



**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-2023-034

**Owner:** Amrit Grewal

**Location:** The subject property known as 7572 Lundy's Lane is located on the southeast corner of Lundy's Lane and Montrose Road.

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 a covered roof and storage room on the second floor of the existing building on the subject property. The subject property is zoned Tourist Commercial (TC) in accordance with Zoning By-law No. 79-200. The following variance has been requested:



By-law Section	By-law Requirement	Proposed	Extent of variance
8.6.2 (c)(i) Minimum rear yard depth where any part of the building is used for residential purposes	10 metres	8.7 metres	1.3 metres

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

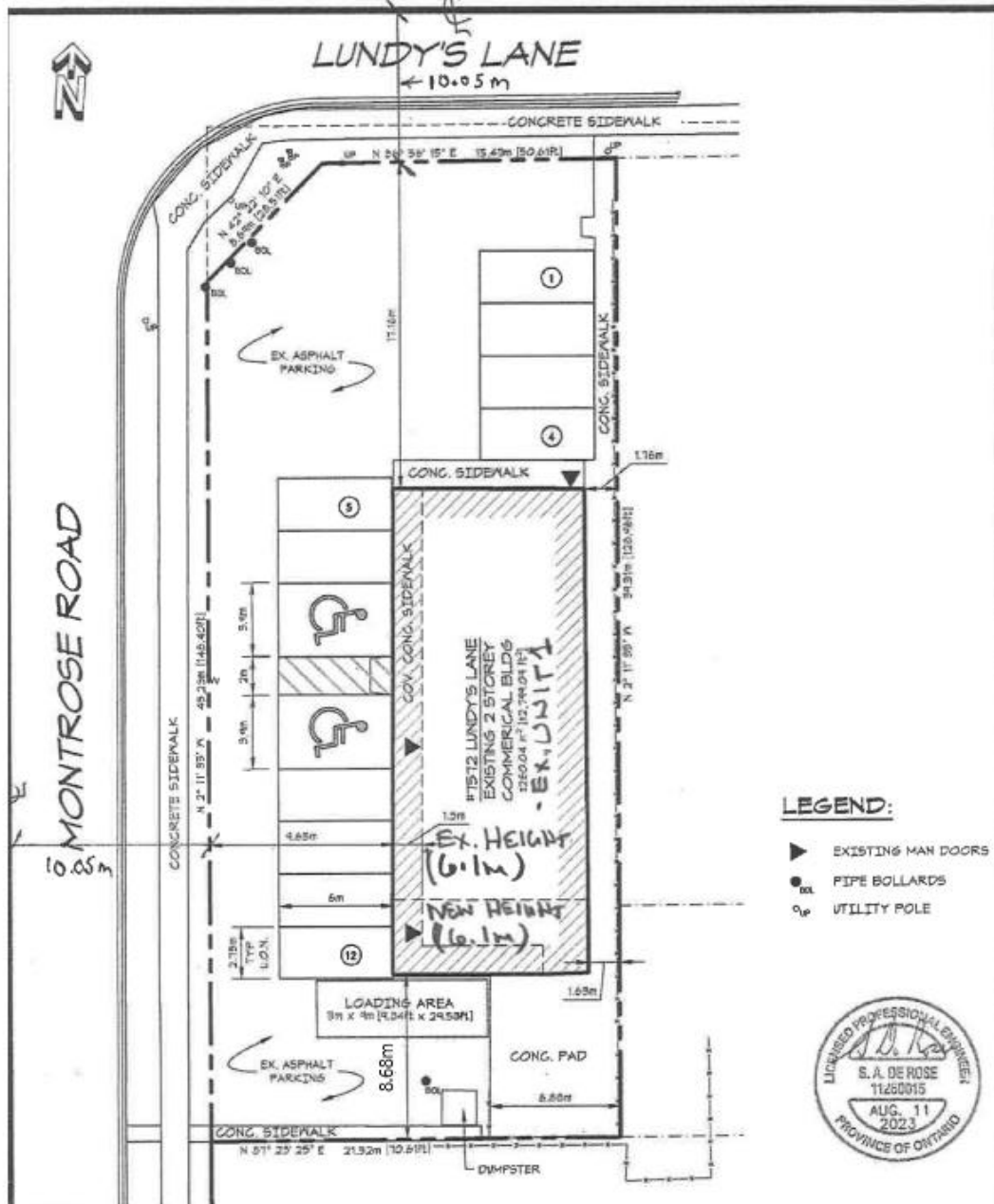
If a specified person or public body that files an appeal of a decision of the Committee of Adjustment for the City of Niagara Falls in respect of the proposed minor variance does not make written submissions to the Committee before it gives or refuses approval, the Ontario Land Tribunal may dismiss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

Date of Mailing: September 11, 2023

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



**LEGEND:**

- ▶ EXISTING MAN DOORS
- EX PIPE BOLLARDS
- UTY POLE



**NOTES:**

1. DISTANCES AND ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.9048.
2. BOUNDARY INFORMATION HAS BEEN DERIVED FROM AVAILABLE RECORDS AND/OR FIELD MEASUREMENTS. THIS IS NOT A PLAN OF SURVEY.

NOTE: THIS IS NOT A LEGAL PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

LAND USE SCHEDULE - ZONE TC		
TOTAL LOT AREA	11,087.61 m <sup>2</sup> [11,106.84 FT <sup>2</sup> ]	100.0%
MAX. ALLOW. LOT COVERAGE	1761.93 m <sup>2</sup> [18,194.86 FT <sup>2</sup> ]	10.0%
TOTAL EX. LOT COVERAGE	1260.04 m <sup>2</sup> [12,749.01 FT <sup>2</sup> ]	23.4%

**MR. SAM DE ROSE, P.ENG.**  
 162 MARTINDALE ROAD, UNIT #505  
 ST. CATHARINES, ON L2H 1Y8  
 WORK: (905) 324-4394 EMAIL: SAM@SDESOLE.COM

DWG No.

**S1**

1 of 1

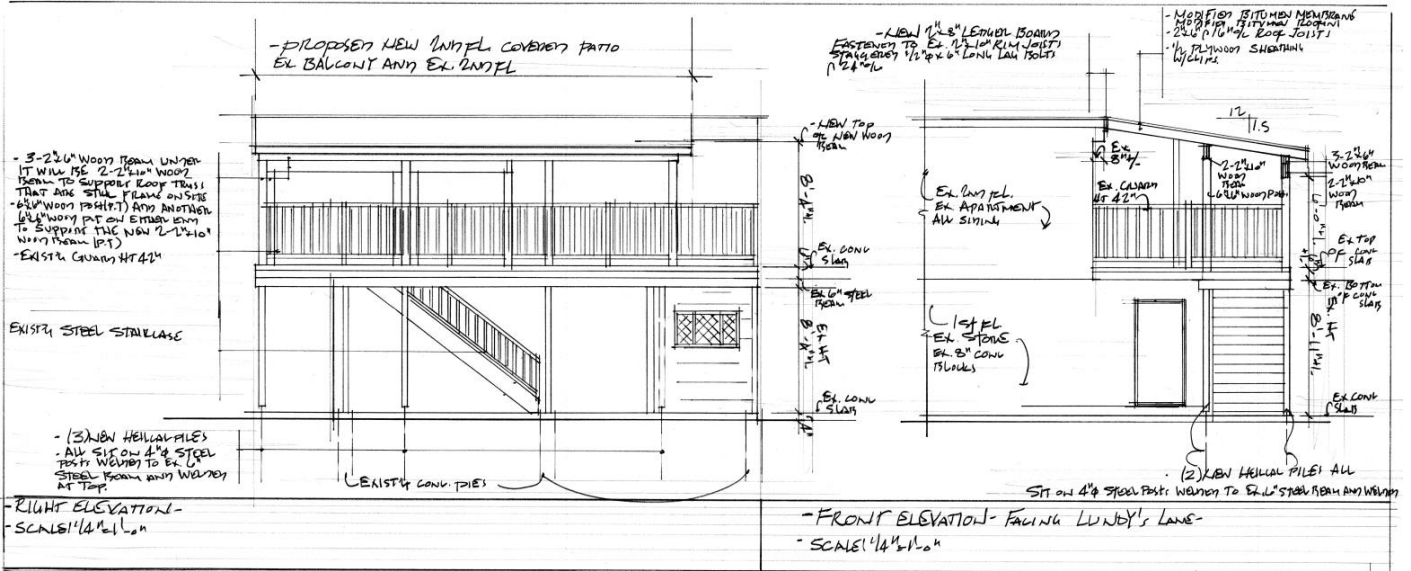
JOB: 7512 LUNDY'S LANE, NIAGARA FALLS, ON  
 EXISTING SITE PLAN

DRN BY: G.C.H.

DATE: AUG 11, 2023

PROJ. No.: -

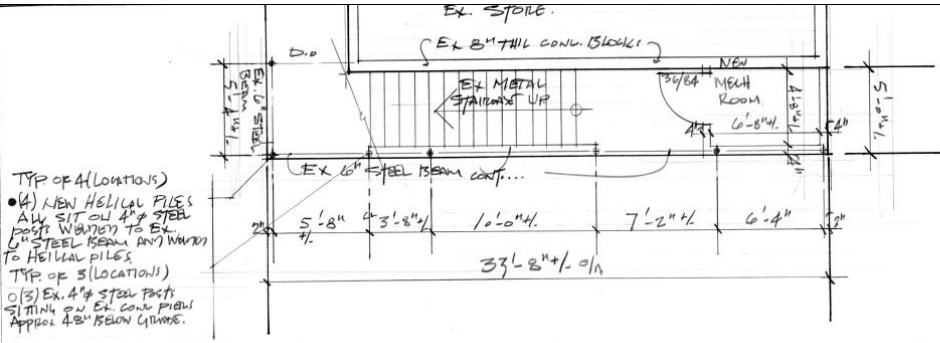
# SCHEDULE 2



- NEW STORAGE RM - ON W/DFL
- EXTERIOR WALL CONST
- VINYL SIDING
- TYPICAL HOUSE WRAP WATER RESISTIVE BARRIER AROUND WHOLE BUILDING
- 7/16" ASPENITE SHEATHING
- 2x4" WOOD STUDS P/16"
- 2x4" SILL PLATE ON SILL GASKET AND USE TOP COU TO FASTEN TO EXISTING CONCR. SLABS
- NEW MECH RM - ON 1ST FL.
- EXTERIOR WALL CONST
- VINYL SIDING
- TYPICAL HOUSE WRAP WATER RESISTIVE BARRIER AROUND WHOLE BUILDING
- 7/16" ASPENITE SHEATHING
- 2x4" WOOD STUDS P/16"
- 2x4" SILL PLATE ON SILL GASKET AND USE TOP COU TO FASTEN TO EXISTING CONCR. SLABS

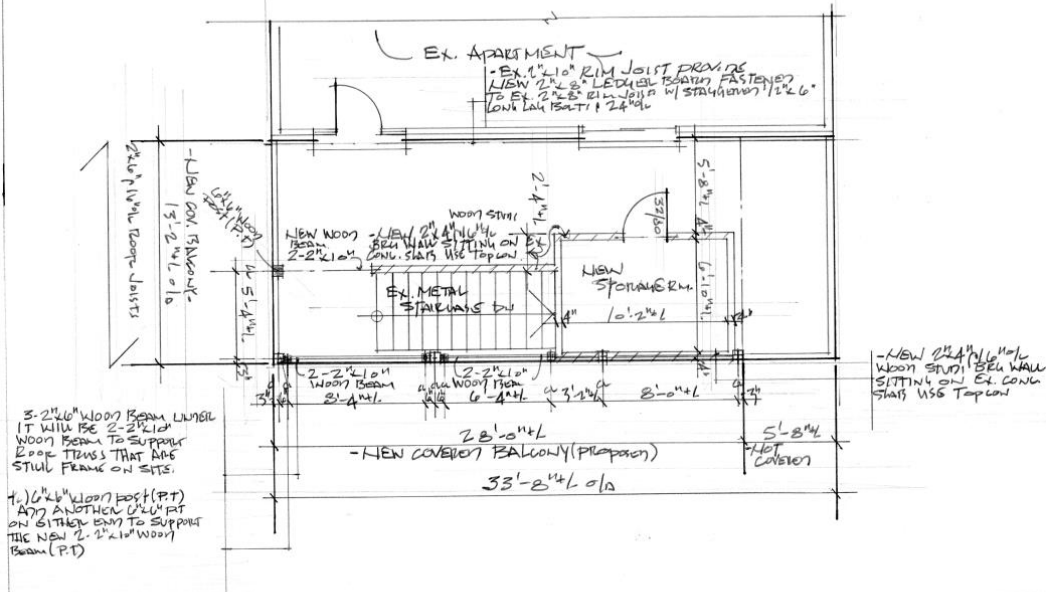


### SCHEDULE 3



- TYPE OF 4 (LOCATIONS)
- (4) NEW HELICAL PILES  
 ALL SIT ON 4\"/>
- TYPE OF 5 (LOCATIONS)
- (5) EX. 4\"/>

- EX. MAIN FLOOR PLAN (PROPOSED NEW MECH RM)  
 - SCALE: 1/4" = 1'-0"  
 - APPX. & SFT: 371 SFT (3.4) NEW MECH ROOM ON 1ST FL.



3-2\"/>

- EX. 2ND FLOOR PLAN (PROPOSED NEW 2ND FL. COVERED BALCONY) AND ALSO NEW STORAGE RM.  
 - SCALE: 1/4" = 1'-0"