



DATE OF MAILING: February 5, 2019

APPLICATION NO: A-2019-001

## **COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC MEETING**

The Committee of Adjustment for the City of Niagara Falls has received an application from **Keith Gowans (Habitat for Humanity)** for the property legally described as Lot 42, Plan 308, located on the southwest corner of Fourth Avenue and Hamilton Street (see sketch on reverse side).

**A public meeting is scheduled to take place on Tuesday, February 19, 2019 at 5:00 p.m. in Committee Room 2 at City Hall for the Committee of Adjustment to consider this application.**

The applicant is requesting the Committee of Adjustment to consider minor variances from provisions of Zoning By-law No. 79-200, through a process permitted by Section 45 (1) of the Planning Act (R.S.O. 1990, c.P. 13).

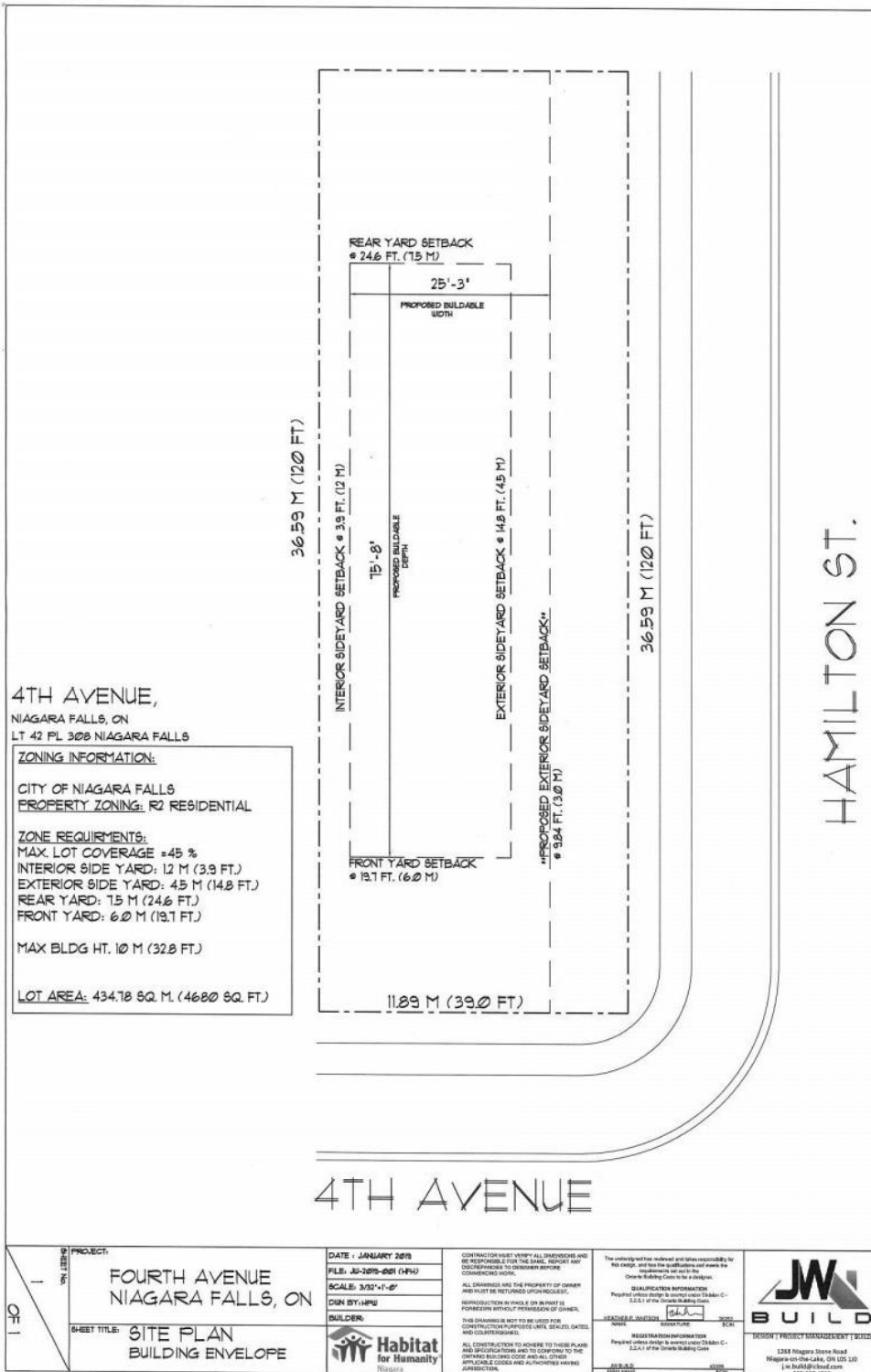
The applicant is proposing to construct a one-storey detached dwelling, approximately 178 square metres in size, on the subject property. Zoning By-law No. 79-200 requires a minimum exterior side yard width of 4.5 metres, whereas an exterior side yard width of 3.0 metres abutting Hamilton Street exists. A variance of 1.5 metres is requested. Further, a minimum lot frontage of 15 metres for a detached dwelling on a corner lot is required, whereas a lot frontage of 11.89 metres exists. A variance of 3.11 metres is requested.

All interested persons are invited to attend this meeting to find out more about this application and offer comments. The application and the plans for the relief requested may be viewed in the Planning Department between 8:30 a.m. and 4:30 p.m., Monday through Friday prior to the meeting.

If you do not attend the hearing, the Committee can proceed with the application, and make a determination in your absence without any further notice to you. If you, or a representative acting on your behalf, are unable to attend the hearing, you may submit a letter expressing your concerns about the application in advance of the hearing addressed to the Secretary/Treasurer, and you may request a copy of any further notice or decision concerning this application.

For more information please contact Rita Marriott, Acting Secretary Treasurer Committee of Adjustment, at (905)356-7521, extension 4239 or email at [rmarriott@niagarafalls.ca](mailto:rmarriott@niagarafalls.ca)

Rita Marriott  
Acting Secretary-Treasurer Committee of Adjustment



OF 1	<b>PROJECT:</b> FOURTH AVENUE NIAGARA FALLS, ON	<b>DATE:</b> JANUARY 2020 <b>FILE:</b> 20-2075-001 (NHU) <b>SCALE:</b> 3/32" = 1'-0" <b>DWG BY:</b> HJW	CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR THE SAME. REPORT ANY DISCREPANCIES TO DESIGNER BEFORE COMMENCING WORK. ALL DIMENSIONS ARE THE PROPERTY OF OWNER AND MUST BE RETURNED UPON REQUEST. DIMENSIONS FOR THIS PLAN ARE SUBJECT TO FUTURE CHANGES WITHOUT PERMISSION OF OWNER. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED, DATED AND COUNTERSIGNED. ALL CONTRACTORS TO ADHERE TO THESE PLANS AND SPECIFICATIONS AND TO CONFORM TO THE OFFICIAL BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION.	The undersigned has advised and shall remain responsible for his design, and has the qualifications and licenses the Ontario Building Code to be a designer. <b>QUALIFICATION INFORMATION:</b> Project: 20-2075-001 (NHU) (NHU) - C-3.2.1.1 of the Ontario Building Code REGISTERED PROFESSIONAL ENGINEER NAME: [Signature] TITLE: [Signature] REGISTRATION INFORMATION: Professional Design: as per Ontario Building Code - 3.2.1.1 of the Ontario Building Code REGISTERED PROFESSIONAL ENGINEER NAME: [Signature] TITLE: [Signature]	 <b>JWBUILD</b> DESIGN PROJECT MANAGEMENT / BUILD 1288 Niagara Stone Road Niagara-on-the-Lake, ON L2S 1S9 info@jwbuilt.com 905.867.4700
	<b>SHEET TITLE:</b> SITE PLAN BUILDING ENVELOPE	 <b>Habitat for Humanity</b> Niagara			