



NOTICE OF REMOTE ELETRONIC PUBLIC COMMITTEE OF ADJUSTMENT HEARING

Tuesday, January 12, 2021, 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 January 12, 2021. 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-2020-049

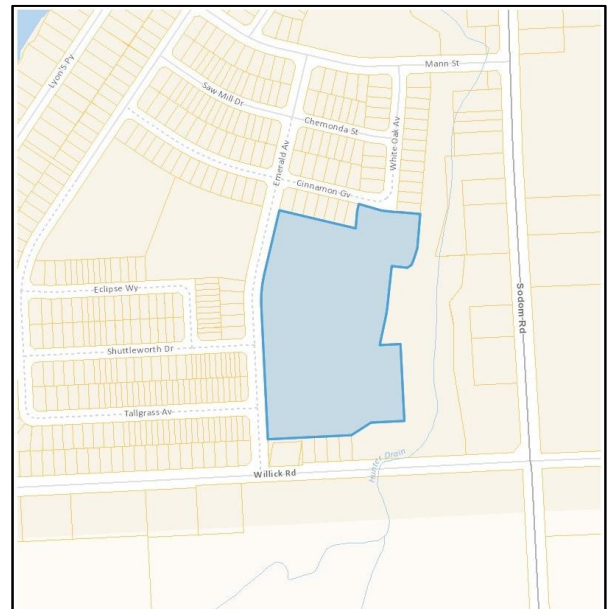
Owner: Queensway Chippawa Properties Incorporated

Location: The subject property known as proposed Lot 5, of the Chippawa West Draft Plan of Subdivision, described as All of Block 54 on Registered Plan 59M-414 and All of Block 70 on Registered Plan 59M-426 and Part of Lot 19, Concession 3, as plotted by J.D. Barnes Limited on May 24, 2020, and located off of Emerald 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 a detached dwelling on proposed Lot 5 of the draft approved Chippawa West subdivision. The applicant is requesting relief from the required rear yard depth of Zoning By-law No 79-200. Where the Residential Mixed Zone (R3) requires a minimum rear yard depth of 7.5 metres, a rear yard depth of 5.20 metres is proposed. A variance of 2.3 metres is requested. .

See the sketch on the back for more information.



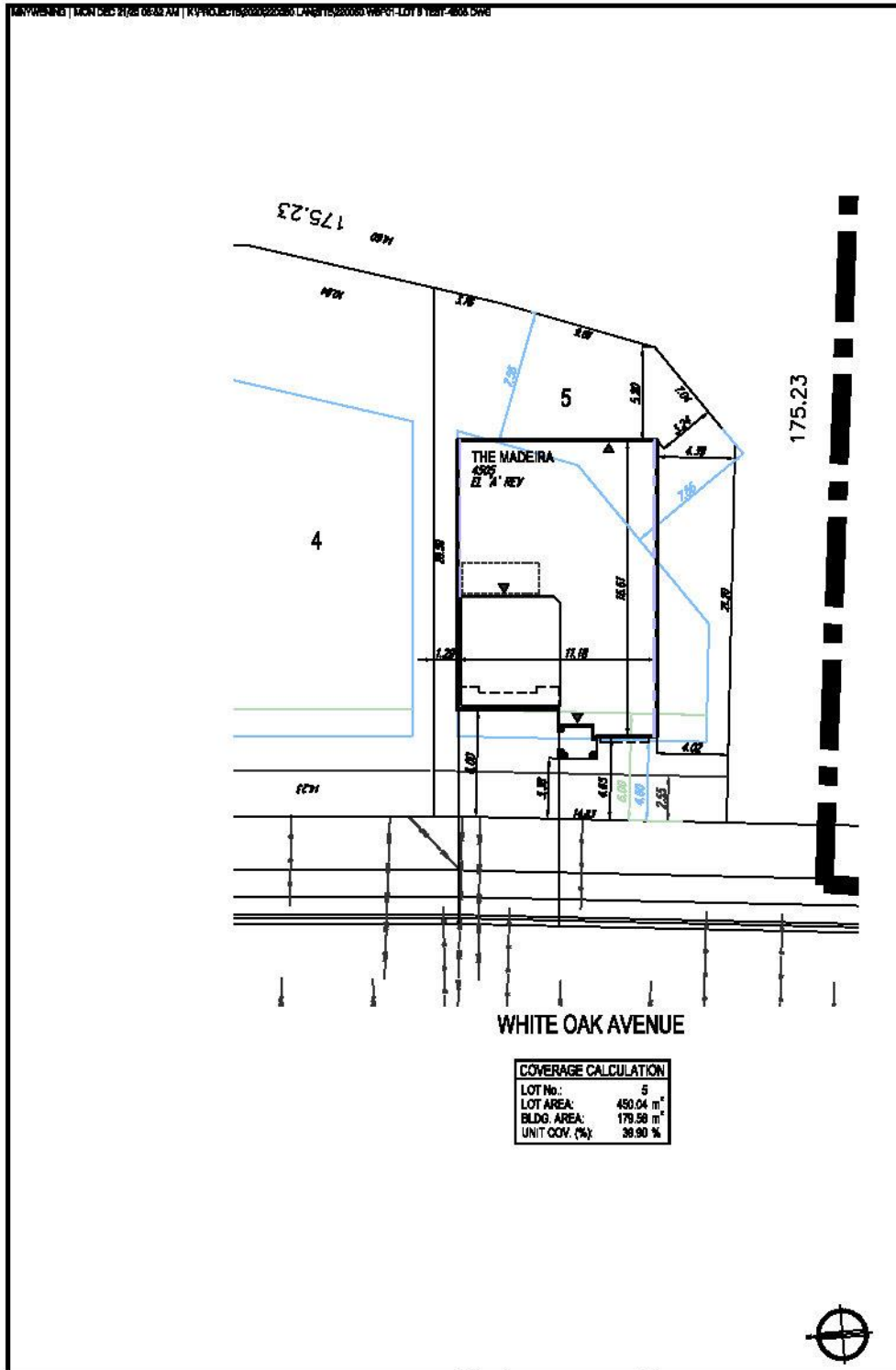
If a person or public body that files an appeal of a decision of the Committee of Adjustment for the City of Niagara Falls in respect of the proposed minor variance does not make written submissions to the Committee before it gives or refuses approval, the Local Planning Appeal Tribunal may dismiss the 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: December 28, 2020

SCHEDULE 1



Site Plan
 Plan No. 6
 White Oak Avenue

SITING AND GRADING PLAN

THE ENGINEER HAS REVIEWED AND CONFIRMS RESPONSIBILITY FOR THE DESIGN AND THE QUALIFICATIONS AND LIMITS THE RESPONSIBILITIES SET OUT IN THE CONTRACT DOCUMENTS TO BE A LICENSED QUALIFIED PROFESSIONAL ENGINEER.

HUNT DESIGN ASSOCIATES INC.

LANCASTER HOMES - 220050 NIAGARA FALLS, ON

DATE	DESCRIPTION	BY	CHECKED BY	SCALE	FIG. NUMBER	SHEET / PAGE NUMBER
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HUNT DESIGN ASSOCIATES INC. 1999 www.huntdesign.ca 8800 Woodbine Ave., Markham, ON L3R 0J7 T 905.787.6199 F 905.787.7880

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