



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-2021-067

Owner: Marcus Klein (Klein Developments Limited)

Location: The subject property known as 6305-6351 Dunn Street, located on the north side of Dunn Street, west of Drummond 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 has an existing 119 unit residential apartment and has converted a guest suite into an apartment dwelling bringing the total number of residential units to 120. The property is zoned Residential Apartment 5B (R5B) Zone in accordance with Zoning By-Law No. 79-200. Whereas, Section 7.11.2 (a) requires a lot area of 133 square metres for each dwelling unit, a lot area of 132.67 square metres for each dwelling exists. A variance of 0.33 square metres for each dwelling is required.

See the sketch on the back for more information.



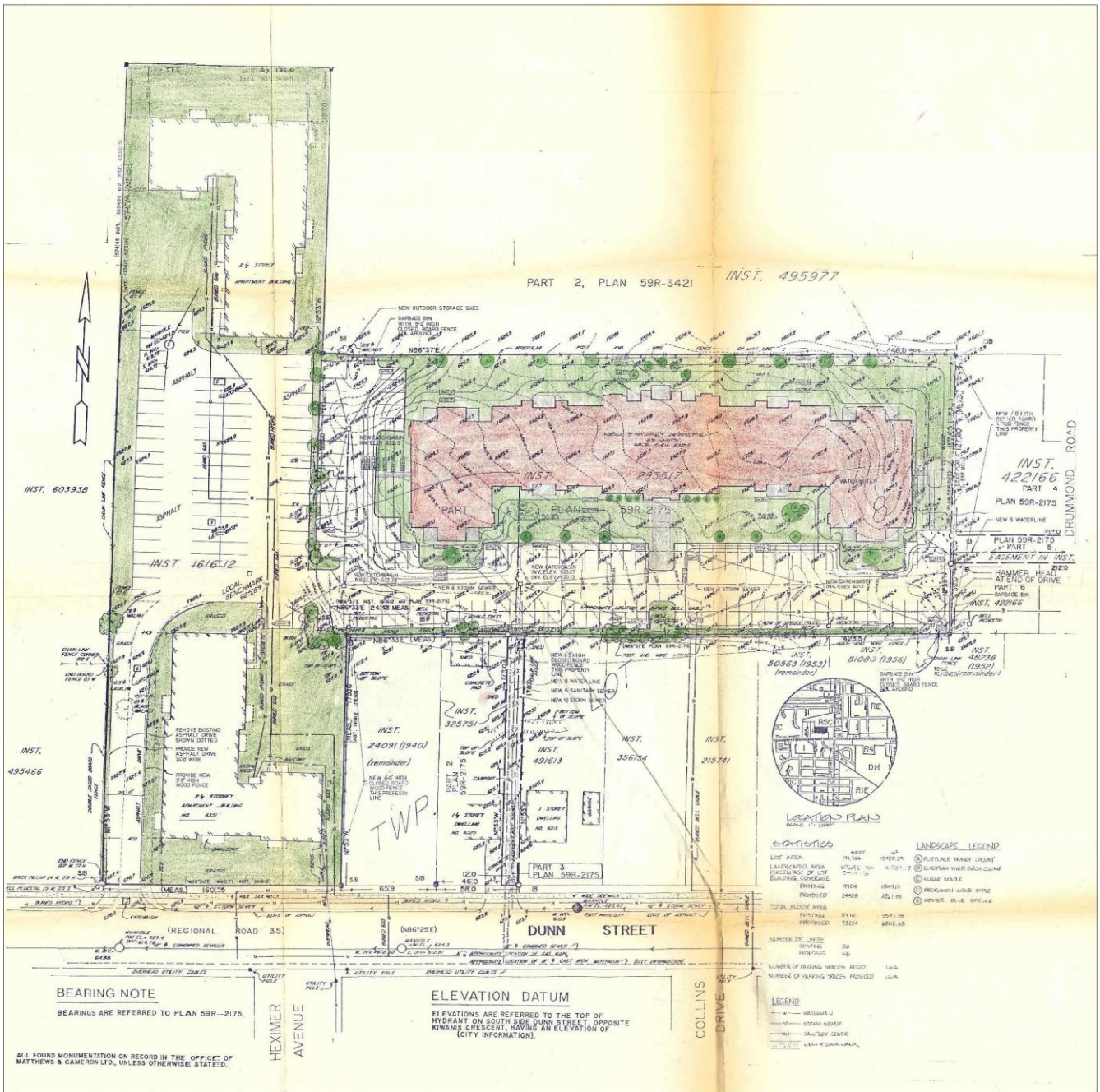
If a person or public body that files an appeal of a decision of the Committee of Adjustment for the City of Niagara Falls in respect of the proposed minor variance does not make written submissions to the Committee before it gives or refuses approval, the Local Planning Appeal Tribunal may dismiss the 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 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



PART 2, PLAN 59R-3421 INST. 495977

INST. 422166
PART 4
PLAN 59R-2175



STATISTICS

LOT AREA	17156	1842.28
LANDSCAPED AREA	17156	1842.28
PERCENTAGE OF LOT BUILDING COVERAGE	25.7	25.7
ENTRANCE	17008	1841.18
PROPOSED	24608	227.86
TOTAL BLDG AREA	5172	5617.58
EXISTING	7324	1892.68

LANDSCAPE LEGEND

- (1) REPLACE HONEY LOCUST
- (2) BLACKBURN WHITE BIRCH CLUMP
- (3) SUGAR MAPLE
- (4) PROGRAMME ROAD APPLE
- (5) HONEYBEE BLUE SPURDOE

LEGEND

- (1) METERS
- (2) FEET
- (3) CENTIMETERS
- (4) MILLIMETERS
- (5) METERS PER SECOND
- (6) METERS PER HOUR
- (7) METERS PER MINUTE
- (8) METERS PER DAY

BEARING NOTE
BEARINGS ARE REFERRED TO PLAN 59R-2175.

ELEVATION DATUM
ELEVATIONS ARE REFERRED TO THE TOP OF HYDRANT ON SOUTH SIDE DUNN STREET, OPPOSITE KINGSWAY CRESCENT, HAVING AN ELEVATION OF (CITY INFORMATION).

ALL FOUND MONUMENTATION ON RECORD IN THE OFFICE OF MATTHEWS & CAMERON LTD., UNLESS OTHERWISE STATED.