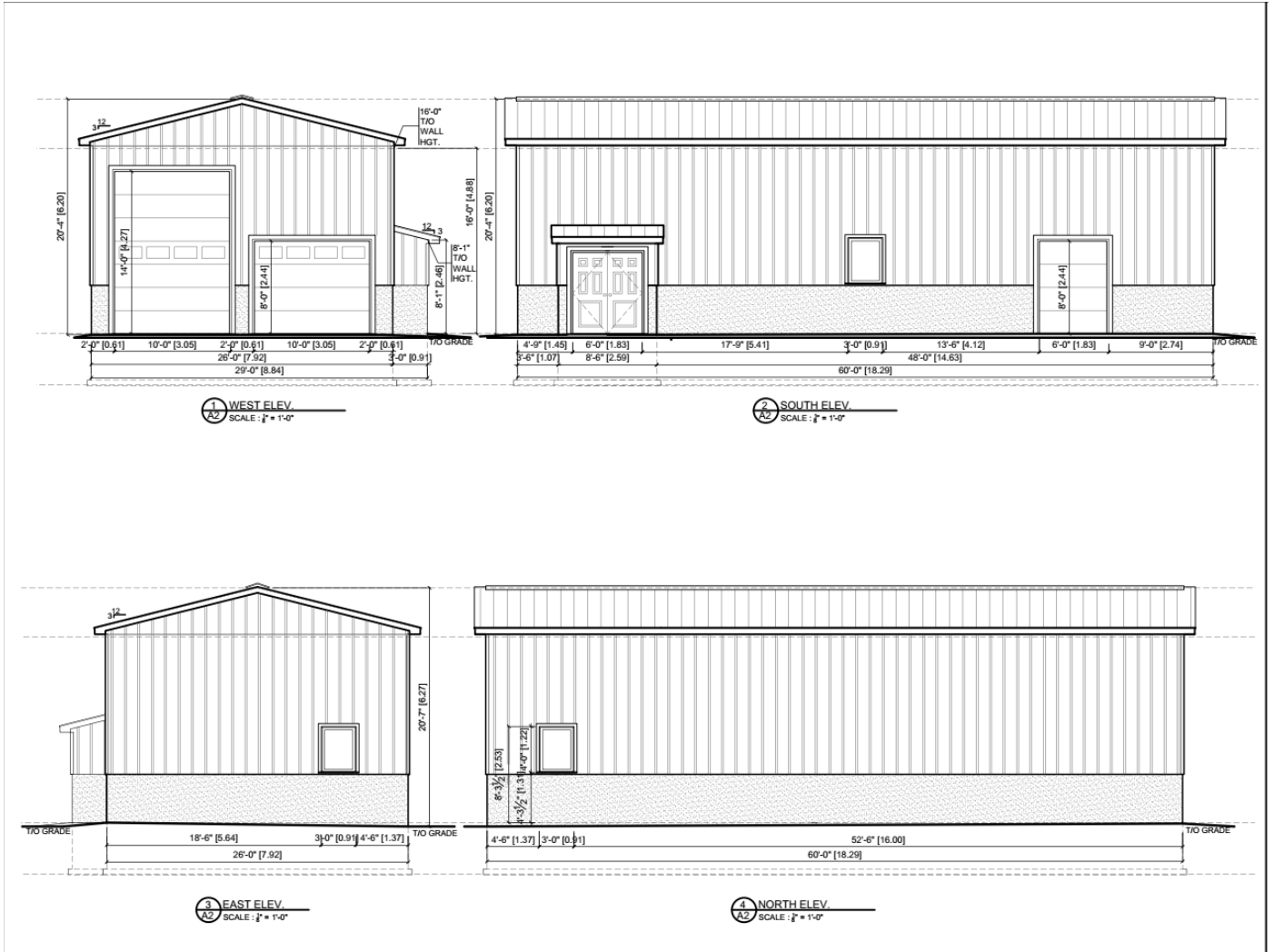
SITE DATA	
PROPOSED TOTAL SURFACE PARKING AREA = 1737.4FT ² OR 161.4M ² 161.4M ² /2995.6M ² (LOT AREA) = 5.4% OF THE LOT AREA USED AS PARKING AREA	
MAX. WIDTH OF DRIVEWAY OR PARKING IN THE FRONT YARD = 11'-6" OR 3.51M	
FRONT LOT WIDTH = 121'-2 1/2" OR 36.95M % OF DRIVEWAY TO FRONT LOT LINE = 3.51M/36.96M x 100 = 9.5%	
PROPOSED AREA OF A REAR YARD USED AS PARKING = 1098.1FT ² OR 102M ²	
PROPOSED LANDSCAPE OPEN SPACE = 27140FT ² OR 2521.3M ² 2521.3M ² / 2995.6M ² (LOT AREA) = 84%	

TABLE 9.10.14.4, O.B.C. 2012 MAX. AGGREGATE AREA OF UNPROTECTED OPENINGS IN EXTERIOR WALLS
980FT² OR 91.0M² EXPOSED BUILDING FACE (NORTH WALL)
12FT² OR 1.1M² UNPROTECTED OPENING.
(3x4 WINDOW) (SEE ELEVATIONS)
LIMITING DISTANCE 6'-0" OR 1.83M MAX. AREA OF UNPROTECTED OPENINGS ALLOWABLE 8.5% AS PER TABLE 9.10.14.4, O.B.C. 2012
EXPOSED BLDG. FACE % = 980FT² / 12FT² x 100 = 1.2%
PROPOSED 1.2% OF EXPOSED BLDG. FACE AS UNPROTECTED OPENINGS (ALLOWABLE) (8.5% MAX.)

PROPERTY LINE TO BE LOCATED & CLEARLY MARKED ON SITE PRIOR TO CONSTRUCTION, (SURVEYED BY OTHERS) (CONTRACTOR CONFIRM & TO LOCATE PROPOSED GARAGE ON SITE, AS PER SURVEYED PROPERTY LINE, AS DIMENSIONED.)

1 SITE PLAN
SP SCALE : 1 : 500

SCHEDULE 2



SCHEDULE 3

