



**NOTICE OF PUBLIC COMMITTEE OF
ADJUSTMENT HEARING**
Tuesday, November 28, 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 November 28, 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 November 28, 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-2023-038

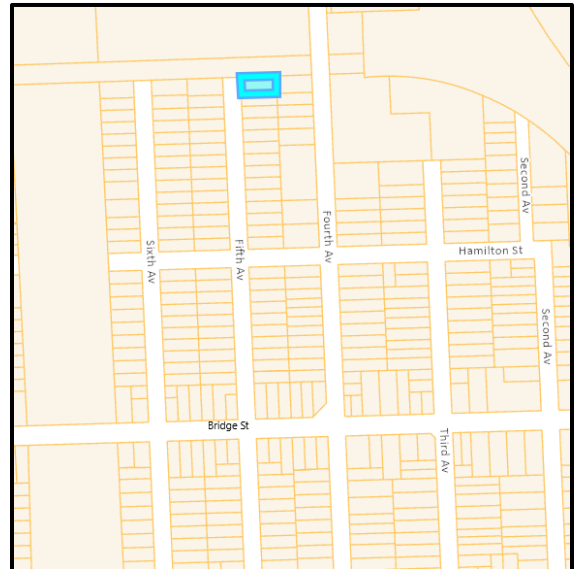
Owner: Jennifer Yagar

Location: The subject property fronts onto Fifth Avenue located to the north of Hamilton Street.

(Roll Number: 2725 010 01002 400)

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 a semi-detached dwelling on the property. The subject property is zoned Residential Two Zone (R2) Zone in accordance with Zoning By-law No. 79-200. The following variances have been requested:



By-law Section	By-law Requirement	Proposed	Extent of variance
7.7.2 (b)(iii) Minimum lot frontage for a semi-detached dwelling or a duplex dwelling on an interior lot	18 metres	17.77 metres	0.23 metres
5.1 (a)(b) Minimum interior side yard width on each side	2.4 metres (where no attached garage is provided, section 5.1 (a) & (b) of By-law No. 79-200)	1.2 metres	1.2 metres
4.19.3 (a)(iii) Maximum area of a rear yard can be used as a parking area	40 square metres	112.8 square metres	72.8 metres

Date of Mailing: November 13, 2023

4.14 (d) Yards	A roofed-over one storey porch may project into a required front yard a distance not more than 2.5 metres and in no event shall any part of such porch be closer than 1.5 metres from any street line	Covered porch projects 3.6 metres into the required front yard	1.1 metres
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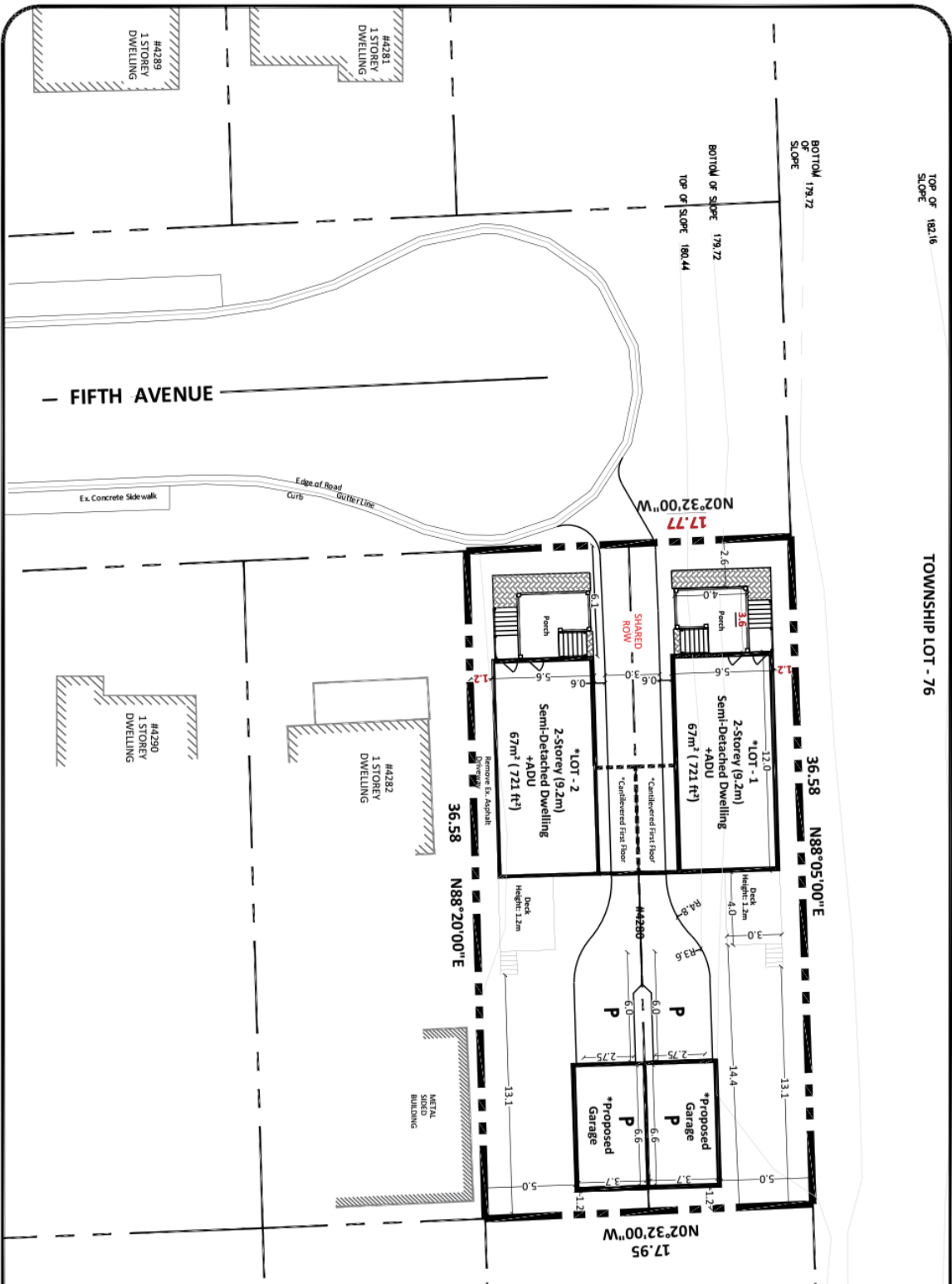
See the sketch on the back for more information.

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.

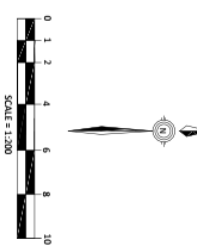
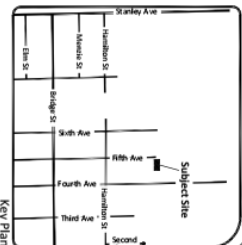
If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer, Committee of Adjustment, Planning & Development, City Hall, P.O. Box 1023, and 4310 Queen Street, Niagara Falls, Ontario, L2E 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



TOWNSHIP LOT - 76



TYPE	LOT - 1 (0.12)		LOT - 2 (0.12)		Total
	Area (m ²)	%	Area (m ²)	%	
Building Coverage	107.82	12.96	107.82	12.96	215.64
Impervious Area	84.4	10.14	84.4	10.14	168.8
Landscaping Cov.	32.33	3.82	32.33	3.82	64.66
Total Area	326.6	39.6	326.6	39.6	653.2

*Impervious parking spaces not included in %.

Width of impervious parking not to exceed 3 m.

Preliminary

better neighbourhoods

1204 Ontario Street, St. Catharines, ON L2R 5P9
 Phone: 905-688-8880
 Website: www.betterneighbourhoods.ca

PROJECT TITLE:
4280 Fifth Avenue
 Niagara Falls, Ontario

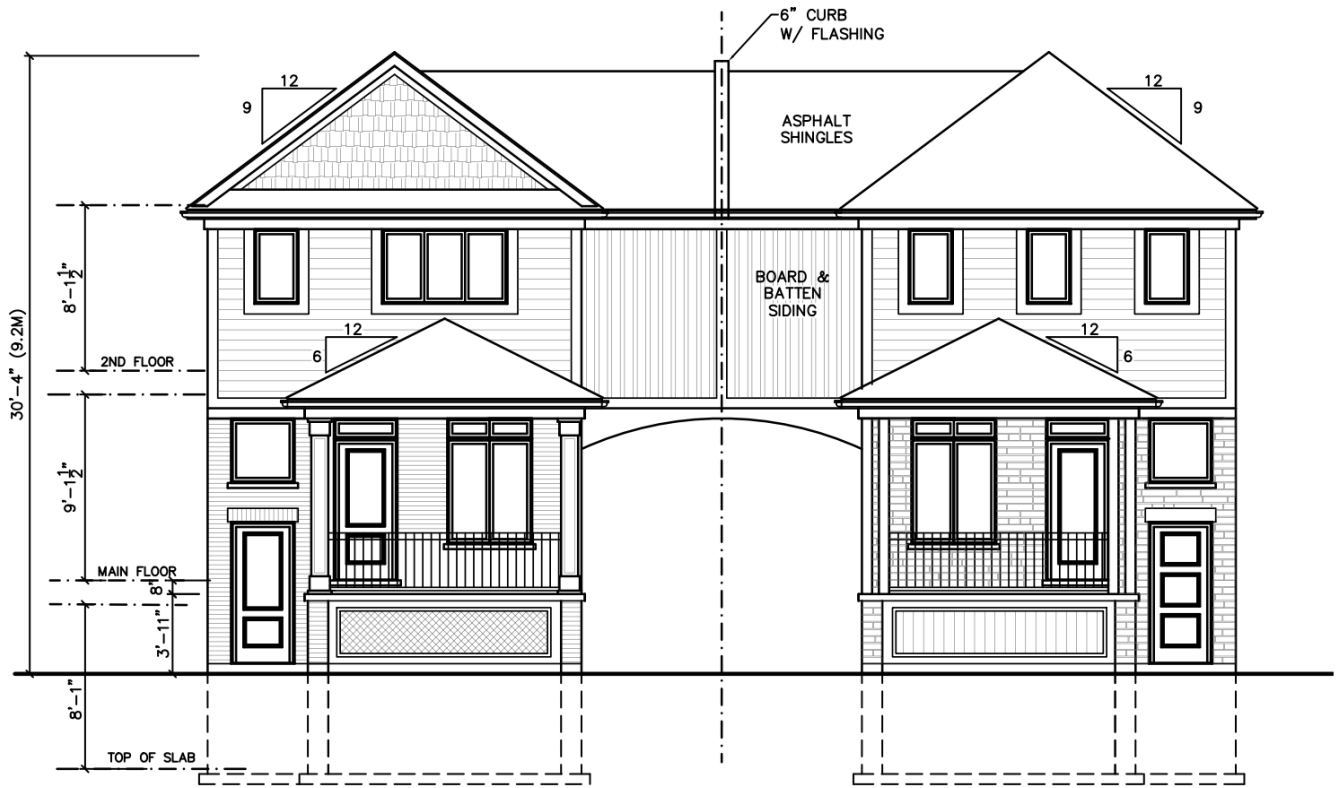
DRAWING TITLE:
Site Plan

DATE OF ISSUE:
2023 10 19

DRAWING NO.:
0448-SP

REV. NO.:
0

SCHEDULE 2



FRONT ELEVATION	<i>4280 FIFTH AVENUE</i> <i>NIAGARA FALLS</i>
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CLOSS DESIGN
GROUP INC.
JULY 31/23

PRELIMINARY