



**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-2022-020

Applicant: Andrew Hellwig

Location: The subject property known as 5090 Bridge Street located on the south side of Bridge Street, west of Fourth Avenue.

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 dormers on the third floor of the existing dwelling. The existing dwelling does not comply with the exterior side yard requirement of the Zoning By-law. The applicant is proposing to construct the addition following the existing building footprint. The subject property is zoned Transition Residential Multiple (TRM) Zone in accordance with Zoning By-law No. 79-200. A detached dwelling is a permitted use in the TRM zone subject to the regulation of the R1E zone. Whereas section 7.5.2(f) of By-law No. 79-200 requires a minimum exterior side yard width of 4.5 metres, an exterior side yard width of 2.7 metres is provided. A variance of 1.8 metres is requested.



See the sketch on the back for more information.

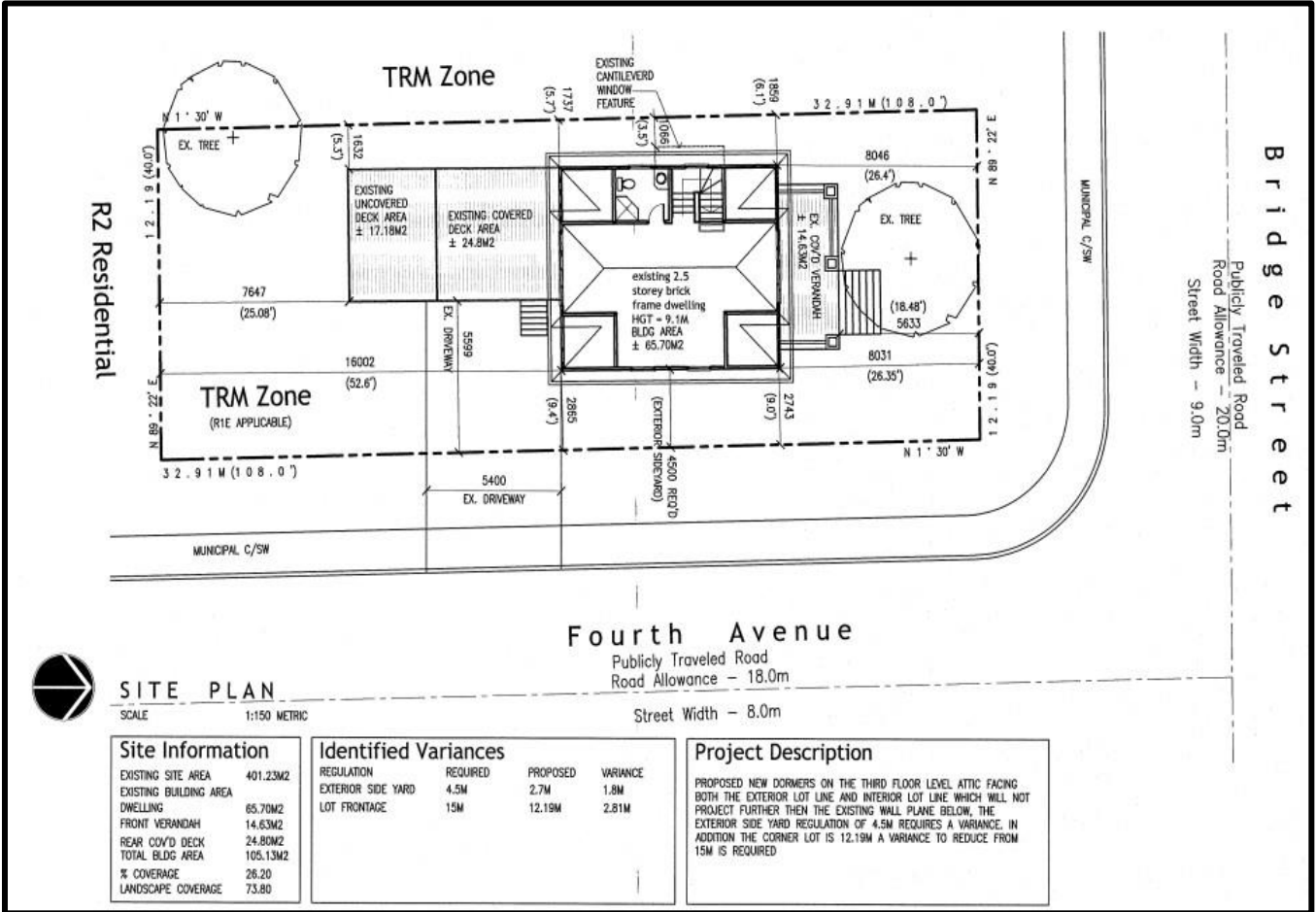
If a person or public body that files an appeal of a decision of the Committee of Adjustment for the City of Niagara Falls in respect of the proposed minor variance does not make written submissions to the Committee before it gives or refuses approval, the Ontario Land Tribunal may dismiss the appeal.

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



SITE PLAN

SCALE 1:150 METRIC

| Site Information | |
|------------------------|----------|
| EXISTING SITE AREA | 401.23M2 |
| EXISTING BUILDING AREA | 65.70M2 |
| DWELLING | 14.63M2 |
| FRONT VERANDAH | 24.80M2 |
| REAR COVD DECK | 105.13M2 |
| TOTAL BLDG AREA | 26.20 |
| % COVERAGE | 73.80 |
| LANDSCAPE COVERAGE | |

| Identified Variances | | | |
|----------------------|----------|----------|----------|
| REGULATION | REQUIRED | PROPOSED | VARIANCE |
| EXTERIOR SIDE YARD | 4.5M | 2.7M | 1.8M |
| LOT FRONTAGE | 15M | 12.19M | 2.81M |

Project Description

PROPOSED NEW DORMERS ON THE THIRD FLOOR LEVEL ATTIC FACING BOTH THE EXTERIOR LOT LINE AND INTERIOR LOT LINE WHICH WILL NOT PROJECT FURTHER THEN THE EXISTING WALL PLANE BELOW. THE EXTERIOR SIDE YARD REGULATION OF 4.5M REQUIRES A VARIANCE. IN ADDITION THE CORNER LOT IS 12.19M A VARIANCE TO REDUCE FROM 15M IS REQUIRED