



**NOTICE OF REMOTE ELECTRONIC PUBLIC
COMMITTEE OF ADJUSTMENT HEARING**
Tuesday, January 25, 2022, 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 eroupas@niagarafalls.ca or calling 905-356-7521 (Ext. 4239) before 12 noon on January 25, 2022. All registrants will be provided with instructions on how to use their computer, tablet or phone to participate in the remote electronic public hearing.

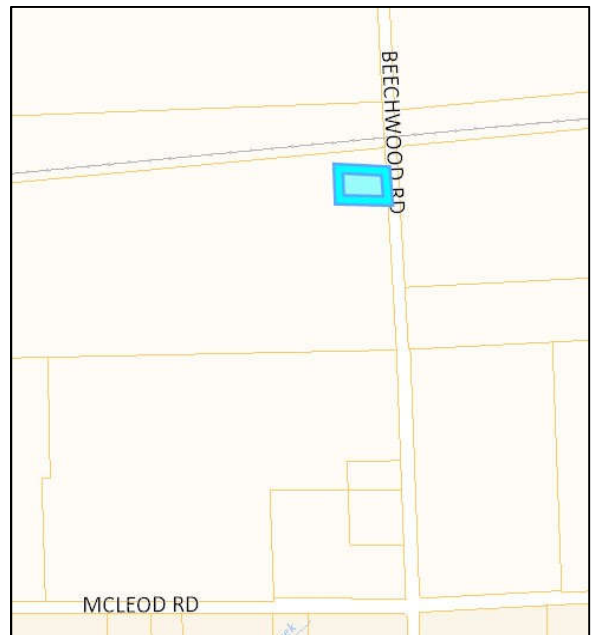
File: A-2021-060
Owner: Duane Burciul

Location: The subject property known as 6771 Beechwood Road located on the west side of Beechwood Road, north of 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 to construct an accessory building on the subject property for use as a detached garage. The property is zoned Agricultural under Zoning By-Law No. 79-200, section 12.3 of By-Law No. 79-200 permits a detached dwelling and accessory buildings on the lot. Whereas, section 4.13 of By-Law 79-200 permits the maximum building height of 4.6 metres and maximum wall height of 3 metres, the applicant is proposing maximum building height of 5.64 metres and a maximum wall height of 3.66 metres. Respective variances of 1.04 metres and 0.66 metres are requested.

See the sketch on the back for more information.



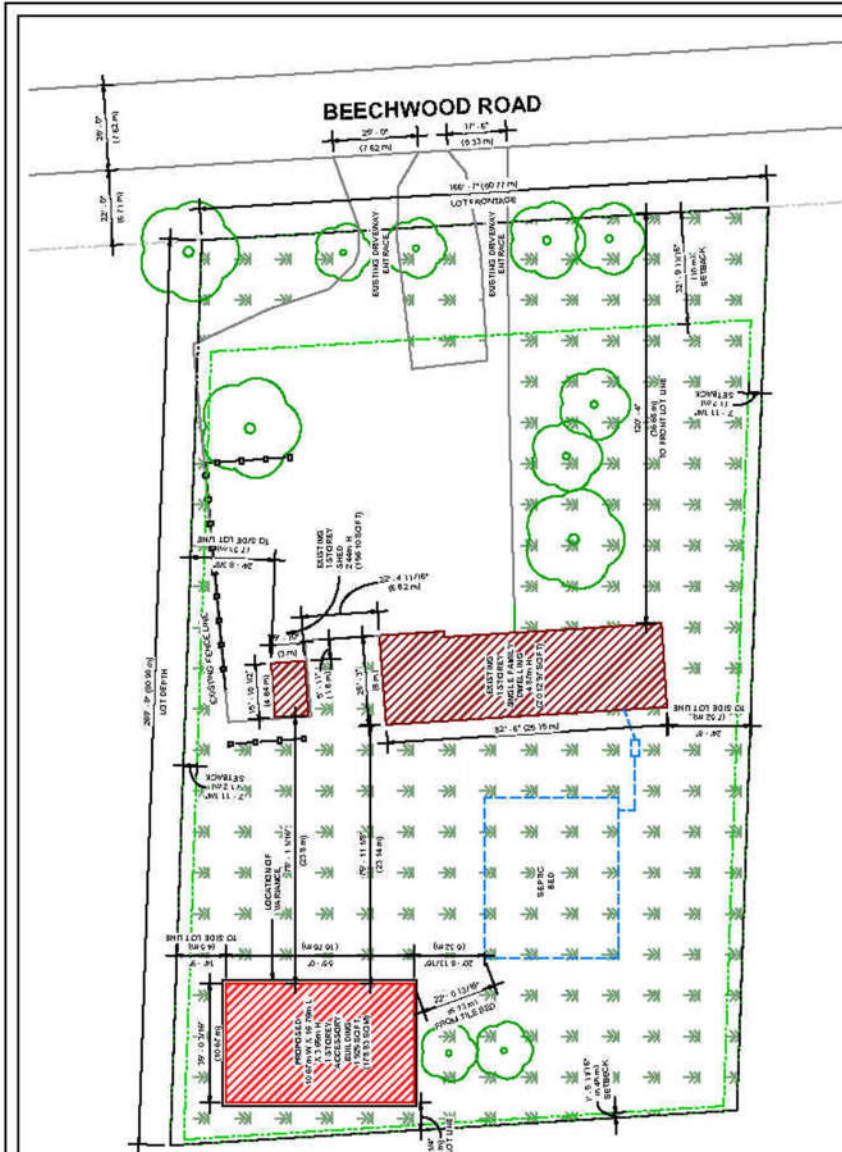
If a person or public body that files an appeal of a decision of the Committee of Adjustment for the City of Niagara Falls in respect of the proposed extension/enlargement of a legal non-conforming use does not make written submissions to the Committee before it gives or refuses approval, the Ontario 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 extension/enlargement of a legal non-conforming use, 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 Ellen Roupas, 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 eroupas@niagarafalls.ca

Date of Mailing: January 7, 2022

SCHEDULE 1



LOT INFO
 SITE ADDRESS: 6771 BEECHWOOD RD., NIAGARA FALLS, ONTARIO L2E 6S5
 TOWNSHIP: CITY/TOWN OF NIAGARA
 ZONING: A (AGRICULTURAL)
 BUILDING USE: ACCESSORY BUILDING TO DWELLING

ZONING - SECTION 4.13

PROVISIONS	PROPOSED
FRONT YARD SETBACK	10M 30.68M
REAR YARD SETBACK	0.45M 2.44M
MINIMUM INTERIOR SIDE YARD SETBACK	1.2M 4.5M
MINIMUM INTERIOR SIDE SETBACK	1.2M 7.52M
MINIMUM WALL HEIGHT	3M 3.00M
MAXIMUM HEIGHT	4.0M 5.6M
MAXIMUM FLOOR AREA	N/A
LOT SF	= 43,916.36 SF
EXISTING RESIDENCE BUILDINGS	= 2,079.97 SF
PROPOSED BUILDINGS	= 1,923 SF
LANDSCAPE AREA	= 30,684 SF
MAXIMUM COVERAGE	N/A
	9.3%

- LEGEND**
- PROPOSED STRUCTURE
 - EXISTING STRUCTURE
 - PROPERTY LINES
 - FRONT YARD SETBACKS
 - SEPTIC/WELL
 - DRIVEWAY

No.	Description	Date
1	Presentation Pkg for Review	21/08/17
2	Structural Dig Pkg for Review	21/08/26
3	Issued for Review/Permit	21/11/11
4	Revised Site Plan	21/12/23
5	As Built Drawings	

01

Site Plan

GREG POLEGATO & DUANE BURCIUL

6771 BEECHWOOD RD.
NIAGARA FALLS, ONTARIO
L2E 6S5

CDNBUILDINGS

523 James St
Deerlin ON
N4B 2C2

Office: (519) 582-8222
Fax: (519) 582-2098

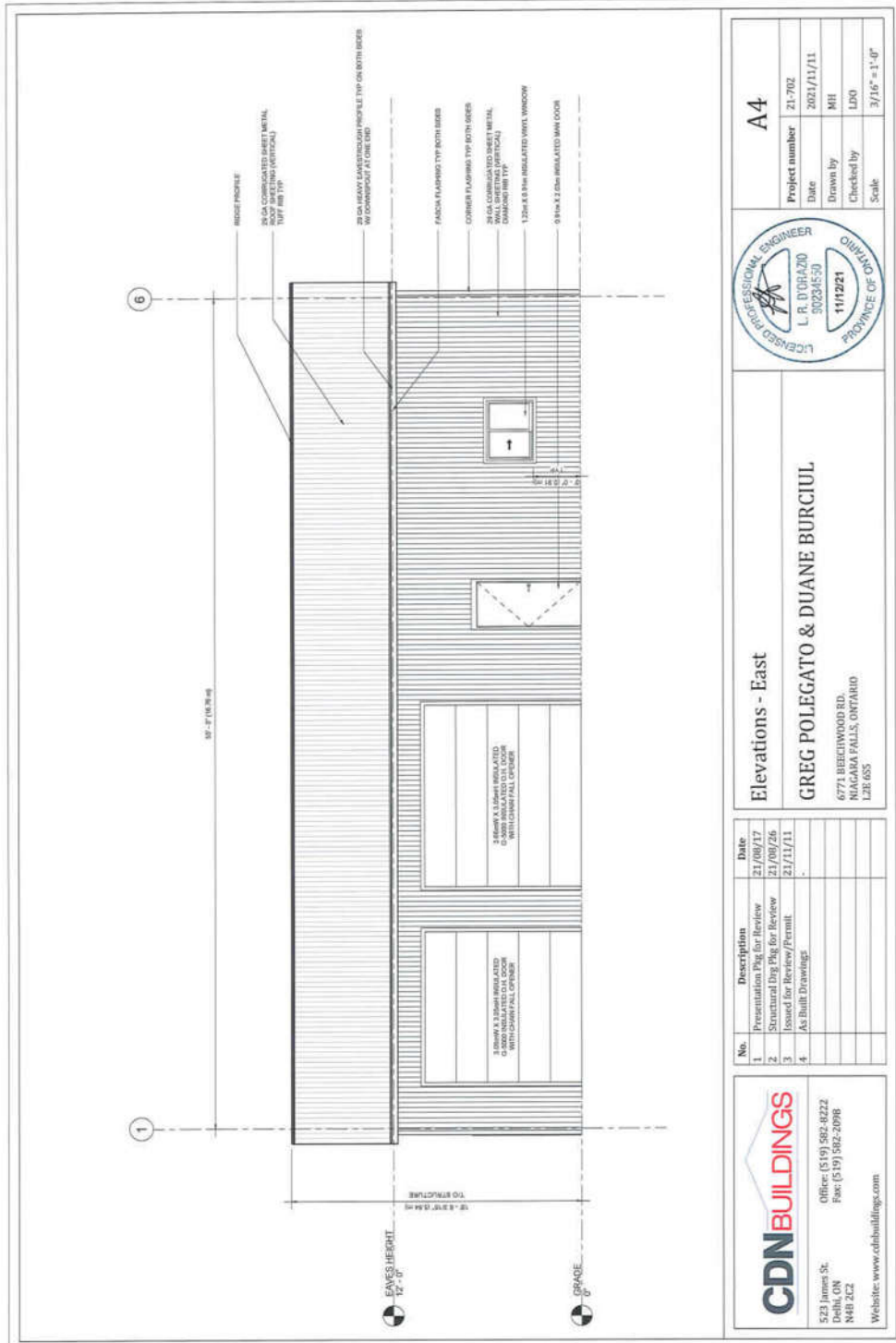
Website: www.cdnbuildings.com

Project number	21-702
Date	2021/11/11
Drawn by	MH
Checked by	LDO
Scale	1" = 30'-0"

LICENSED PROFESSIONAL ENGINEER

L. R. D'ORAZIO
90234550
12/23/21
PROVINCE OF ONTARIO

SCHEDULE 2



A4	
Project number	21-702
Date	2021/11/11
Drawn by	MH
Checked by	LDO
Scale	3/16" = 1'-0"



Elevations - East

GREG POLEGATO & DUANE BURCIUL

6771 BEECHWOOD RD.
NAGARA FALLS, ONTARIO
L2R 6S5

No.	Description	Date
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2	Structural Dig. Pkg. for Review	21/09/26
3	Issued for Review/Permit	21/11/11
4	As Built Drawings	-

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