



NOTICE OF REMOTE ELECTRONIC PUBLIC COMMITTEE OF ADJUSTMENT HEARING
Tuesday, June 28, 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 June 28, 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.

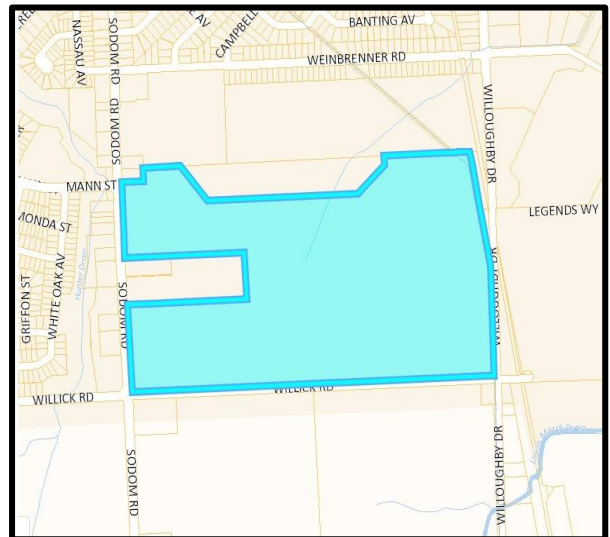
File: A-2022-031

Applicant: Queensway Chippawa Properties Inc.

Location: The subject property known as Lots 19 & 20 (Concession 2) located on the north side of Willick Road, between Sodom Road and 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 requesting the Committee to consider variances to By-law No. 79-200 on the subject property. The subject property is zoned Residential mixed (R3-1162) Zone in accordance with Zoning By-law No. 79-200, as amended by site specific By-law 2022-06. The applicant has requested the following variances.



Provision	Requirement	Proposed	Extent of Variance
7.8.2.(c) Minimum Front Yard Depth	6.0 metres	4.5 metres to a dwelling unit 6 metres to the garage 2.5 metres for roofed over 1 storey porch	1.5 metres to a dwelling unit
7.8.2. (e)(ii) Minimum Interior Side Yard Width for on street townhouse dwelling unit	3.0 metres	1.8 metres for a townhouse dwelling unit	1.2 metres
7.8.2. (f) Minimum Exterior Side Yard Width	4.5 metres	3.0 metres for a dwelling unit	1.5 metres
7.8.2. (g) Maximum Lot Coverage	45%	50% for a detached or semi-detached dwelling 60% for an on street townhouse dwelling	5% for a detached or semi-detached dwelling 15% for an on street townhouse dwelling

Date of Mailing: June 10, 2022

See the sketch below 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

SCHEDULE 1

