



**NOTICE OF REMOTE ELECTRONIC PUBLIC
COMMITTEE OF ADJUSTMENT HEARING**
Tuesday, May 24, 2022, 4:00 p.m.
Niagara Falls City Hall
4310 Queen Street, Niagara Falls

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 May 24, 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.

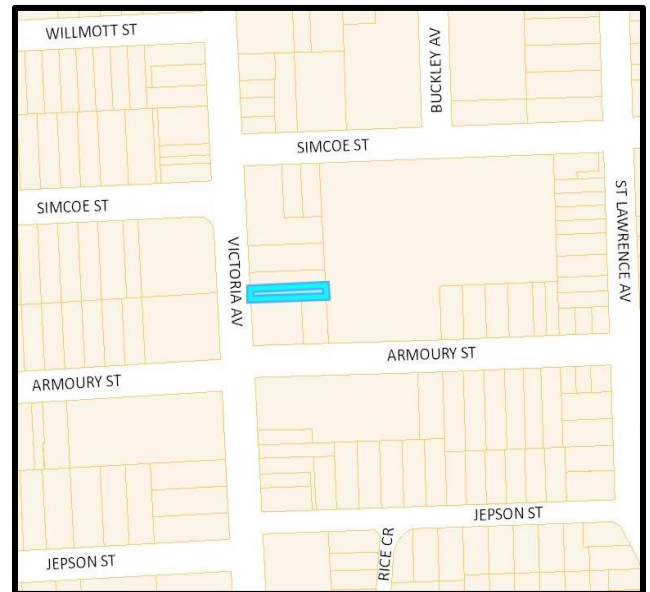
File: A-2022-019

Applicant: Jesse Auspitz

Location: The subject property known as 5002 Victoria Avenue located on the east side of Victoria Avenue, between Armoury Street and Simcoe Street.

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 dwelling unit on the ground floor of the subject property. By-law 79-200 does not permit a dwelling unit on the ground floor. The subject property currently has 2 existing dwelling units on the second floor. The subject property is zoned General Commercial (GC) Zone in accordance with Zoning By-law No. 79-200. Whereas By-law section 8.2.1(nn) of By-law No. 79-200 requires not more than 66% of the total floor area of the building to be used for dwelling units and requires they are located entirely above the ground floor, 76.2% of the floor area is proposed including a unit on the ground floor. Respective variances of 10.2% and permitting a dwelling unit on the ground floor are requested.



See the sketch on the back for more information.

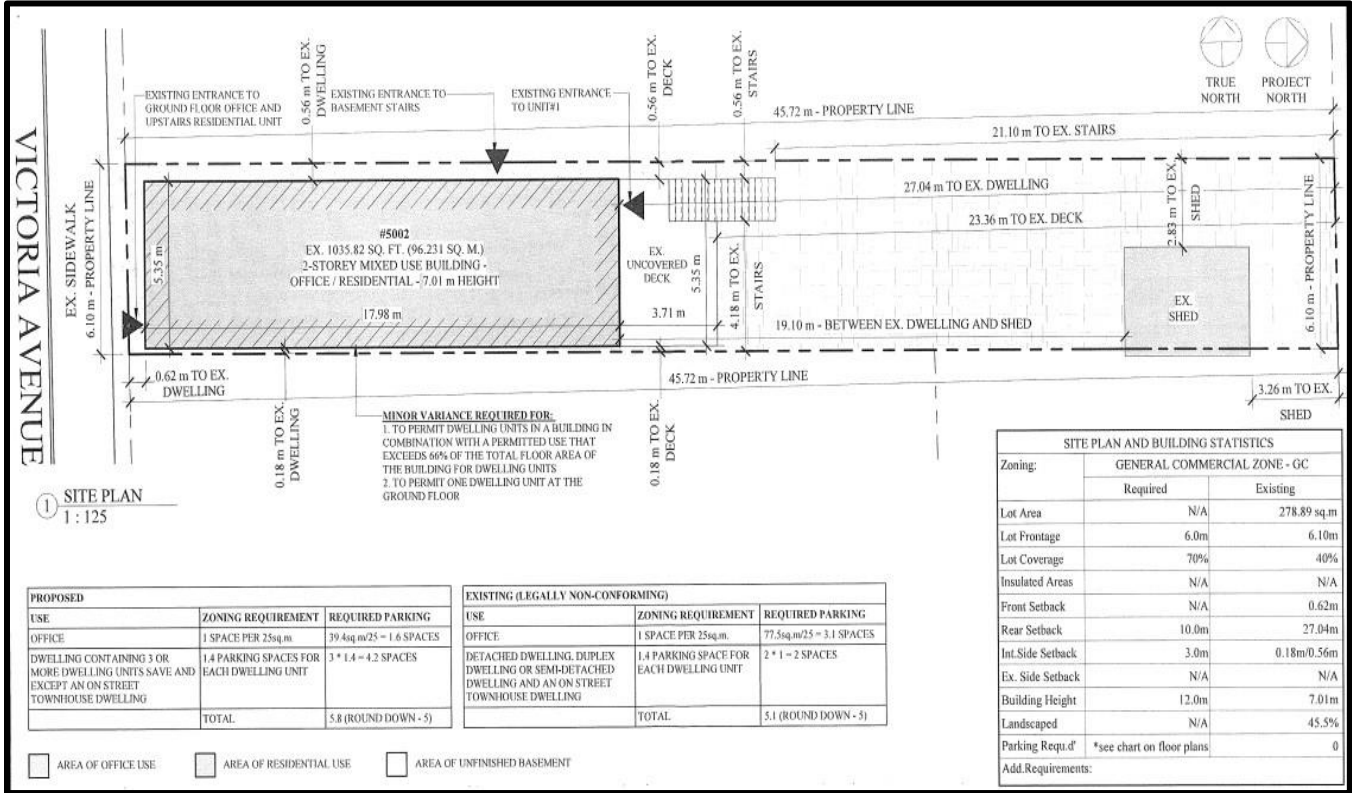
If a person or public body that files an appeal of a decision of the Committee of Adjustment for the City of Niagara Falls in respect of the proposed minor variance does not make written submissions to the Committee before it gives or refuses approval, the Ontario Land Tribunal may dismiss the appeal.

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 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: May 9, 2022

SCHEDULE 1



VICTORIA AVENUE

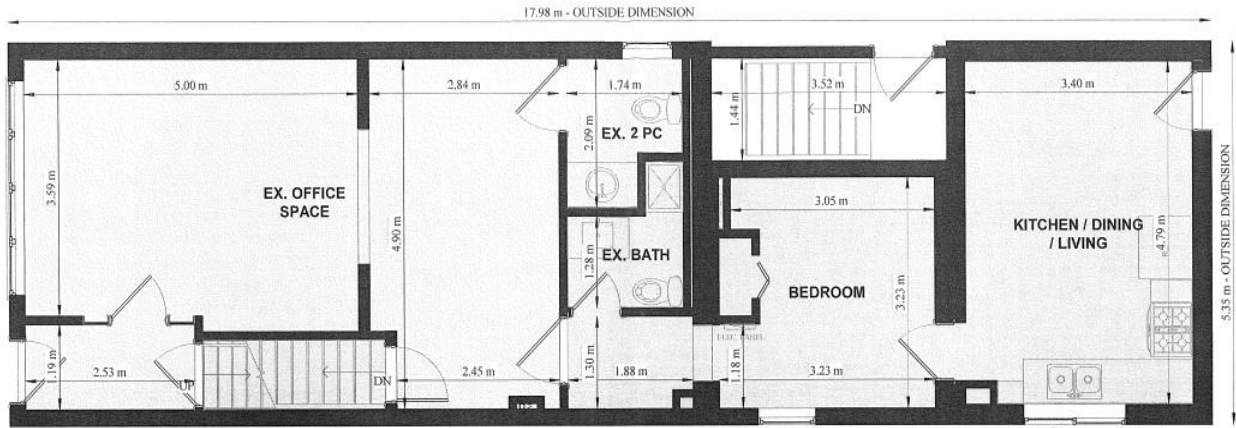
1 SITE PLAN
1:125

PROPOSED		
USE	ZONING REQUIREMENT	REQUIRED PARKING
OFFICE	1 SPACE PER 25sq.m	39.4sq.m/25 = 1.6 SPACES
DWELLING CONTAINING 3 OR MORE DWELLING UNITS SAVE AND EXCEPT AN ON STREET TOWNHOUSE DWELLING	1.4 PARKING SPACES FOR EACH DWELLING UNIT	3 * 1.4 = 4.2 SPACES
TOTAL		5.8 (ROUND DOWN - 5)

EXISTING (LEGALLY NON-CONFORMING)		
USE	ZONING REQUIREMENT	REQUIRED PARKING
OFFICE	1 SPACE PER 25sq.m	77.5sq.m/25 = 3.1 SPACES
DETACHED DWELLING, DUPLEX DWELLING OR SEMI-DETACHED DWELLING AND AN ON STREET TOWNHOUSE DWELLING	1.4 PARKING SPACE FOR EACH DWELLING UNIT	2 * 1 = 2 SPACES
TOTAL		5.1 (ROUND DOWN - 5)

AREA OF OFFICE USE
 AREA OF RESIDENTIAL USE
 AREA OF UNFINISHED BASEMENT

SCHEDULE 2

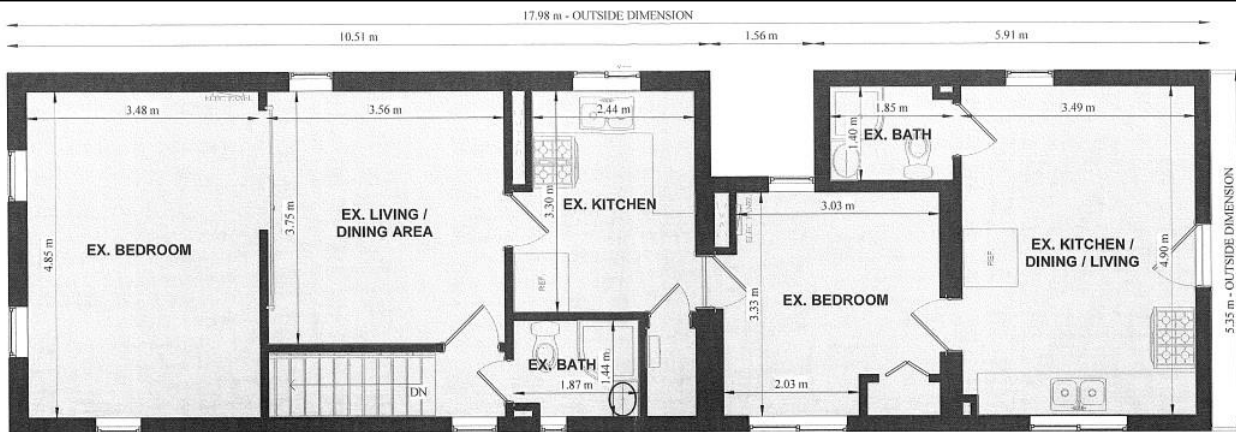


1 PROPOSED GROUND FLOOR PLAN 1 : 50 OFFICE USE FLOOR AREA - 39.4 sq. m RESIDENTIAL USE FLOOR AREA - 37.7 sq. m

PROPOSED	ZONING REQUIREMENT	REQUIRED PARKING
OFFICE	1 SPACE PER 25sq. m.	39.4sq.m/25 = 1.6 SPACES
DWELLING CONTAINING 3 OR MORE DWELLING UNITS SAVE AND EXCEPT AN ON STREET TOWNHOUSE DWELLING	1.4 PARKING SPACES FOR EACH DWELLING UNIT	3 * 1.4 = 4.2 SPACES
TOTAL		5.8 (ROUND DOWN - 5)

EXISTING (LEGALLY NON-CONFORMING)	ZONING REQUIREMENT	REQUIRED PARKING
OFFICE	1 SPACE PER 25sq. m.	77.5sq.m/25 = 3.1 SPACES
DETACHED DWELLING, DUPLEX DWELLING OR SEMI-DETACHED DWELLING AND AN ON STREET TOWNHOUSE DWELLING	1.4 PARKING SPACE FOR EACH DWELLING UNIT	2 * 1 = 2 SPACES
TOTAL		5.1 (ROUND DOWN - 5)

AREA OF OFFICE USE AREA OF RESIDENTIAL USE AREA OF UNFINISHED BASEMENT



1 EXISTING SECOND FLOOR PLAN 1 : 50 RESIDENTIAL USE FLOOR AREA - 81.6 sq. m

PROPOSED	ZONING REQUIREMENT	REQUIRED PARKING
OFFICE	1 SPACE PER 25sq. m.	39.4sq.m/25 = 1.6 SPACES
DWELLING CONTAINING 3 OR MORE DWELLING UNITS SAVE AND EXCEPT AN ON STREET TOWNHOUSE DWELLING	1.4 PARKING SPACES FOR EACH DWELLING UNIT	3 * 1.4 = 4.2 SPACES
TOTAL		5.8 (ROUND DOWN - 5)

EXISTING (LEGALLY NON-CONFORMING)	ZONING REQUIREMENT	REQUIRED PARKING
OFFICE	1 SPACE PER 25sq. m.	77.5sq.m/25 = 3.1 SPACES
DETACHED DWELLING, DUPLEX DWELLING OR SEMI-DETACHED DWELLING AND AN ON STREET TOWNHOUSE DWELLING	1.4 PARKING SPACE FOR EACH DWELLING UNIT	2 * 1 = 2 SPACES
TOTAL		5.1 (ROUND DOWN - 5)

AREA OF OFFICE USE AREA OF RESIDENTIAL USE AREA OF UNFINISHED BASEMENT