



DATE OF MAILING: April 9, 2019
APPLICATION NO: A-2019-012

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC MEETING

The Committee of Adjustment for the City of Niagara Falls has received an application from **Mike Palmer (Agent: Daniel Ramanko)** for the property between 4435 and 4449 Fourth Avenue, legally described as Lot 36; Plan 10, New Plan 308, in the City of Niagara Falls (see sketch on the reverse side).

A public meeting is scheduled to take place on Tuesday, April 23, 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 detached dwelling, with a second unit in the cellar, and a detached garage on the lot. Zoning By-law No. 79-200 requires a minimum lot frontage of 12 metres for an interior lot, whereas a minimum lot frontage of 11.88 metres exists. A variance of 0.12 metre is requested. Also, where the by-law requires the second unit not to exceed 40% of the floor area of the primary dwelling unit, the second unit is proposed to have a floor area which is 50% of the floor area of the primary dwelling unit. A variance of 10% is requested. Further, the by-law requires a front yard depth which is the average setback of the abutting dwellings on either side. Where a minimum front yard depth of 8.5 metres is required, a minimum front yard depth of 5.7 metres is proposed. A variance of 2.8 metres is requested. Lastly, where the by-law permits a maximum height of a garage to be 4.6 metres, a maximum height of a garage of 5.5 metres is proposed. A variance of 0.9 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

Rita Marriott
Acting Secretary/Treasurer Committee of Adjustment

SCHEDULE 1

