



NOTICE OF REMOTE ELECTRONIC PUBLIC COMMITTEE OF ADJUSTMENT HEARING
Tuesday, January 31, 2023 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 sanderson@niagarafalls.ca or calling 905-356-7521 (Ext. 4281) before 12 noon on January 31, 2023. All registrants will be provided with instructions on how to use their computer, tablet or phone to participate in the remote electronic public hearing.

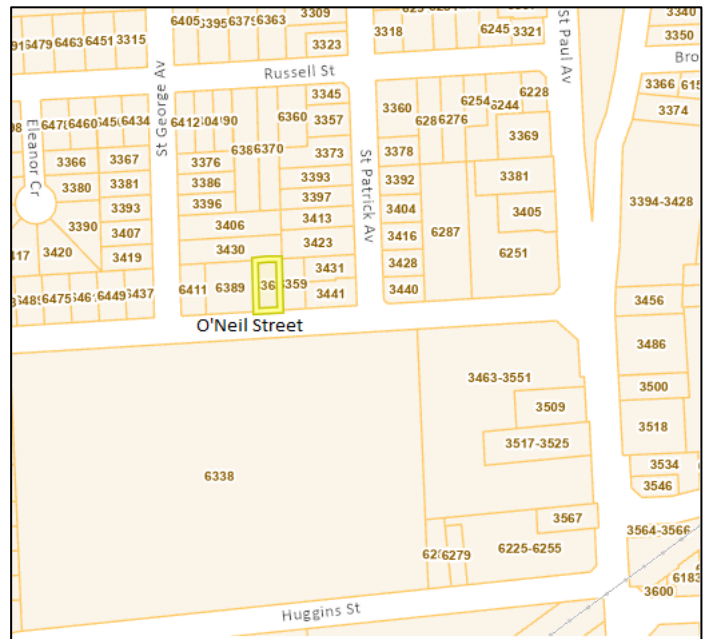
File: A-2022-050

Owner: Luciano Orlandelli & Diana Colangelo

Location: The subject property known as 6369 O’Neil Street located on the north side of O’Neil Street between St. George Avenue and St. Patrick 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 a carport addition between the existing dwelling and the existing detached garage on the above noted property. The subject property is zoned Residential Single Family 1C (R1C) Zone in accordance with Zoning By-law No. 79-200. The following variances have been requested:



<u>By-law Section</u>	<u>Required</u>	<u>Proposed</u>	<u>Extent of Variance</u>
7.3.2 (e) Minimum interior side yard width	1.2 metres	0.78 metres	0.42 metres

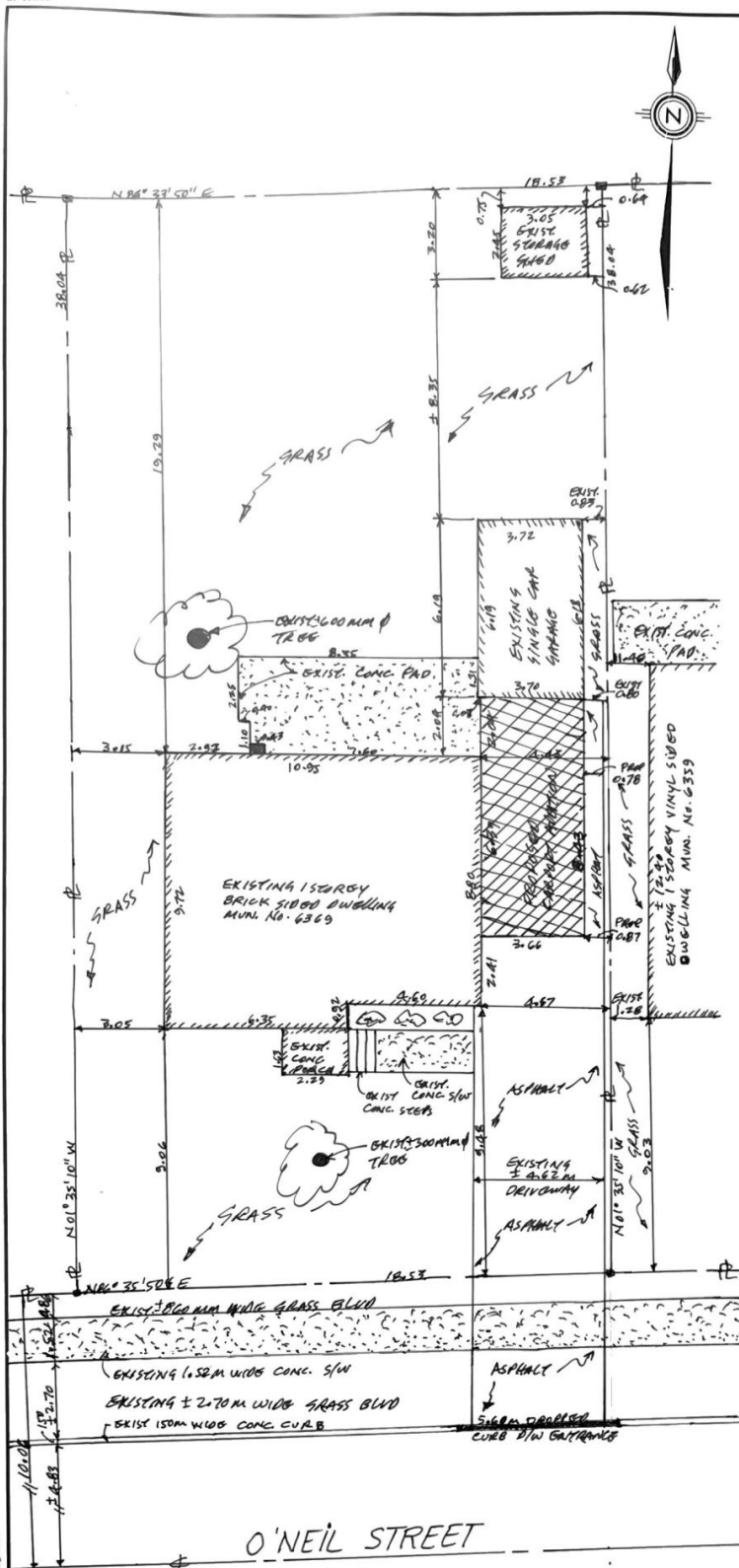
See the sketch on the back for more information.

If a specified person or public body 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 Suzanne Anderson, Secretary-Treasurer Committee of Adjustment at 905-356-7521 ext. 4281 between 8:30 a.m. and 4:30 p.m. Monday to Friday or email sanderson@niagarafalls.ca.

SCHEDULE 1



Site Data:

Legal Description:

Lot 4, Registered Plan 143, in the City of Niagara Falls, Regional Municipality of Niagara

Building Lot Area 704.90 Sq. M.

Building Areas:

Existing Single Family Dwelling 102.35 Sq. M.
 Existing Concrete Porch 3.73 Sq. M.
 Existing Single Car Garage 23.03 Sq. M.
 Existing Storage Shed 7.44 Sq. M.

Sub-Total 136.55 Sq. M.

Proposed Carport (Covered) Addition 30.85 Sq. M.

Total Building Area 167.40 Sq. M.

Proposed Building Coverage 23.75 %

Parking and Driveway Areas:

Existing Paved Driveway 91.25 Sq. M.
 Proposed Paved Driveway 60.40 Sq. M.
Parking and Driveway Area Coverage 8.57 %

Landscaped Area:

Existing/Proposed 477.10 Sq. M.
Landscaped Coverage 67.68 %

Building Heights:

Existing Single Family Dwelling 5.35 M.
 Existing Single Car Garage 3.80 M.
 Existing Storage Shed 2.60 M.
 Proposed Carport (Covered) Addition 5.65 M.

Note:

Existing Building locations and setbacks are from the Surveyor's Real Property Report, completed on July 4th, 2022, and Dated August 3rd, 2022, Prepared by J.D. Barnes Limited.



D.L. ENTERPRISES
 016 775595 ONTARIO LTR
 709 & YORK DRIVE
 NIAGARA FALLS, ONTARIO
 L2E 7A3
 T (905) 357-0655; (905) 401-8830

NO.	DATE	REVISIONS	BY	PROJECT NO.	DATE
				DESIGNED BY DONATO R. COLANGELO ET	1/1/2025
				DRAWN BY DONATO R. COLANGELO, SET	
				CHECKED BY	
				REGISTRATION NO. 16112	DATE DEC 5/22

PROJECT: PROPOSED ADDITION
 DIANA COLANGELO
 LUCIANO ORLANDELLI
 6369 O'NEIL ST., NIAGARA FALLS, ON

SITE PLAN
 SCALE: 1:100