



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.

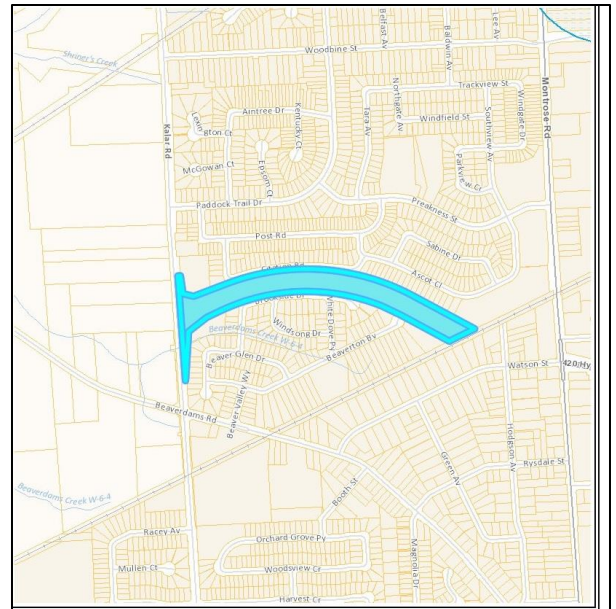
File: A-2020-037

Owner: Domenic Dilalla

Location: The subject property known as proposed Lot 24, of the Beaver Valley Extension Phase 2 Draft Registered Plan, described as Part of Block 37 on Reference Plan 59M-224 as plotted by J.D. Barnes Limited on May 13, 2020, and located off of Kalar 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 to construct a single storey detached dwelling with an attached garage on proposed Lot 24 of the approved Beaver Valley Extension subdivision. The applicant is requesting relief from several regulations of the Residential 1E Density Zone which include, minimum rear yard depth, and interior and exterior side yard widths. Where the R1E Zone requires a minimum rear yard depth of 7.5 metres, a rear yard depth of 7.27 metres is proposed. A variance of 0.23 metres is requested. Additionally, where a minimum interior side yard of 1.2 metres is required, an interior side yard of width of 1.04 metres is proposed. A variance of 0.16 metres is requested. Lastly, where the by-law requires an exterior side yard width of 4.5 metres, 3.85 metres is proposed. A variance of 0.65 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 minor variance does not make written submissions to the Committee before it gives or refuses approval, 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.

Date of Mailing: October 5, 2020

