



NOTICE OF REMOTE ELECTRONIC PUBLIC COMMITTEE OF ADJUSTMENT HEARING
Tuesday, February 21, 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 remote public hearing to consider an application for minor variances and/or to forward written comments prior to the hearing. During this time, written comments are the preferred method of receiving public input. Written comments may be sent by mail or email. You can also provide oral input by joining the -electronic hearing.

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 February 21, 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.

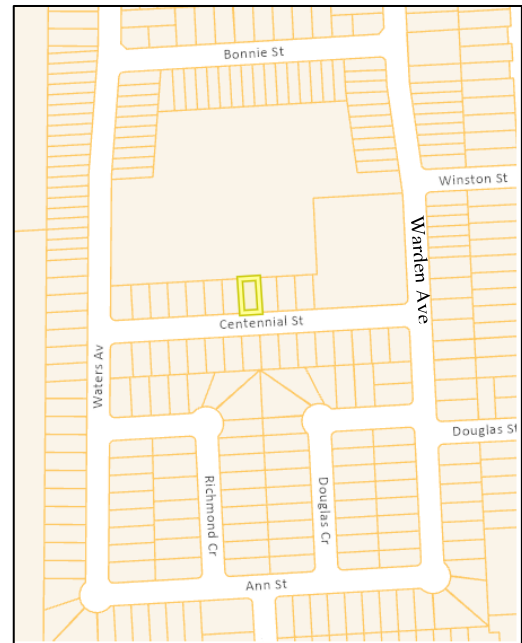
File: A-2023-002

Owner: Geoffrey Mayers

Location: The subject property known as 7047 Centennial Street located on the north side of Centennial Street between Waters Avenue and Warden Avenue.

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 addition to the above noted property. The subject property is zoned Residential Single Family 1D (R1D) Zone in accordance with Zoning By-law No. 79-200, as amended. The applicant has requested the following variance:



By-law Section	By-law Requirement	Proposed	Extent of variance
5.1(b) Minimum interior side yard width on each side where no garage is provided.	2.4 metres	1.98 metres	0.42 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.

Date of Mailing: February 3, 2023

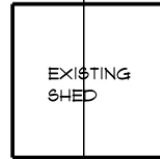
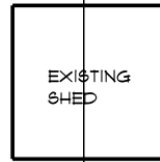
SCHEDULE 1

LOT LINE 52.8' (16.093 M)



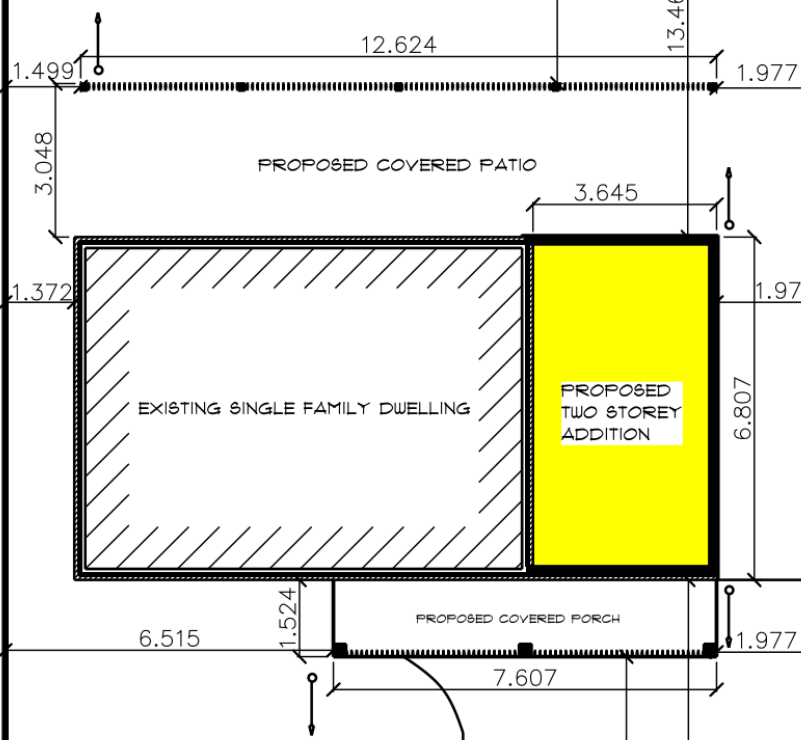
LOT 74
 PLAN No. 240
 IN THE CITY OF NIAGARA FALLS
 REGIONAL MUNICIPALITY OF NIAGARA
 #7047 CENTENNIAL STREET

LOT AREA = 490.5 M²
 EXISTING HOUSE GROSS AREA = 62.0 M²
 SHEDS GROSS AREA = 18.6 M²
 COVERED PORCH AREA = 11.6 M²
 COVERED PATIO AREA = 38.5 M²
 PROPOSED ADDITION GROSS AREA = 24.8 M²
 NEW GROSS BUILDING AREA = 155.5 M²
 NEW % LOT COVERAGE = 31.7%



LOT LINE 100.0' (30.480 M)

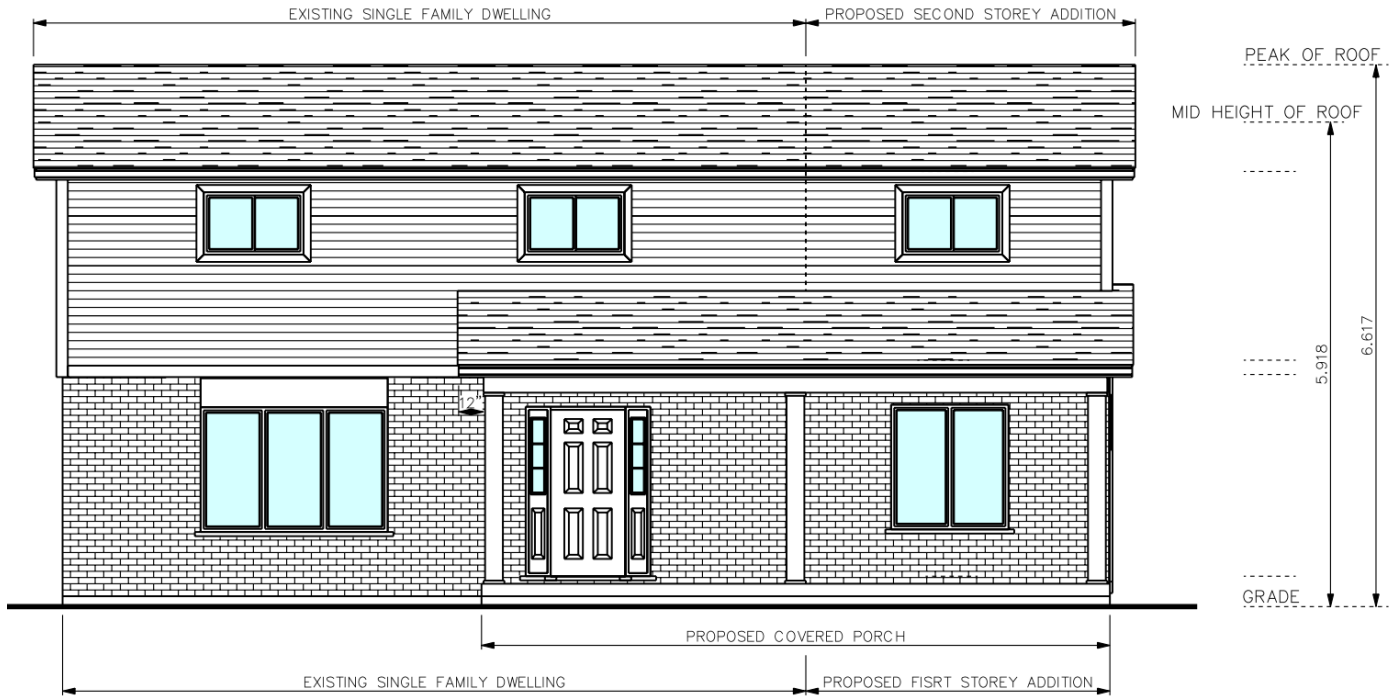
LOT LINE 100.0' (30.480 M)



LOT LINE 52.8' (16.093 M)

CENTENNIAL STREET

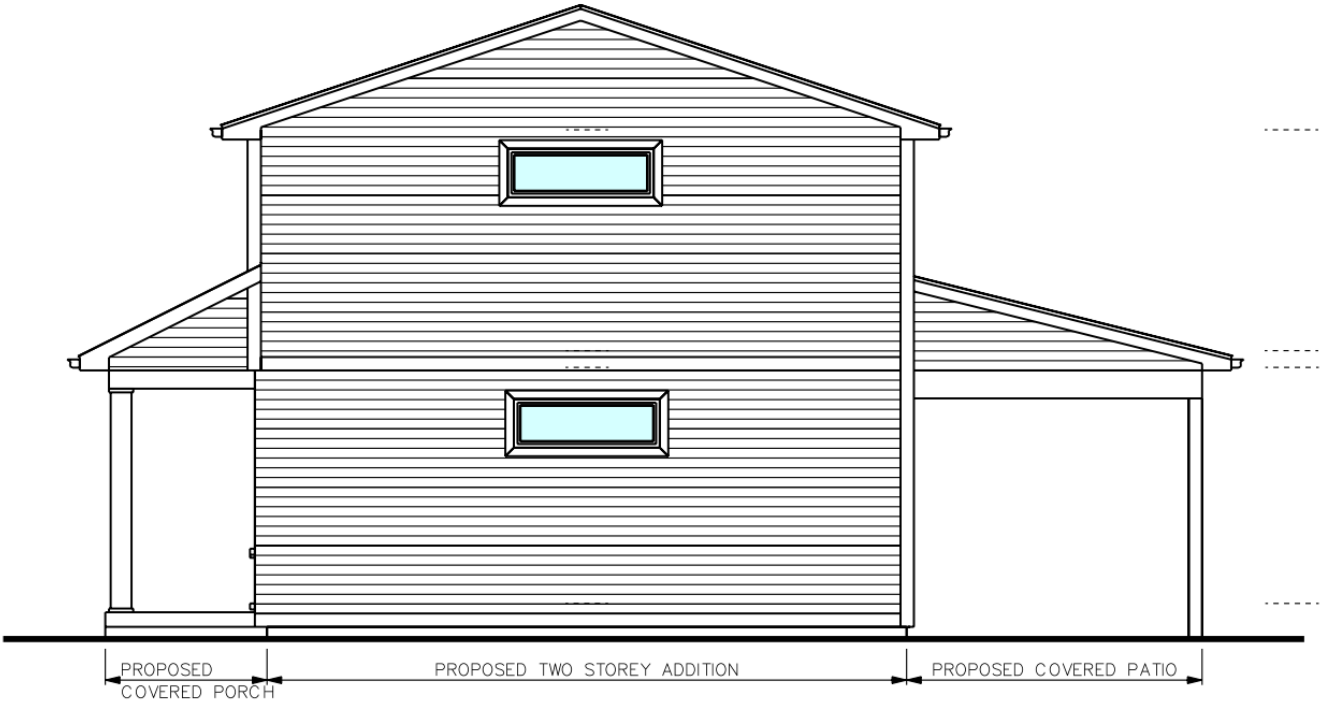
SCHEDULE 2



FRONT ELEVATION



REAR ELEVATION



PROPOSED
COVERED PORCH

PROPOSED TWO STOREY ADDITION

PROPOSED COVERED PATIO

RIGHT ELEVATION