



**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](mailto: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.

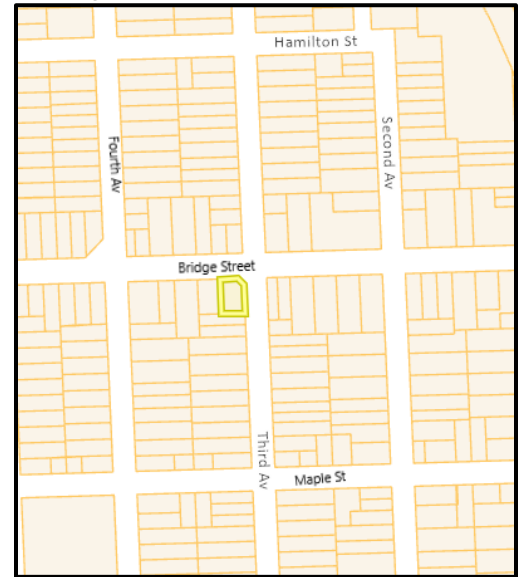
**File:** A-2023-041

**Owner:** 1000451785 Ontario Inc. (Frank Servello)

**Location:** The subject property known as 5020 Bridge Street is located on the south side of Bridge Street between Third Avenue and Fourth 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 a mixed-use building with commercial units on the ground floor and 4 dwelling units above the ground floor. The property is zoned General Commercial (GC-1115), in accordance with Zoning By-law No. 79-200, as amended by By-law 2020-015. The following variances have been requested:



By-law Section	By-law Requirement	Proposed	Extent of variance
8.2.2 (c)(i) - Minimum rear yard depth where any part of the building is used for residential purposes	10 metres	3 metres	7 metres
4.19.1 - Parking and access requirements	<p><b>Commercial:</b> 3.4 parking spaces</p> <p><b>Basement storage:</b> 1.13 parking spaces</p> <p><b>Residential:</b> 5.6 parking spaces</p> <p><b>Total required parking:</b> 10 parking spaces</p>	8 parking spaces	2 parking spaces

Date of Mailing: November 14, 2023

**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.

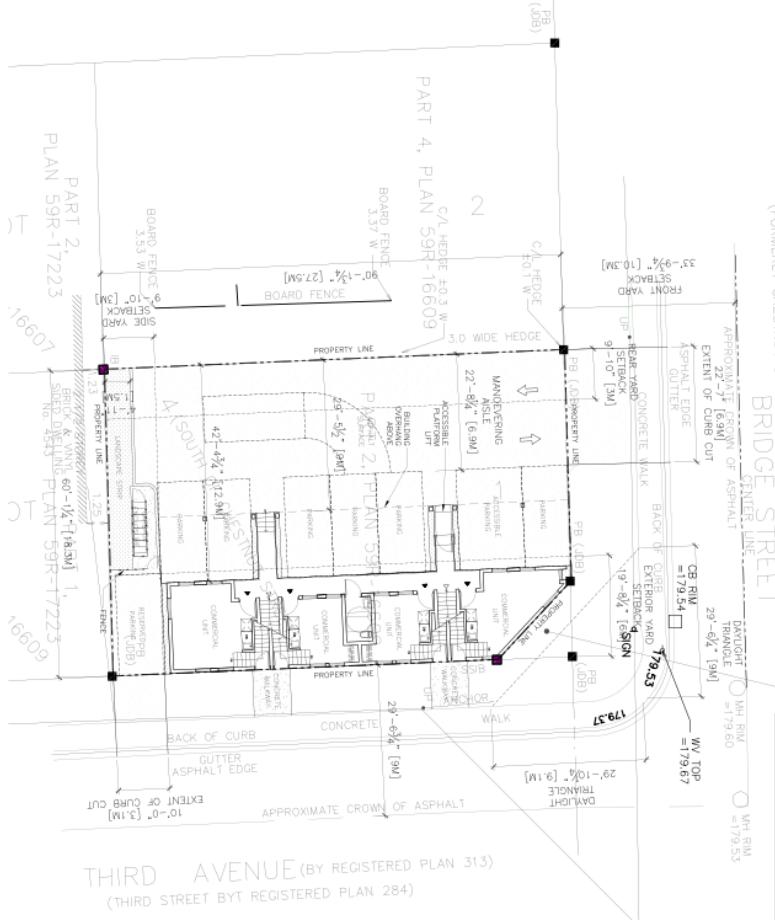
Additional information is available from Planning & Development or by telephoning Suzanne Anderson, Secretary-Treasurer Committee of Adjustment at 905-356-7521 ext. 4281 between 8:30 a.m. and 4:30 p.m. Monday to Friday or email [sanderson@niagarafalls.ca](mailto:sanderson@niagarafalls.ca).

# SCHEDULE 1

ITEM NO.	ITEM DESCRIPTION	AMOUNT	UNIT	COMMENTS
1	EXTERIOR WALL	115	sqm	
2	EXTERIOR DOOR	2	ea	
3	EXTERIOR WINDOW	4	ea	
4	EXTERIOR WALL	115	sqm	
5	EXTERIOR DOOR	2	ea	
6	EXTERIOR WINDOW	4	ea	
7	EXTERIOR WALL	115	sqm	
8	EXTERIOR DOOR	2	ea	
9	EXTERIOR WINDOW	4	ea	
10	EXTERIOR WALL	115	sqm	
11	EXTERIOR DOOR	2	ea	
12	EXTERIOR WINDOW	4	ea	
13	EXTERIOR WALL	115	sqm	
14	EXTERIOR DOOR	2	ea	
15	EXTERIOR WINDOW	4	ea	
16	EXTERIOR WALL	115	sqm	
17	EXTERIOR DOOR	2	ea	
18	EXTERIOR WINDOW	4	ea	
19	EXTERIOR WALL	115	sqm	
20	EXTERIOR DOOR	2	ea	
21	EXTERIOR WINDOW	4	ea	
22	EXTERIOR WALL	115	sqm	
23	EXTERIOR DOOR	2	ea	
24	EXTERIOR WINDOW	4	ea	
25	EXTERIOR WALL	115	sqm	
26	EXTERIOR DOOR	2	ea	
27	EXTERIOR WINDOW	4	ea	
28	EXTERIOR WALL	115	sqm	
29	EXTERIOR DOOR	2	ea	
30	EXTERIOR WINDOW	4	ea	
31	EXTERIOR WALL	115	sqm	
32	EXTERIOR DOOR	2	ea	
33	EXTERIOR WINDOW	4	ea	

ITEM NO.	ITEM DESCRIPTION	AMOUNT	UNIT	COMMENTS
34	EXTERIOR WALL	115	sqm	
35	EXTERIOR DOOR	2	ea	
36	EXTERIOR WINDOW	4	ea	
37	EXTERIOR WALL	115	sqm	
38	EXTERIOR DOOR	2	ea	
39	EXTERIOR WINDOW	4	ea	
40	EXTERIOR WALL	115	sqm	
41	EXTERIOR DOOR	2	ea	
42	EXTERIOR WINDOW	4	ea	
43	EXTERIOR WALL	115	sqm	
44	EXTERIOR DOOR	2	ea	
45	EXTERIOR WINDOW	4	ea	
46	EXTERIOR WALL	115	sqm	
47	EXTERIOR DOOR	2	ea	
48	EXTERIOR WINDOW	4	ea	
49	EXTERIOR WALL	115	sqm	
50	EXTERIOR DOOR	2	ea	
51	EXTERIOR WINDOW	4	ea	
52	EXTERIOR WALL	115	sqm	
53	EXTERIOR DOOR	2	ea	
54	EXTERIOR WINDOW	4	ea	
55	EXTERIOR WALL	115	sqm	
56	EXTERIOR DOOR	2	ea	
57	EXTERIOR WINDOW	4	ea	
58	EXTERIOR WALL	115	sqm	
59	EXTERIOR DOOR	2	ea	
60	EXTERIOR WINDOW	4	ea	

2. OBC MATRIX



1. ENGRAVED SITE PLAN

**1. ENGRAVED SITE PLAN**  
 (BY BY-LAW 8108-95, AS AMENDED BY BY-LAW 547, INST. NO. N131432)  
 REGIONAL ROAD NO. 43  
 (FORMERLY CHESTNUT STREET BY BY-LAW 547, INST. NO. N131432)  
 BRIDGE STREET  
 PART 1 PLAN 59R-16609  
 TRANSFERRED TO REGIONAL LANSING  
 OF MICHIGAN BY INST. NO. S162459  
 DEDICATED AS PUBLIC HIGHWAY BY  
 BY-LAW NO. 2020-30 INST. NO. S164267

ITEM NO.	ITEM DESCRIPTION	AMOUNT	UNIT	COMMENTS
61	EXTERIOR WALL	115	sqm	
62	EXTERIOR DOOR	2	ea	
63	EXTERIOR WINDOW	4	ea	
64	EXTERIOR WALL	115	sqm	
65	EXTERIOR DOOR	2	ea	
66	EXTERIOR WINDOW	4	ea	
67	EXTERIOR WALL	115	sqm	
68	EXTERIOR DOOR	2	ea	
69	EXTERIOR WINDOW	4	ea	
70	EXTERIOR WALL	115	sqm	
71	EXTERIOR DOOR	2	ea	
72	EXTERIOR WINDOW	4	ea	
73	EXTERIOR WALL	115	sqm	
74	EXTERIOR DOOR	2	ea	
75	EXTERIOR WINDOW	4	ea	
76	EXTERIOR WALL	115	sqm	
77	EXTERIOR DOOR	2	ea	
78	EXTERIOR WINDOW	4	ea	
79	EXTERIOR WALL	115	sqm	
80	EXTERIOR DOOR	2	ea	
81	EXTERIOR WINDOW	4	ea	
82	EXTERIOR WALL	115	sqm	
83	EXTERIOR DOOR	2	ea	
84	EXTERIOR WINDOW	4	ea	
85	EXTERIOR WALL	115	sqm	
86	EXTERIOR DOOR	2	ea	
87	EXTERIOR WINDOW	4	ea	
88	EXTERIOR WALL	115	sqm	
89	EXTERIOR DOOR	2	ea	
90	EXTERIOR WINDOW	4	ea	
91	EXTERIOR WALL	115	sqm	
92	EXTERIOR DOOR	2	ea	
93	EXTERIOR WINDOW	4	ea	
94	EXTERIOR WALL	115	sqm	
95	EXTERIOR DOOR	2	ea	
96	EXTERIOR WINDOW	4	ea	
97	EXTERIOR WALL	115	sqm	
98	EXTERIOR DOOR	2	ea	
99	EXTERIOR WINDOW	4	ea	
100	EXTERIOR WALL	115	sqm	
101	EXTERIOR DOOR	2	ea	
102	EXTERIOR WINDOW	4	ea	

ITEM NO.	ITEM DESCRIPTION	AMOUNT	UNIT	COMMENTS
103	EXTERIOR WALL	115	sqm	
104	EXTERIOR DOOR	2	ea	
105	EXTERIOR WINDOW	4	ea	
106	EXTERIOR WALL	115	sqm	
107	EXTERIOR DOOR	2	ea	
108	EXTERIOR WINDOW	4	ea	
109	EXTERIOR WALL	115	sqm	
110	EXTERIOR DOOR	2	ea	
111	EXTERIOR WINDOW	4	ea	
112	EXTERIOR WALL	115	sqm	
113	EXTERIOR DOOR	2	ea	
114	EXTERIOR WINDOW	4	ea	
115	EXTERIOR WALL	115	sqm	
116	EXTERIOR DOOR	2	ea	
117	EXTERIOR WINDOW	4	ea	
118	EXTERIOR WALL	115	sqm	
119	EXTERIOR DOOR	2	ea	
120	EXTERIOR WINDOW	4	ea	
121	EXTERIOR WALL	115	sqm	
122	EXTERIOR DOOR	2	ea	
123	EXTERIOR WINDOW	4	ea	
124	EXTERIOR WALL	115	sqm	
125	EXTERIOR DOOR	2	ea	
126	EXTERIOR WINDOW	4	ea	
127	EXTERIOR WALL	115	sqm	
128	EXTERIOR DOOR	2	ea	
129	EXTERIOR WINDOW	4	ea	
130	EXTERIOR WALL	115	sqm	



1. ENGRAVED SITE PLAN

2024.11.09. Issued for New Version

MaNA  
 New Roadside  
 5020 Bridge St.  
 Mississauga, ON  
 Canada

Drawn By: [Name]  
 Check By: [Name]  
 Date: 2024.11.12

Scale: As Noted

Ontario Association of Architects  
 License No. [Number]  
 License Expire: [Date]

Site Plan, OBC Matrix, Site Statistics, Schedules  
 A1.0

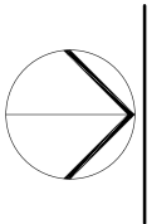


**COLLINSTELLATIONS**  
LANDSCAPE ARCHITECTURE

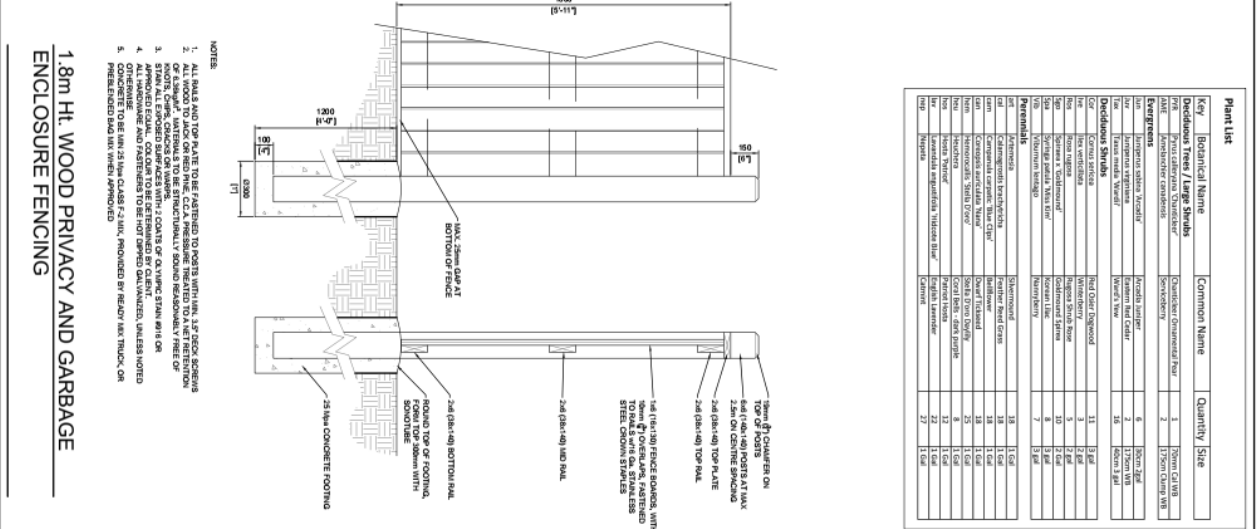
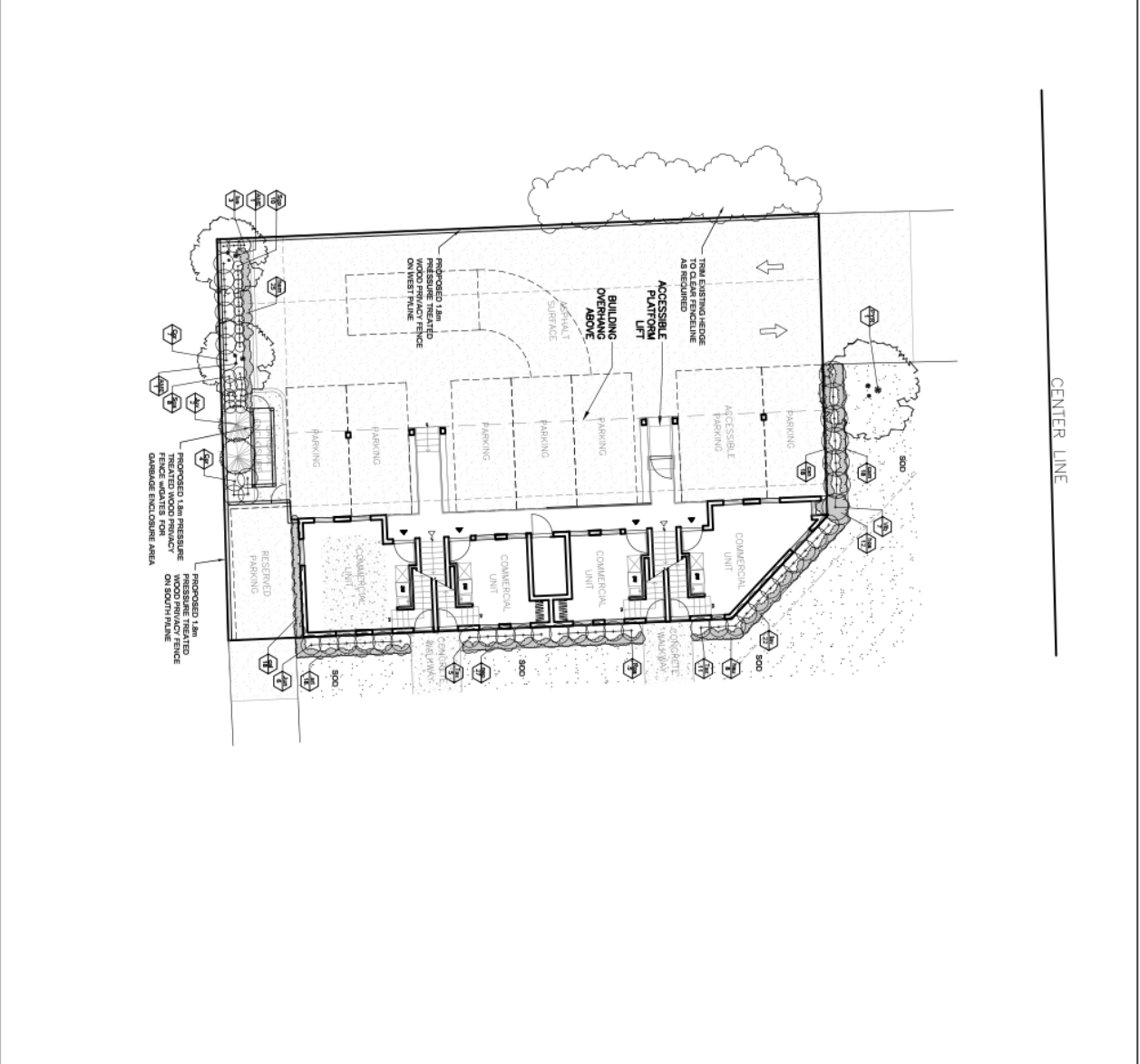
Jim Collins Dipl. L.A.T. OALA CSLA  
647-284-6361  
collinstellations@gmail.com  
www.collinstellations.ca  
CollinStellations - Instagram  
CollinStellations - Facebook

5120 Bridge St.  
Niagara Falls, Ont.  
1/16" = 1'-0" SCALE  
Proposed Landscape Plan

# SCHEDULE 2



REVISED LANDSCAPE/PAVING AREA NOV. 2023  
REVISED FENCING & DETAIL NOV. 2023  
ISSUED FOR REVIEW SEPT. 2023



**1.8m HT. WOOD PRIVACY AND GARBAGE ENCLOSURE FENCING**

- NOTES:
1. ALL BUA AND TOP PLATE TO BE FASTENED TO BOTTOM WITH 1/2" x 2" BOLTS.
  2. ALL WOOD TO JOIN ON 90MM PINE CLACK PRESSURE TREATED TO A NET RETENTION OF 50%.
  3. STAIN ALL EXPOSED SURFACES WITH 2 COATS OF OIL-BASED STAIN WITH OR WITHOUT UV PROTECTION.
  4. ALL WOODWORK AND FASTENERS TO BE HOT DIPPED GALVANIZED UNLESS NOTED OTHERWISE.
  5. CONCRETE TO BE MIN. 25 MM CLASS 2.5XK, PROVIDED BY RELEVANT TRADE, OR PRE-CASTED BUA, WHEN APPROVED.

**Plant List**

Key	Botanical Name	Common Name	Quantity	Size
1	Redmond Tree / Large Shrub	Canadian Grounds Rose	1	150cm CLUB
2	Redmond Tree / Large Shrub	Canadian Grounds Rose	2	150cm CLUB WB
3	Redmond Tree / Large Shrub	Canadian Grounds Rose	2	150cm CLUB WB
4	Redmond Tree / Large Shrub	Canadian Grounds Rose	2	150cm CLUB WB
5	Redmond Tree / Large Shrub	Canadian Grounds Rose	2	150cm CLUB WB
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