



## 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](mailto: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-2020-031**

**Owner: Craig Coutu**

**Location:** The subject property known as 5980 Thorold Stone Road, located between Carroll Avenue and Stanley 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 requesting a minor variance to the permitted uses in the General Industrial zone to permit vehicle sales and servicing along with several additional variances to recognize existing departures which include lot frontage, lot area, minimum interior side yard width and minimum landscaped open space. First, where Zoning By-law No. 79-200 requires a minimum lot frontage of 30 metres, a frontage of 18.29 metres exists. A variance of 11.71 metres is requested. A second variance of 2,480 square metres to the minimum lot area is being requested. Where the by-law requires a minimum lot area of 4000 square metres, 1,520 square metres exists. Additionally, a minimum interior side yard of 3.5 metres is required, where a westerly interior side yard of 1.2 metres exists. A variance of 2.3 metres is requested. Lastly, where the by-law requires the minimum landscaped open space for an interior lot to be 50% of the required front yard, 0% of the required front yard is landscaped. Relief from having to provide any landscaped open space is requested.



**See the sketch on the back for more information.**

Date of Mailing: September 8, 2020

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](mailto:bantonio@niagarafalls.ca).

### SCHEDULE 1

