



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.

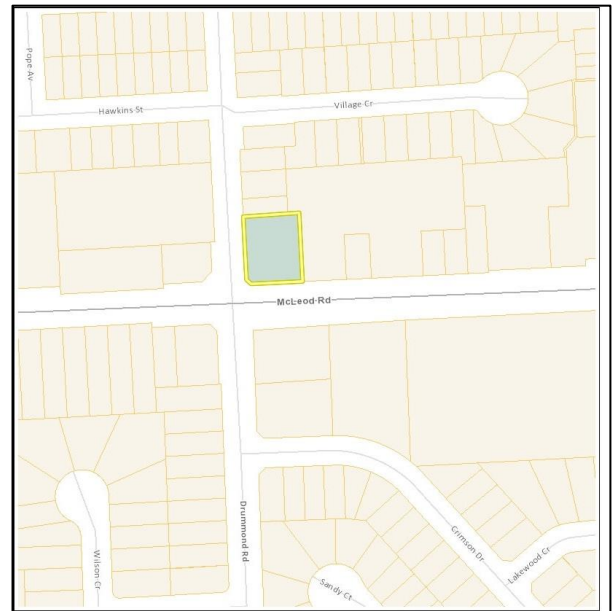
File: A-2020-036

Owner: 867934 Ontario Inc.

Location: The subject property known as 7184 Drummond Road, located between Village Crescent and McLeod Road.

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 demolish a portion of the existing one storey building and re-construct the building with an addition and roofed over patio for a newly proposed restaurant use on the subject property. The proposed additions bring the property out of compliance with several provisions of Zoning By-law No. 79-200. First, where the by-law requires a minimum front yard depth of 15 metres plus a 15.25 metre setback from the original centreline of McLeod Road, a front yard depth of 2.215 metres plus 15.25 metres from the centreline of McLeod Road is proposed. A variance of 12.785 metres is requested. A second variance to the minimum exterior side yard width is being requested. Where the by-law requires a minimum exterior side yard width of 12 metres plus 13 metres from the centre line of the original road allowance, an exterior side yard of 10.5 metres plus 13 metres from the centre line of the original road allowance is proposed. A variance of 1.5 metres is requested. The third variance being requested is to seek relief from the maximum floor area requirements for any permitted use described in clauses a to j in Section 8.1.1 of Zoning By-law No. 79-200. Where the by-law limits the maximum floor area to 230 square metres, 294.79 square metres is proposed. A variance of 64.79 square metres is requested. The fourth variance being requested is to seek relief from the parking requirements of Section 4.19.1 of Zoning By-law No. 79-200. Where the by-law requires a total of 27 parking spaces (1 parking space for each 5 seats), 14 parking spaces are proposed. A variance of 13 parking spaces is requested. Lastly, a minor variance to the maximum capacity for an outdoor patio is being requested. Where the by-law states that no outdoor patio should accommodate more than 50% of the allowable capacity of the facility which the patio is associated, 68.75% is proposed. A variance of 18.75% 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 minor variance does not make written submissions to the Committee before it gives or refuses

Date of Mailing: October 5, 2020

