



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.

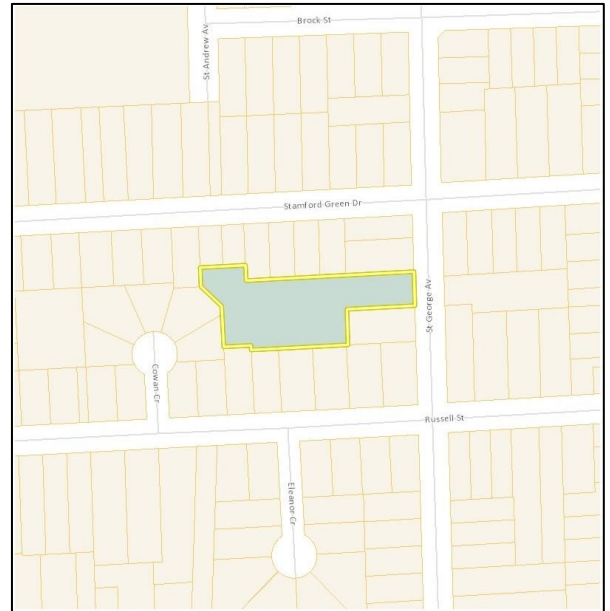
File: A-2020-050

Owner: Domenic Dilalla

Location: The subject property known as 3293 St. George Avenue, located between Stamford Green Drive and Russell Street.

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 install a swimming pool, deck and 3 accessory structures which include a pump room, shed and pavilion (covering the swimming pool) on the subject property. The proposed development will bring the property out of compliance with several requirements of Section 4.13 of Zoning By-law No. 79-200. Where the by-law requires that an accessory building or structure with a pitched roof may be erected to a height not exceeding 4.6 metres and a wall or support post height not exceeding 3 metres in height, the pavilion is proposed to have height of 5.75 metres and wall height of 4.2 metres. Variances of 1.15 metres and 1.2 metres, respectively, are being requested. Furthermore, where the by-law provides that accessory buildings and accessory structures shall not exceed a maximum lot coverage of 93 square metres, a lot coverage of 202.27 square metres is proposed. A variance of 109.27 square 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 variances 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

