



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. As a result, the size of public gatherings is restricted in City facilities to ensure public safety. City Hall is holding remote electronic public hearings until further notice. Details are below.

Public input on applications is invited. Pursuant to Section 53 and 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 consent (severance) 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: B-2021-033 and A-2021-065

Applicant: Michael Corriveau & Mitchel Rogers.

Location: The subject lands known as 5760 Murray Street, are located on the south side of Murray Street at Finlay Avenue.

Proposal: The application is made for consent to convey a parcel of land (Part 2) with an area of 418.06 square metres for future residential development. A parcel with an area of 418.06 square metres (Part 1) will be retained for residential use.



A concurrent minor variance application (A-2021-065) has been submitted requesting relief from the minimum lot frontage for an interior lot for Part 1 and Part 2. The lands are zoned Residential 1E Density (R1E). Where section 7.5.2(b)(i) of By-law No. 79-200 requires a minimum lot frontage for an interior lot of 12 metres, a lot frontage of 9.14 metres is proposed for both parts. A variance of 2.86 metres is requested. Additionally, where section 7.5.2(e) of By-law 79-200 requires a minimum interior side yard width of 1.2 m, a side yard width of 0.9 m is proposed for the proposed dwelling on Part 1. A variance of 0.3 meters is requested.

See the sketch on following page 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 consent does not make written submissions to the Committee before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

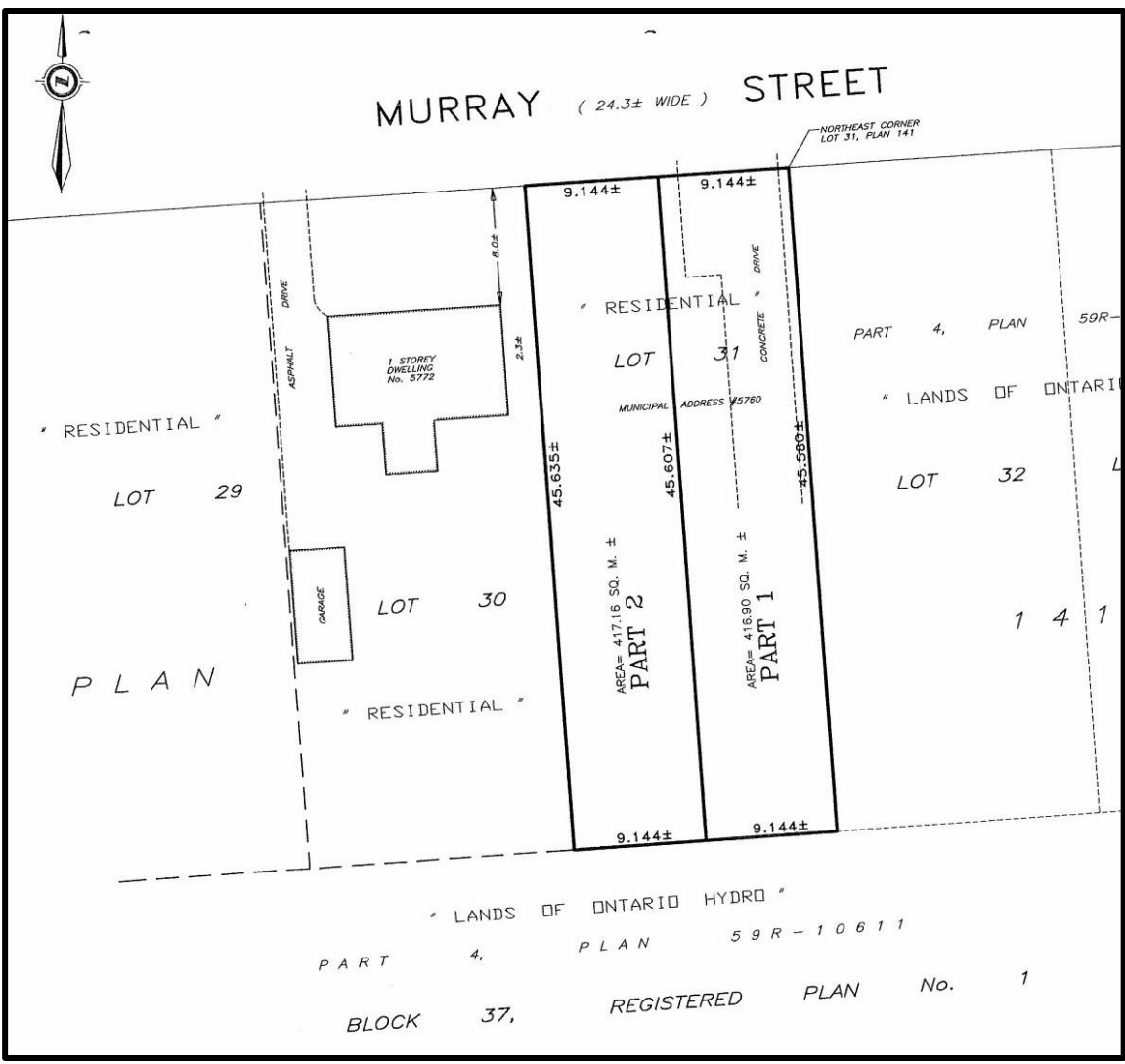
If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer, Committee of Adjustment, Planning & Development, City Hall, P.O. Box 1023, and 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5.

Date of Mailing: January 7, 2022

S:\SEVERANCE\2021\Active Files\Corriveau-Rodgers- 5760 Murray Street.033\Public Notice - B-2021-033.docx

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.

SCHEDULE 1



SCHEDULE 2

PROPOSED SINGLE FAMILY DWELLINGS

5760 MURRAY STREET, NIAGARA FALLS

SITE STATS		R1E ZONE	
PART 1, 5760 MURRAY ST., NIAGARA FALLS			
GROSS FLOOR AREAS PER UNIT:			
MAIN FLOOR	- 709 sf	(65.87 sm)	
UPPER FLOOR	- 943 sf	(87.61 sm)	
GROSS LIVING AREA	- 1,652 sf	(153.48 sm)	
BUILDING HEIGHT:			
BUILDING	32'-0"	(10.50 m)	
LOT AREAS:			
TOTAL LOT AREA	- 4,500 sf	(418.06 sm)	100 %
TOTAL BUILDING AREA	- 1,088 sf	(101.08 sm)	24.18 %
UNCOVERED DECK	- 144 sf	(13.38 sm)	3.20 %
DRIVEWAY / PARKING	- 278 sf	(25.83 sm)	6.18 %
LANDSCAPE AREA	- 2,990 sf	(277.78 sm)	66.44 %

SITE STATS		R1E ZONE	
PART 2, 5760 MURRAY ST., NIAGARA FALLS			
GROSS FLOOR AREAS PER UNIT:			
MAIN FLOOR	- 709 sf	(65.87 sm)	
UPPER FLOOR	- 943 sf	(87.61 sm)	
GROSS LIVING AREA	- 1,652 sf	(153.48 sm)	
BUILDING HEIGHT:			
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LOT AREAS:			
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DRIVEWAY / PARKING	- 278 sf	(25.83 sm)	6.18 %
LANDSCAPE AREA	- 2,990 sf	(277.78 sm)	66.44 %

MINOR VARIANCE REQUIRED FOR LOT FRONTAGE

12m REQUIRED - 9.14m PROVIDED

NOTES:

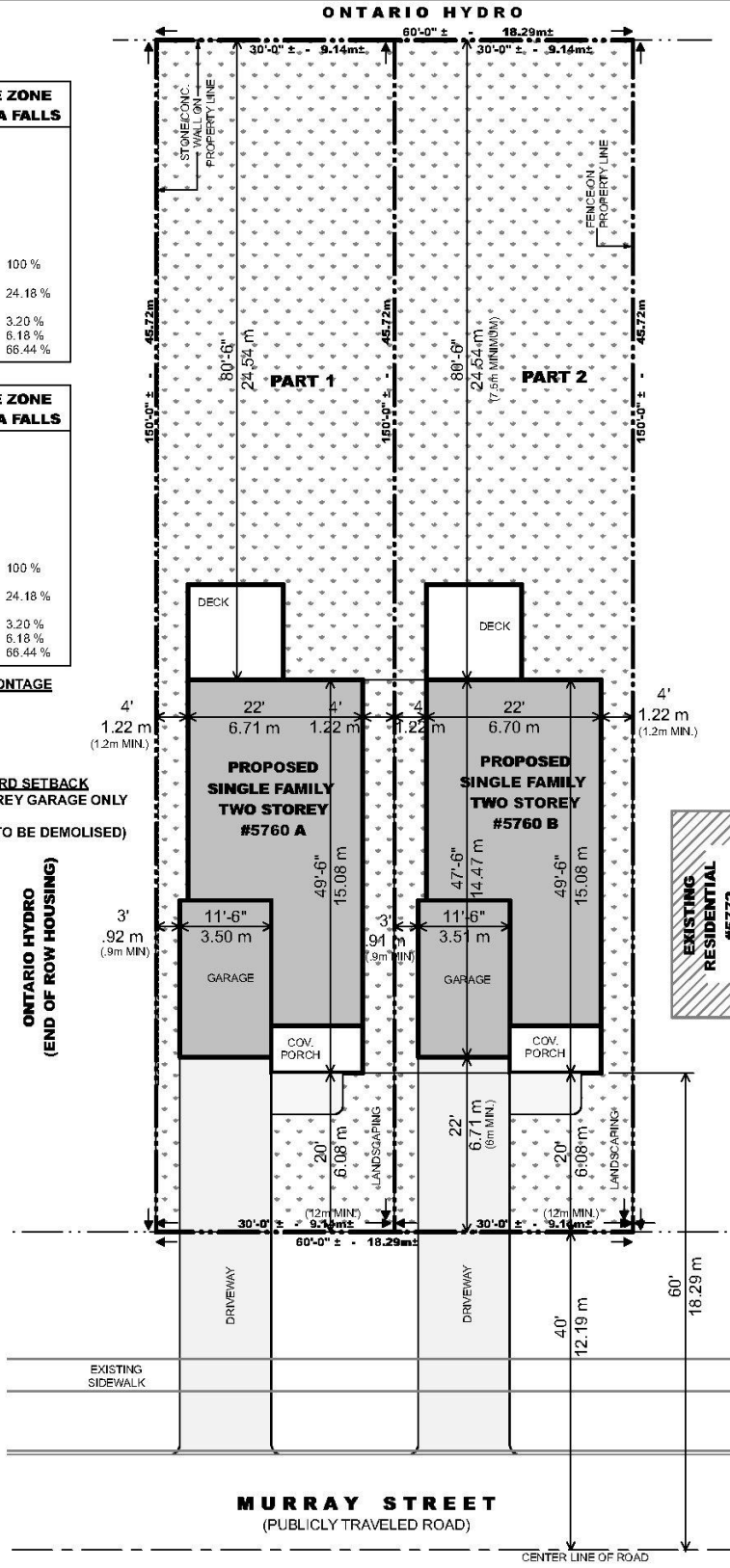
5827 MURRAY ST. = 7.5m FRONTAGE

5831 MURRAY ST. = 7.5m FRONTAGE

MINOR VARIANCE REQUIRED FOR SIDE YARD SETBACK

1.2m REQUIRED - .9m PROVIDED AT 1 STOREY GARAGE ONLY

NOTE: EXISTING FOUNDATION PRESENT (TO BE DEMOLISED)



SITE PLAN

SCALE = 1:150

MURRAY STREET
(PUBLICLY TRAVELED ROAD)

CENTER LINE OF ROAD