



NOTICE OF REMOTE ELETRONIC PUBLIC COMMITTEE OF ADJUSTMENT HEARING

Tuesday, September 22, 2020, 4:00 p.m.

Niagara Falls City Hall

4310 Queen Street, Niagara Falls

The Province declared a state of emergency under the Emergency Management and Civil Protection Act, R.S.O. 1990 due to Covid-19. City Hall is currently closed to the public other than by scheduled appointment and is therefore holding remote electronic public hearings until further notice. Details are below.

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 bantonio@niagarafalls.ca or calling 905-356-7521 (Ext. 4239) before 12 noon on September 22, 2020. 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-2020-029

Owner: Afshin Keyvani

Location: The subject property known as 5070 Armoury Street, located 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 an addition onto the rear of the existing single detached dwelling. Zoning By-law No. 79-200 requires a minimum interior side yard width of 1.2 metres whereas an interior side yard of 0.72 metres is proposed. A variance of 0.48 metres is requested. Additionally, where the by-law requires an interior side yard of 1.2 metres for an accessory structure, a setback of 0.86 metres is provided from the existing detached garage. A variance of 0.34 metres is requested.

See the sketch on the back for more information.



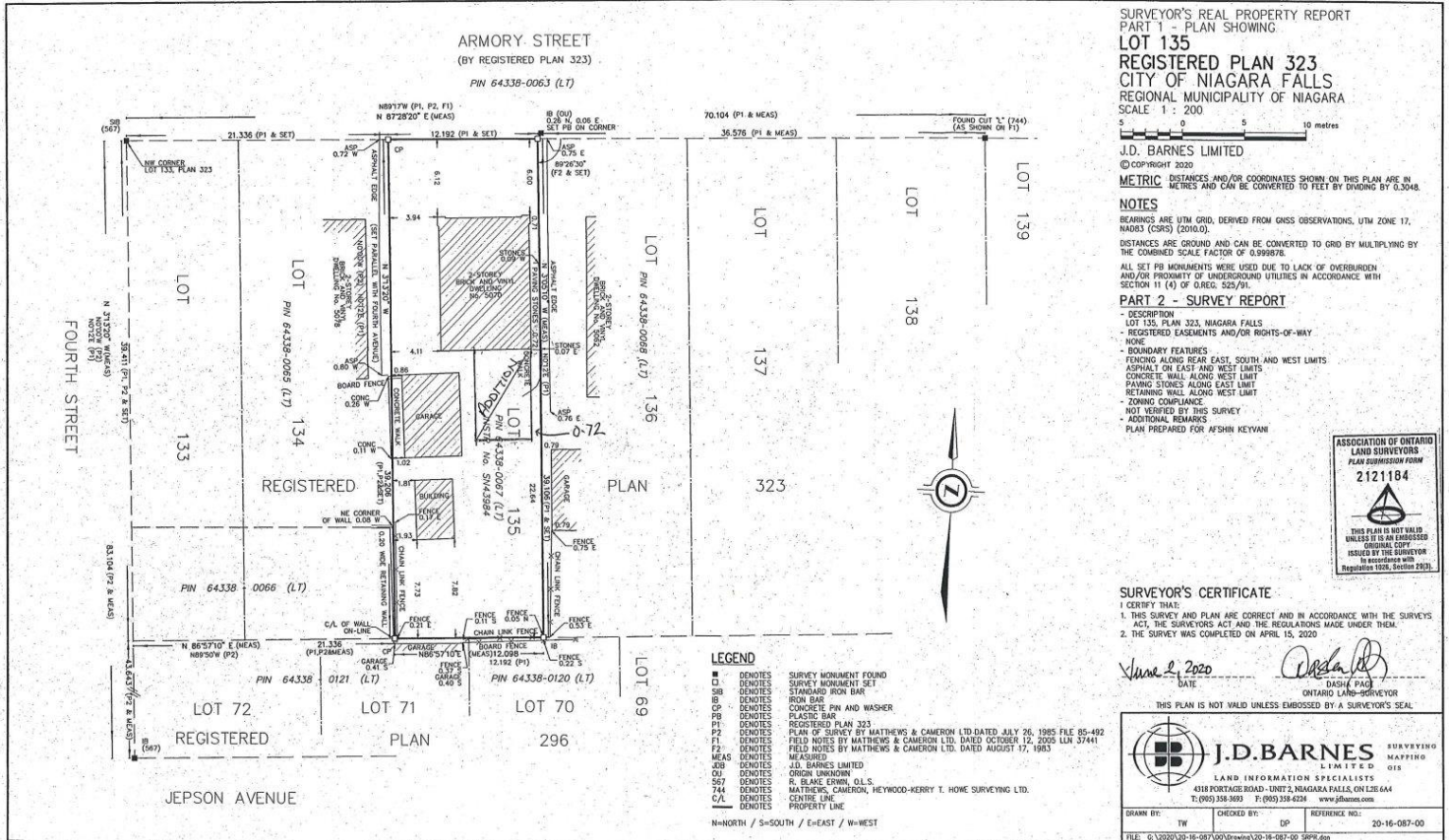
If a person or public body that files an appeal of a decision of the Committee of Adjustment for the City of Niagara Falls in respect of the proposed consent does not make written submissions to the Committee before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, 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 Breanna Antonio, Secretary-Treasurer Committee of Adjustment at 905-356-7521 ext. 4239 between 8:30 a.m. and 4:30 p.m. Monday to Friday or email bantonio@niagarafalls.ca.

Date of Mailing: September 8, 2020

SCHEDULE 1



SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN SHOWING
LOT 135
REGISTERED PLAN 323
CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1 : 200

5 0 5 10 metres

J.D. BARNES LIMITED
© COPYRIGHT 2020

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES
BEARINGS ARE UTM GRID, DERIVED FROM GNSS OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999976.
ALL SET FB MONUMENTS WERE USED DUE TO LACK OF OVERSIGHT AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF OREG. 525/91.

PART 2 - SURVEY REPORT

DESCRIPTION
LOT 135, PLAN 323, NIAGARA FALLS

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
NONE

BOUNDARY FEATURES
FENCING ALONG REAR EAST, SOUTH AND WEST LIMITS
ASPHALT ON EAST AND WEST LIMITS
CONCRETE WALL ALONG WEST LIMIT
PAVING STONES ALONG EAST LIMIT
RETAINING WALL ALONG WEST LIMIT

ZONING COMPLIANCE
NOT VERIFIED BY THIS SURVEY

ADDITIONAL REMARKS
PLAN PREPARED FOR A'SHIE KEYVAN

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2121184

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 700, SECTION 20(3).

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON APRIL 15, 2020

June 2, 2020 DATE *[Signature]* DASHI PAKH **ONTARIO LAND-SURVEYOR**

THIS PLAN IS NOT VALID UNLESS EMBOSSED BY A SURVEYOR'S SEAL

J.D. BARNES LIMITED SURVEYING & MAPPING
LAND INFORMATION SPECIALISTS
4088 PORTAGE ROAD - UNIT 2, NIAGARA FALLS, ON L2E 6A4
T: (905) 338-8693 F: (905) 338-8234 www.jdbarnes.com

DRAWN BY: TW CHECKED BY: DP REFERENCE NO.: 20-16-087-00
FILE: G:\2020\20-16-087\001\Drawing\20-16-087-00_SMPR.dwg
PLOTTER: 6/3/2020