



**NOTICE OF REMOTE ELECTRONIC PUBLIC
COMMITTEE OF ADJUSTMENT HEARING**
Tuesday, October 20, 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 October 20, 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.

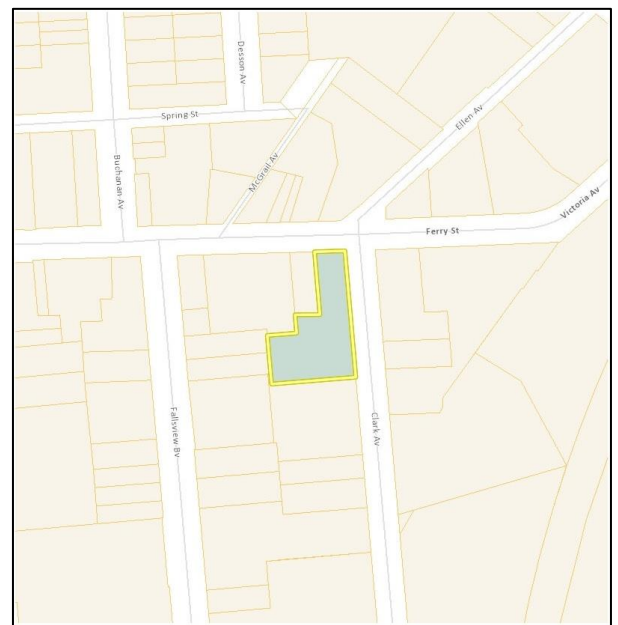
File: A-2020-034

Owner: Niagara Falls Food Court

Location: The subject property known as 5320 Ferry Street, located between Fallsview Boulevard and Clark Avenue.

The applicant is requesting the Committee of Adjustment to consider minor variances from provisions of Zoning By-law No. 79-200, as amended by site-specific By-law No. 2012-061, 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 demolish the existing motel and construct a new six storey hotel including dwelling units with a food court and waterpark on the subject property. Relief is being requested from several provisions of Zoning By-law No. 79-200 which include minimum rear yard depth, required number of parking spaces and percentage of total floor area able to be used for dwelling units. Where the by-law requires a minimum rear yard depth of 10 metres where any part of the hotel is used for residential purposes, a rear yard depth of 0.16 metres is proposed. A variance of 9.84 metres is requested. Furthermore, where the by-law requires a total of 158 parking spaces (24 parking spaces for the 30 hotel rooms at a rate of 1 parking space per 1.25 hotel rooms and 134 parking spaces for the 96 dwelling units at a rate of 1.4 spaces per dwelling unit), 122 parking spaces are proposed for the entire building. A variance of 36 spaces is requested. Lastly, the by-law requires that no more than 50% of the total floor area of the hotel is to be used for dwelling units and further that such dwelling units are located entirely above the ground floor, whereas 58% of the total floor area is proposed to be used for dwelling units. A variance of 8% is requested,



See the sketch on the back for more information.

Date of Mailing: October 5, 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 minor variance does not make written submissions to the Committee before it gives or refuses the minor variance, 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 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 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.

SCHEDULE 1

