



**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](mailto: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-2022-023**

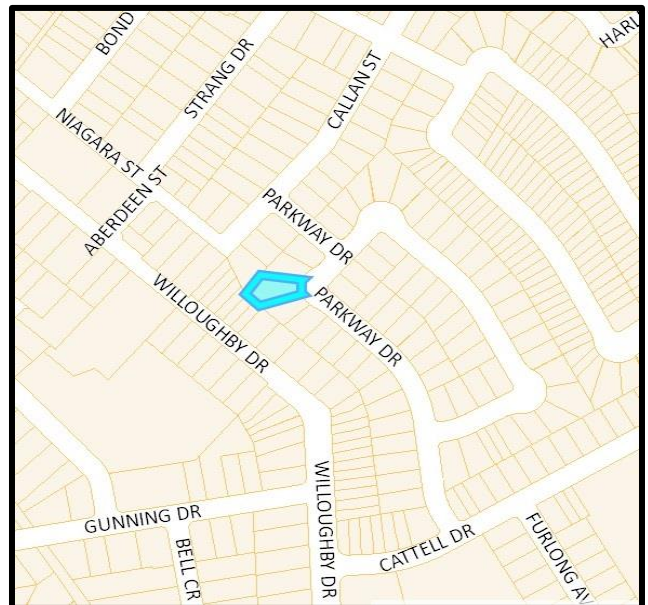
**Applicant: Justin Le**

**Location:** The subject property known as 8327 Parkway Drive located on the east side of Parkway Drive, east of Willoughby Drive.

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 convert the basement of the detached dwelling into a second dwelling unit. The subject property is zoned Residential 1C Density (R1C) Zone in accordance with Zoning By-law No. 79-200. Whereas, Section 5.12 (b) requires the second dwelling unit not to exceed 40% of the floor area of the primary dwelling unit, the second dwelling unit is proposed to have a floor area of 62.3% of the primary dwelling unit. A variance of 22.3% is requested.

**See the sketch on the back for more information.**



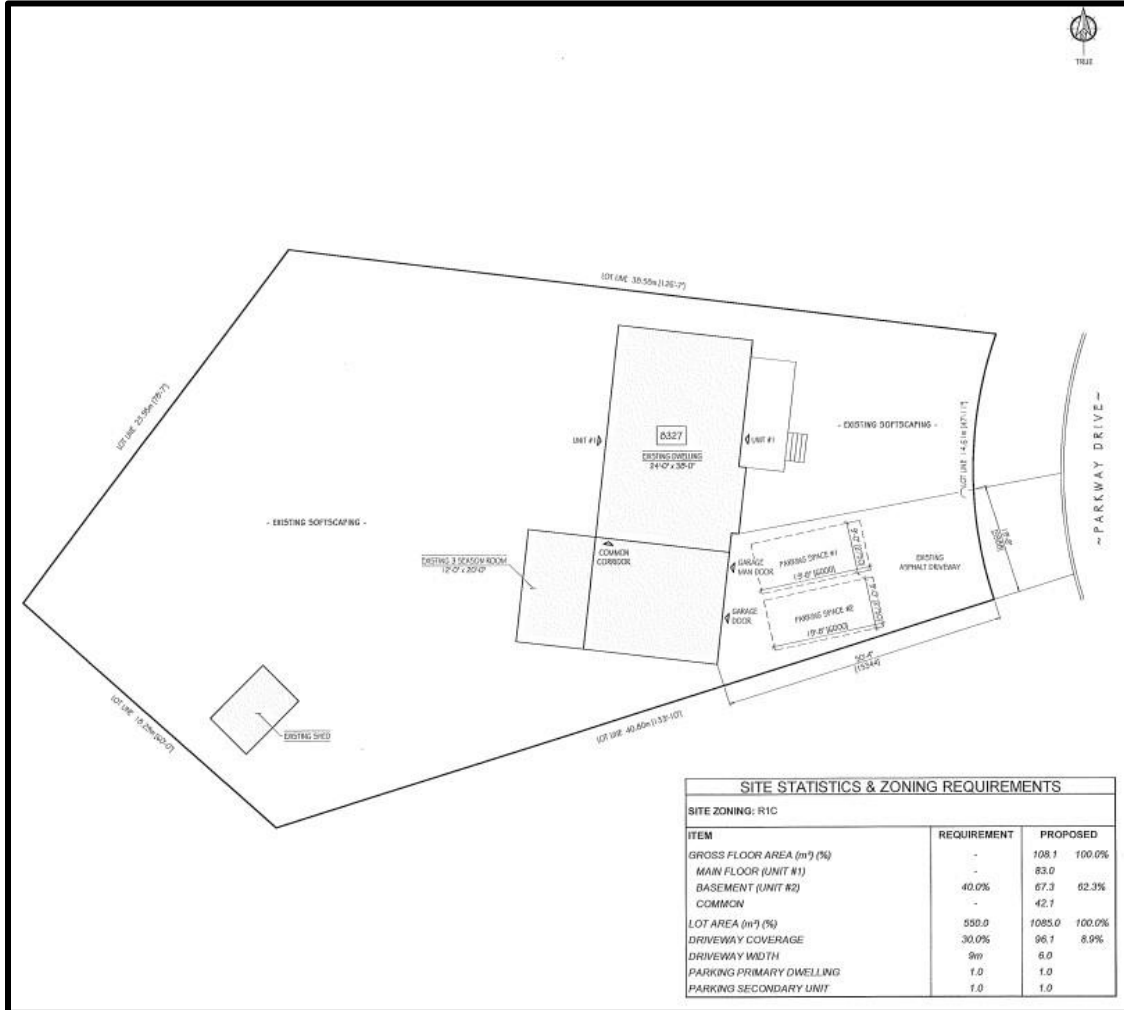
If a person or public body that files an appeal of a decision of the Committee of Adjustment for the City of Niagara Falls in respect of the proposed minor variance does not make written submissions to the Committee before it gives or refuses approval, the Ontario Land Tribunal may dismiss the appeal.

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](mailto:eroupas@niagarafalls.ca)

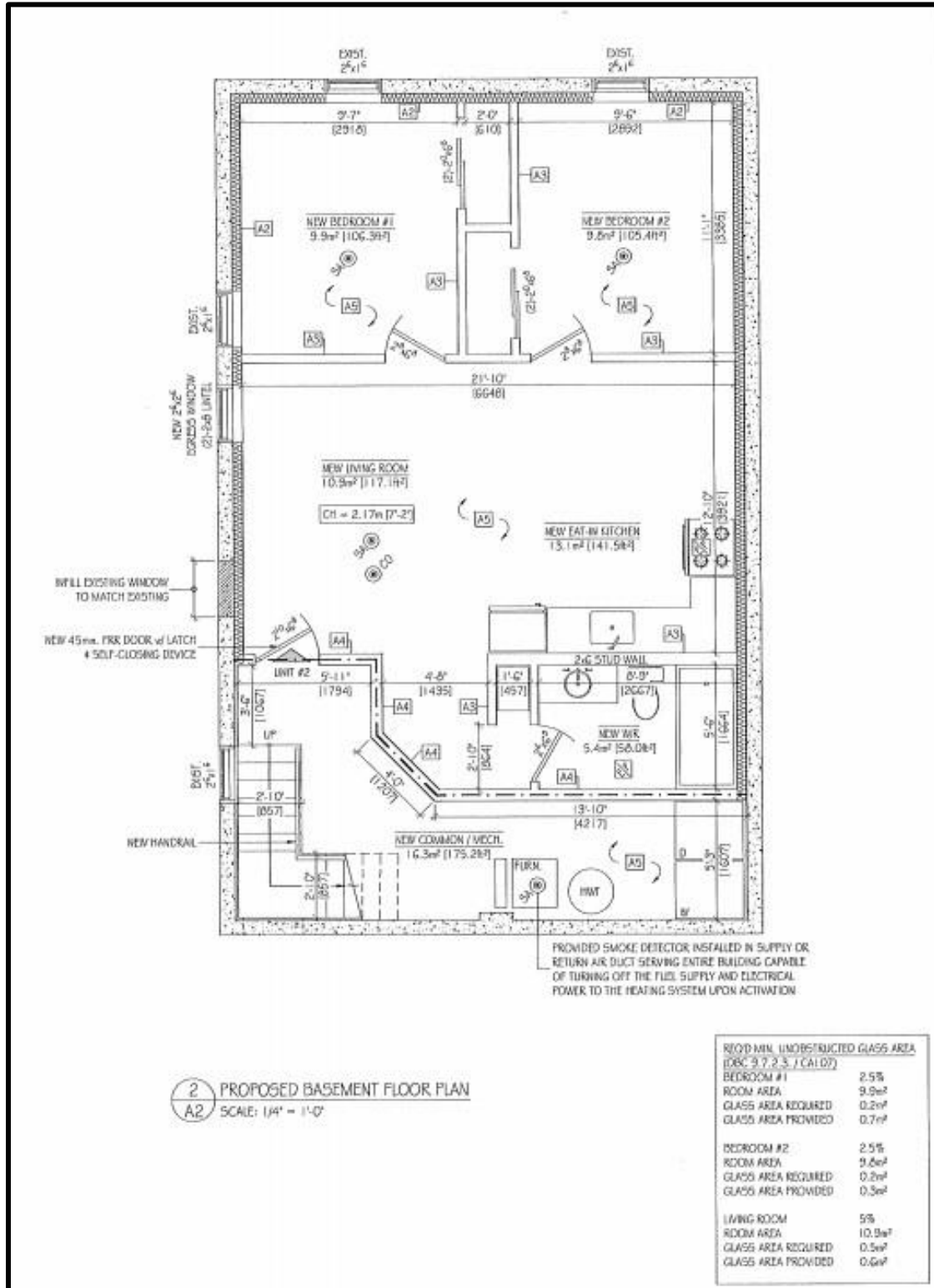
Date of Mailing: May 9, 2022

# SCHEDULE 1



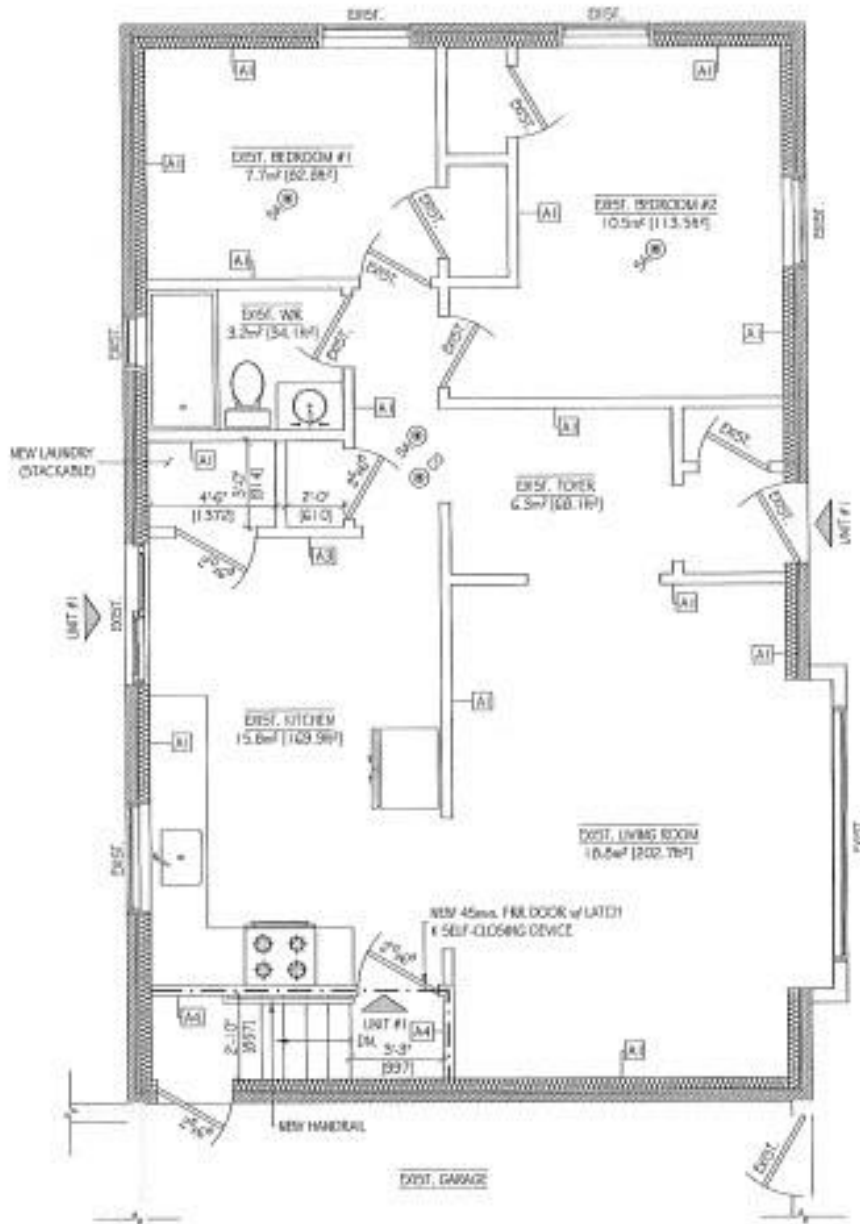
SITE STATISTICS & ZONING REQUIREMENTS			
SITE ZONING: R1C			
ITEM	REQUIREMENT	PROPOSED	
GROSS FLOOR AREA (m <sup>2</sup> ) (%)	-	108.1	100.0%
MAIN FLOOR (UNIT #1)	-	83.0	
BASEMENT (UNIT #2)	40.0%	67.3	62.3%
COMMON	-	42.1	
LOT AREA (m <sup>2</sup> ) (%)	550.0	1085.0	100.0%
DRIVEWAY COVERAGE	30.0%	96.1	8.9%
DRIVEWAY WIDTH	9m	6.0	
PARKING PRIMARY DWELLING	1.0	1.0	
PARKING SECONDARY UNIT	1.0	1.0	

# SCHEDULE 2



2 PROPOSED BASEMENT FLOOR PLAN  
 A2 SCALE: 1/4" = 1'-0"

# SCHEDULE 3



2 PROPOSED MAIN FLOOR PLAN  
A3 SCALE: 1/4" = 1'-0"