



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.

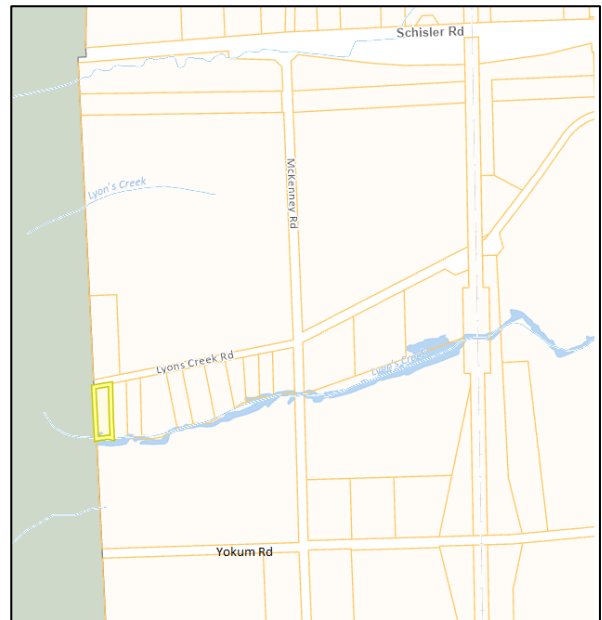
File: A-2022-054

Owner: Ryan Michael & Laura Molnar

Location: 10060 Lyons's Creek 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 is proposing to construct an addition to an existing dwelling on the subject property. The subject property is zoned Rural Agriculture (RA) in accordance with By-law No. 1538 (1958) for the former Township of Crowland, now part of the City of Niagara Falls, as amended by By-law No. 1982-20, as amended by By-law No. 1985-129. The following variances have been requested:



| <u>By-law Section</u> | <u>Required</u> | <u>Proposed</u> | <u>Extent of Variance</u> |
|------------------------------|------------------------|------------------------|----------------------------------|
| 7.2.3 – Front yard depth | 60 feet (18.29 metres) | 31 feet (9.45 metres) | 29 feet (8.84 metres) |

See the sketch on the back for more information.

If a specified person or public body 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 9, CONC 4

LYON'S CREEK RD

FRONTAGE (116'±) 35.36m

PROPOSED NEW DEPTH AND VARIANCE (31'±) 9.45m

WEST SIDE LINE FROM ADDITION (37.5') 11.4m

EAST SIDE LINE FROM ADDITION (58') 17.8m

*NO SIDEWALK OR CURB

TOTAL NEW AREA OF BUILDING COVER
 $168m^2 + 53.4m^2 = 221.4m^2$

% BUILDING COVERAGE
 $\frac{221.4m^2}{0.328 Ha} \times 11 = 6.75\%$

94% LANDSCAPED 93.2

(308.5'±) THE ADDITION WILL BE 7.62m x 7.01m. IT WILL BE TO EXPAND THE UPPER

LIVING SPACE TO ACCOMMODATE A LIMITED ABILITY ELDERLY PARENT WHO REQUIRES MAIN FLOOR ACCESS AND CARE.

LAND AREA (0.81Ac) 0.328Ha

PROPOSED ADDITION 53.4m²

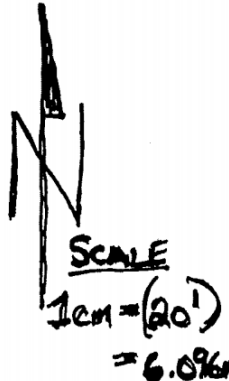
TREE

DRIVEWAY

7.01m (23') 10060 LYON'S CREEK RD EXISTING 1 STOREY HOUSE WITH ATTACHED GARAGE 168m² [HOUSE ONLY] 108.2m²

CITY OF WELAND LIMIT (310'±) 94.5±m

DISTANCE TO LYON'S CREEK (113') 34.4±m



*BACKYARD IS A GRADED HILL, WHICH IS UNFIT TO BUILD ON, HAS SEPTIC, AND IS PROTECTED WATERWAY.

(116'±) 35.36m±

LYON'S CREEK

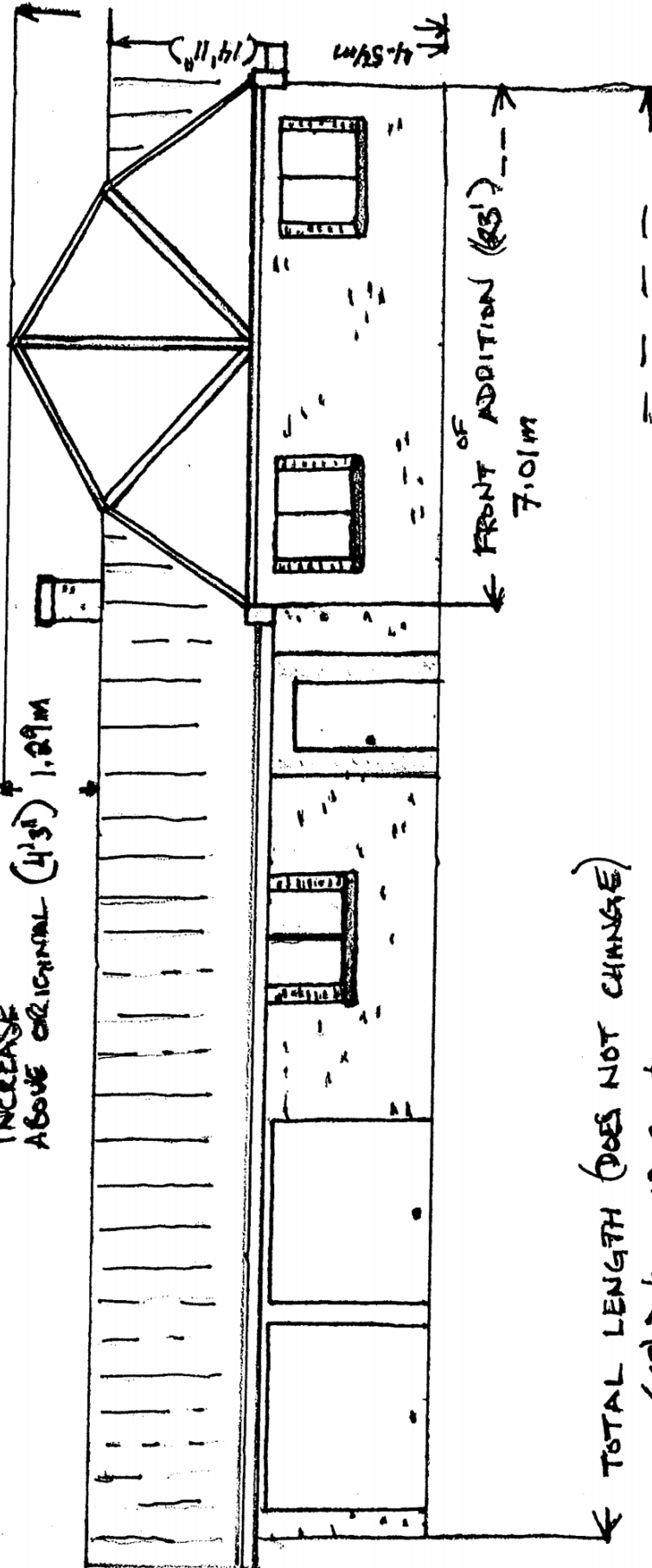
10060 LYON'S CREEK RD
FRONT ELEVATION

1 STOREY SINGLE FAMILY
HOUSE WITH ATTACHED GARAGE

SCHEDULE 2

POSSIBLE
NEW ELEVATION (19) 5.79M

POSSIBLE
INCREASE
ABOVE ORIGINAL (4'3") 1.29M



SCALE

1cm = 2.5' = 0.762m
1mm = 3/16" = 0.0762m
1/4" = 1' = 0.3048m