



**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](mailto: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.

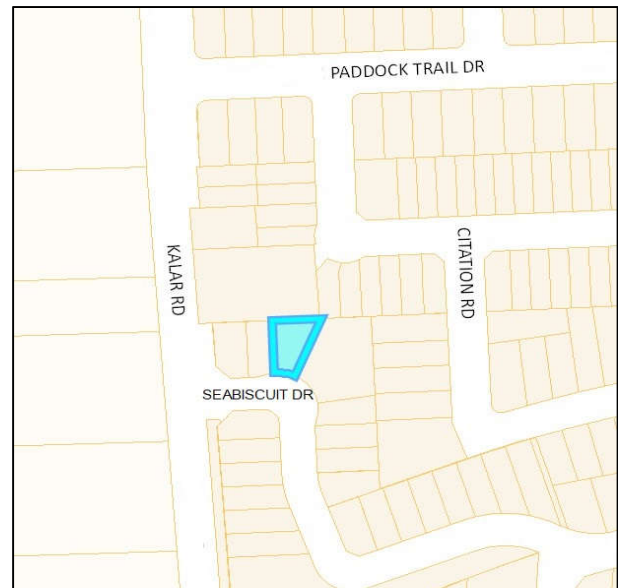
**File: A-2021-062**

**Owner: Antony Candeloro (Centennial Homes (Niagara) Inc.)**

**Location:** The subject property known as 7891 Seabiscuit Drive located on the north east side of Seabiscuit Drive, east 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 two storey single detached dwelling on the subject property. The property is zoned Residential 1E (R1E-1094) Zone in accordance with Zoning By-Law No. 79-200, as amended by site specific By-Law No. 2019-050. Whereas Section 7.5.2 (c) of By-Law No. 79-200 requires a front yard depth of 6 metres, a front yard depth of 4.64 metres is proposed to accommodate a two storey porch and balcony projection. A variance of 1.36 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 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.

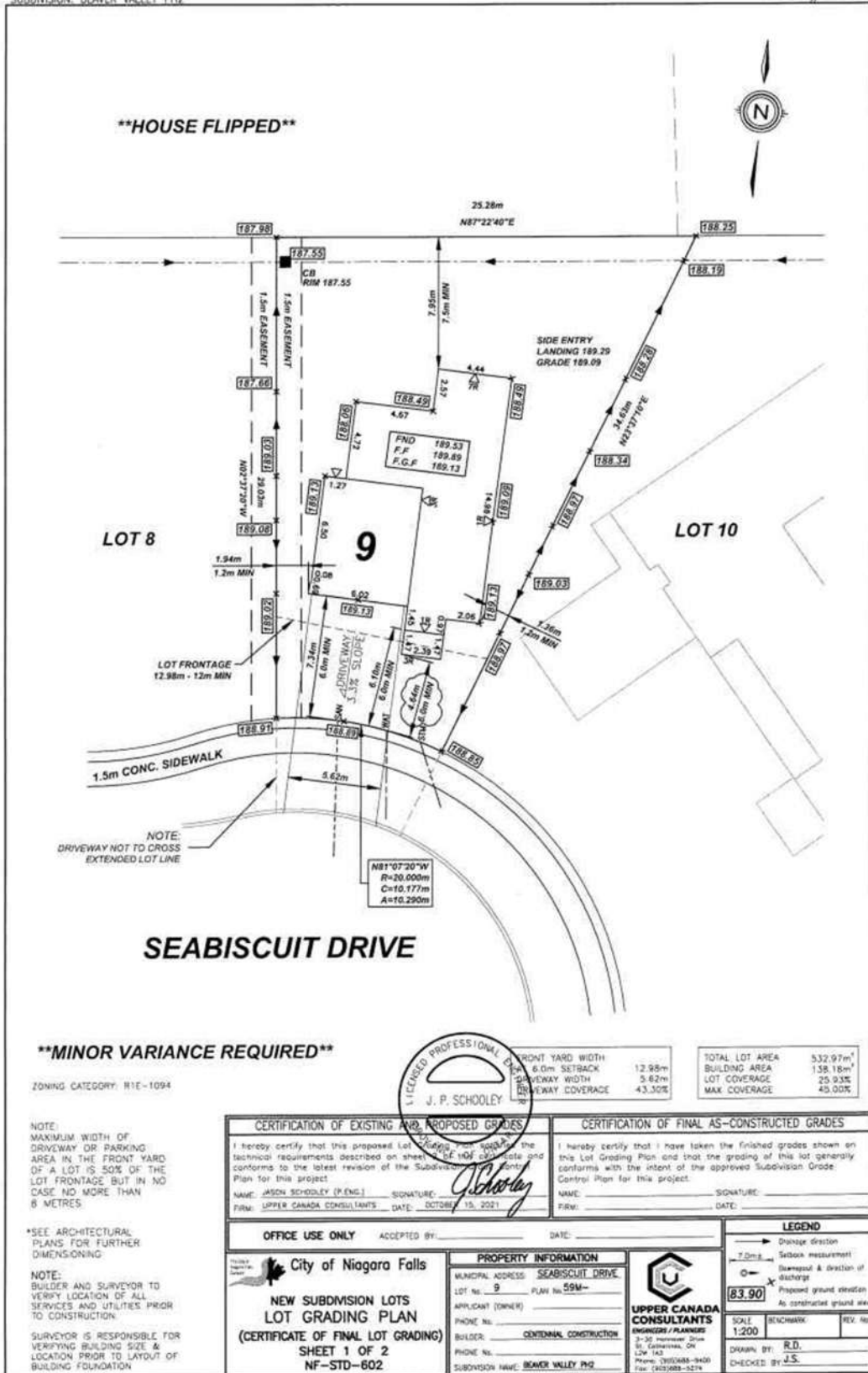
Additional information is available from Planning & Development or by telephoning Ellen Roupas, Secretary-Treasurer Committee of Adjustment at 905-356-7521 ext. 4239 between 8:30 a.m. and 4:30 p.m. Monday to Friday or email [eroupas@niagarafalls.ca](mailto:eroupas@niagarafalls.ca)

Date of Mailing: January 7, 2022

# SCHEDULE 1

SUBDIVISION: BEAVER VALLEY PH2

JOB #20101



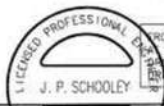
**\*\*MINOR VARIANCE REQUIRED\*\***

ZONING CATEGORY: R1E-1094

NOTE:  
MAXIMUM WIDTH OF DRIVEWAY OR PARKING AREA IN THE FRONT YARD OF A LOT IS 50% OF THE LOT FRONTAGE BUT IN NO CASE NO MORE THAN 6 METRES

\*SEE ARCHITECTURAL PLANS FOR FURTHER DIMENSIONING

NOTE:  
BUILDER AND SURVEYOR TO VERIFY LOCATION OF ALL SERVICES AND UTILITIES PRIOR TO CONSTRUCTION.  
SURVEYOR IS RESPONSIBLE FOR VERIFYING BUILDING SIZE & LOCATION PRIOR TO LAYOUT OF BUILDING FOUNDATION



FRONT YARD WIDTH	6.0m
SETBACK	12.98m
DRIVEWAY WIDTH	5.62m
DRIVEWAY COVERAGE	43.30%

TOTAL LOT AREA	532.97m <sup>2</sup>
BUILDING AREA	138.18m <sup>2</sup>
LOT COVERAGE	25.93%
MAX. COVERAGE	43.00%

<p><b>CERTIFICATION OF EXISTING AND PROPOSED GRADES</b></p> <p>I hereby certify that this proposed Lot Grading Plan complies with the technical requirements described on sheet 602 of this subdivision and conforms to the latest revision of the Subdivision Control Act and Plan for this project.</p> <p>NAME: JASON SCHOOLEY (P.ENG.)      SIGNATURE: <i>J. Schooley</i>          FIRM: UPPER CANADA CONSULTANTS      DATE: OCTOBER 15, 2021</p>		<p><b>CERTIFICATION OF FINAL AS-CONSTRUCTED GRADES</b></p> <p>I hereby certify that I have taken the finished grades shown on this Lot Grading Plan and that the grading of this lot generally conforms with the intent of the approved Subdivision Grade Control Plan for this project.</p> <p>NAME: _____      SIGNATURE: _____          FIRM: _____      DATE: _____</p>	
<p>OFFICE USE ONLY      ACCEPTED BY: _____      DATE: _____</p> <p><b>City of Niagara Falls</b></p> <p><b>NEW SUBDIVISION LOTS LOT GRADING PLAN (CERTIFICATE OF FINAL LOT GRADING) SHEET 1 OF 2 NF-STD-602</b></p>		<p><b>PROPERTY INFORMATION</b></p> <p>MUNICIPAL ADDRESS: SEABISCUIT DRIVE          LOT No. 9      PLAN No. 59M-          APPLICANT (OWNER): _____          PHONE No.: _____          BUILDER: CENTENAL CONSTRUCTION          PHONE No.: _____          SUBDIVISION NAME: BEAVER VALLEY PH2</p>	
<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>→ Drainage direction</li> <li>7.0m ± Setback measurement</li> <li>○ Survey &amp; direction of discharge</li> <li>× Proposed ground elevation</li> <li>△ As constructed ground elev</li> </ul> <p>SCALE: 1:200      BENCHMARK: REV. NO.          DRAWN BY: R.D.      CHECKED BY: J.S.</p>		<p><b>UPPER CANADA CONSULTANTS</b>          ENGINEERS / PLANNERS          1-30 HURON DRIVE          81 GARDINER, ONT L2W 1A2          Phone: (905) 888-9400 Fax: (905) 888-9274</p>	

# SCHEDULE 2

**CORRIVEAU CADD**  
 1005 SIMPLY FINE UNIT 201  
 NAGARA PALLS ON | L2E 422 | (905) 338-3333  
 CORRESP: Corriveau.Cadd@gmail.com

**CENTENNIAL HOMES**  
 TEL: (905) 708-0123

**PROPOSED TWO STOREY  
 THE KITCHENER A  
 LEAFER VALLEY CORRIDOR  
 NAGARA PALLS, ONTARIO**

THESE DRAWINGS HAVE BEEN PREPARED BY THE ARCHITECT FOR THE PURPOSE OF OBTAINING PERMITS AND FOR INFORMATION ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE DRAWINGS. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE AND HAS NOT BEEN ADVISED OF ANY OBSTACLES OR CONDITIONS THAT MAY AFFECT THE PROPOSED CONSTRUCTION. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY ADJACENT PROPERTIES OR UTILITIES. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY OTHER DRAWINGS OR DOCUMENTS THAT MAY BE RELATED TO THIS PROJECT. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY OTHER INFORMATION THAT MAY BE RELEVANT TO THIS PROJECT. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY OTHER INFORMATION THAT MAY BE RELEVANT TO THIS PROJECT.

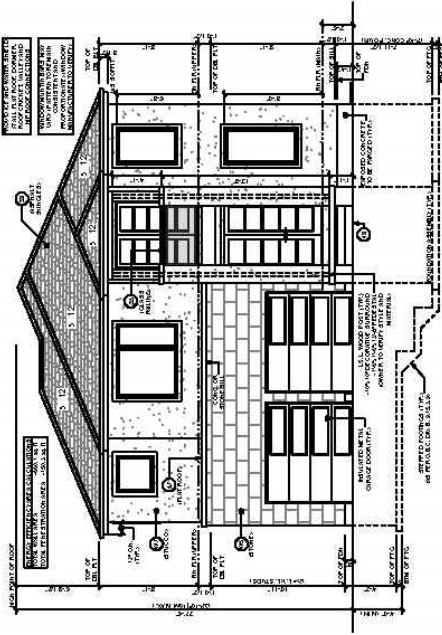
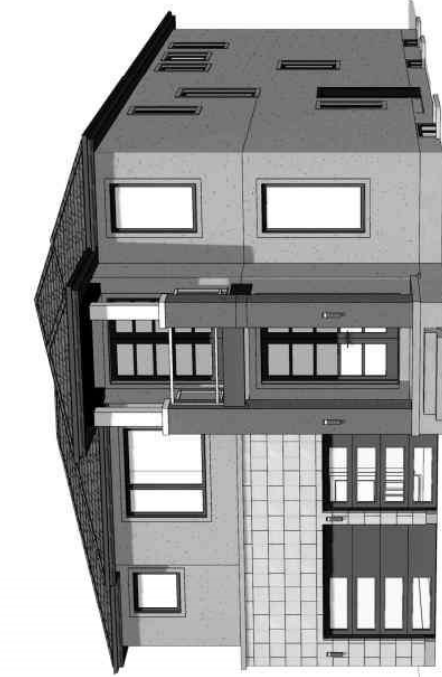
NO.	DATE	REVISION

PRICING DRAWINGS  
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FOR CONSTRUCTION

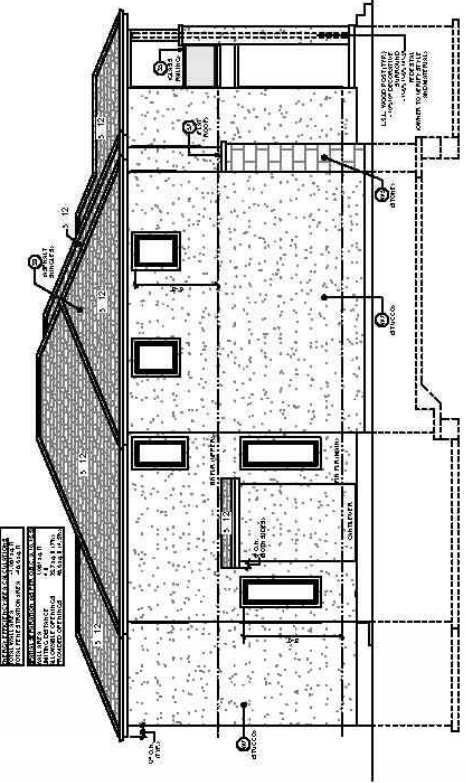
OWNER: ANDRE LACOURSIERE	DR. BY: MIKE CORRIVEAU
PROJECT: 2021-11-12	DATE: 2021-1-18
AS SHOWN	

FRONT & LEFT ELEVATIONS, EXTERIOR 3D PERSPECTIVES

SHEET No. **1 OF 7** **A1**



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"

**3Ds COMING SOON**