



NOTICE OF REMOTE ELECTRONIC PUBLIC COMMITTEE OF ADJUSTMENT HEARING
Tuesday, September 28, 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 by sending an email to planning@niagarafalls.ca or calling 905-356-7521 (Ext. 4234) before 12 noon on September 28, 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-2021-051

Owner: Centennial Homes (Niagara) Ltd.

Location: The subject property known as 8117 Brookside Drive located on the north side of Brookside Drive between Windsong Drive and Brookside Drive.

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).

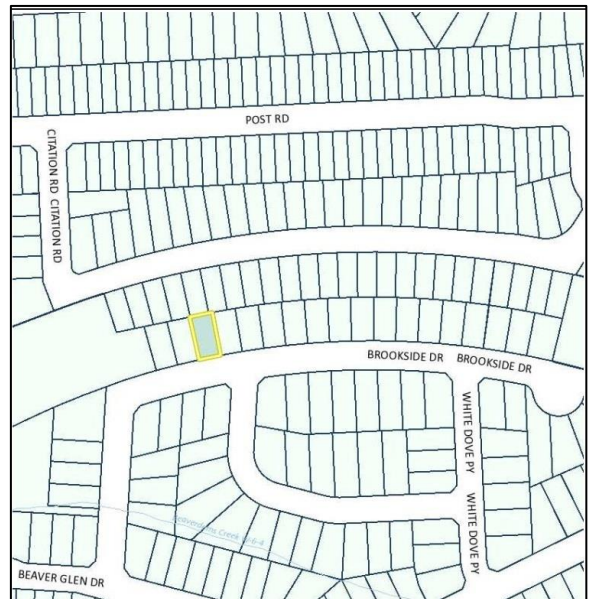
Proposal: The applicant is proposing to construct a one storey single detached dwelling on the subject property and is requesting relief from the maximum lot coverage requirement of Zoning By-law No. 79-200. Where the By-law requires a maximum lot coverage of 45% of the lot area, 48.56% of the lot area is proposed. A variance of 3.56% 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 Ontario Land Tribunal may dismiss the appeal.

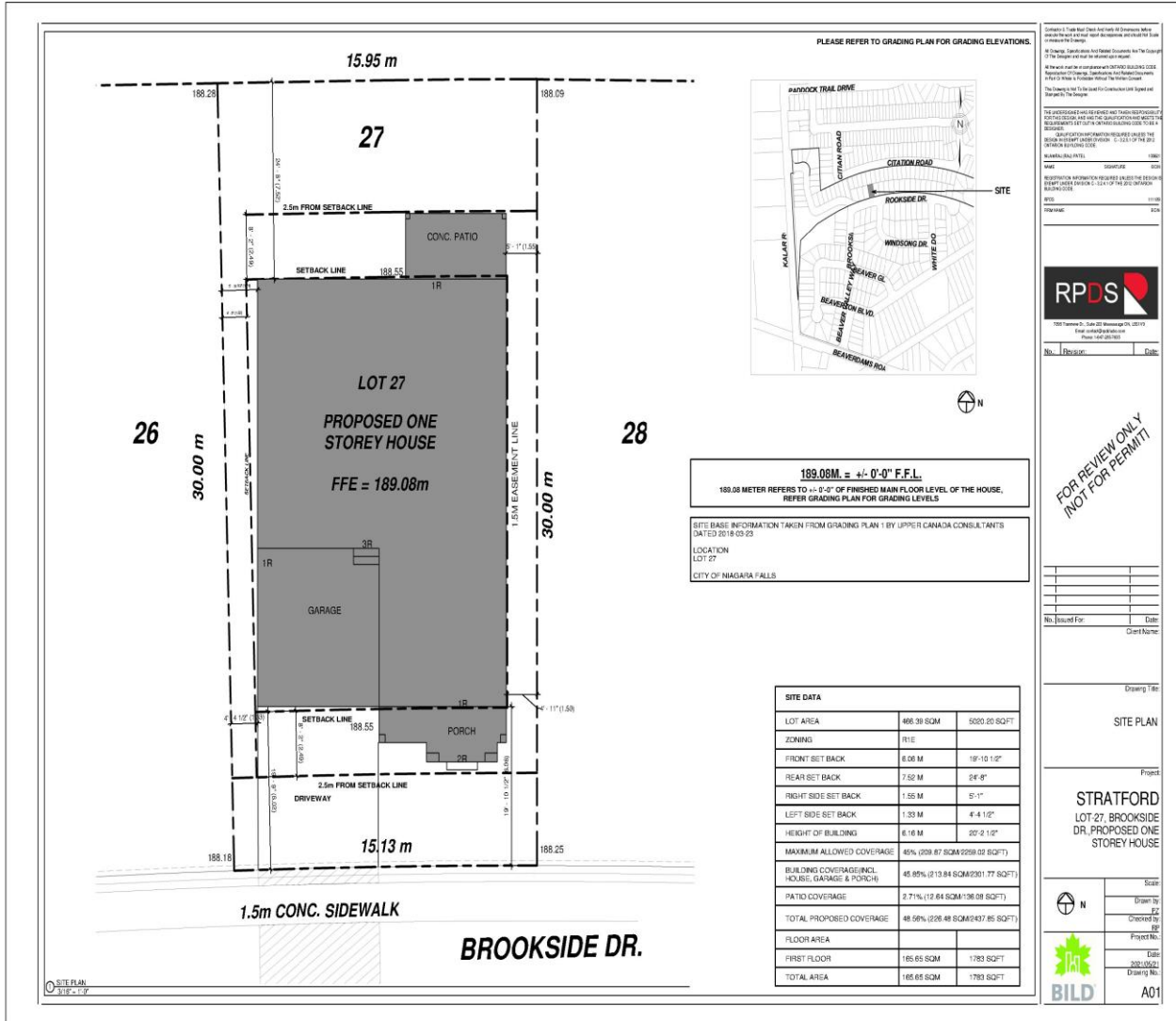
If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer, Committee of Adjustment, Planning & Development, City Hall, P.O. Box 1023, and 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5.

Additional information is available from Planning & Development staff at 905-356-7521 ext. 4234 between 8:30 a.m. and 4:30 p.m. Monday to Friday or email planning@niagarafalls.ca



Date of Mailing: September 13, 2021

SCHEDULE 1



Consulted 1. To the best of the knowledge of the Engineer, the information provided in this drawing is true and correct and does not constitute a warranty of any kind. The Engineer shall not be responsible for any errors or omissions in this drawing. The Engineer shall not be responsible for any errors or omissions in this drawing. The Engineer shall not be responsible for any errors or omissions in this drawing.

RPDS

1881 Tamara Dr., Unit 20 Woodbridge, ON L4L 1V1
Email: info@rpds.com
Phone: (416) 203-8800

No. / Design: / Date:

**FOR REVIEW ONLY
(NOT FOR PERMIT)**

No. / Design: / Date:

Client Name: / Date:

Drawing Title: / Date:

SITE PLAN

Project: **STRATFORD
LOT 27, BROOKSIDE
DR. PROPOSED ONE
STOREY HOUSE**

Scale: / Date:

Drawn by: / Date:

Checked by: / Date:

Project No.: / Date:

202/05/22 / Date:

Drawing No.: **AD1**