



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.

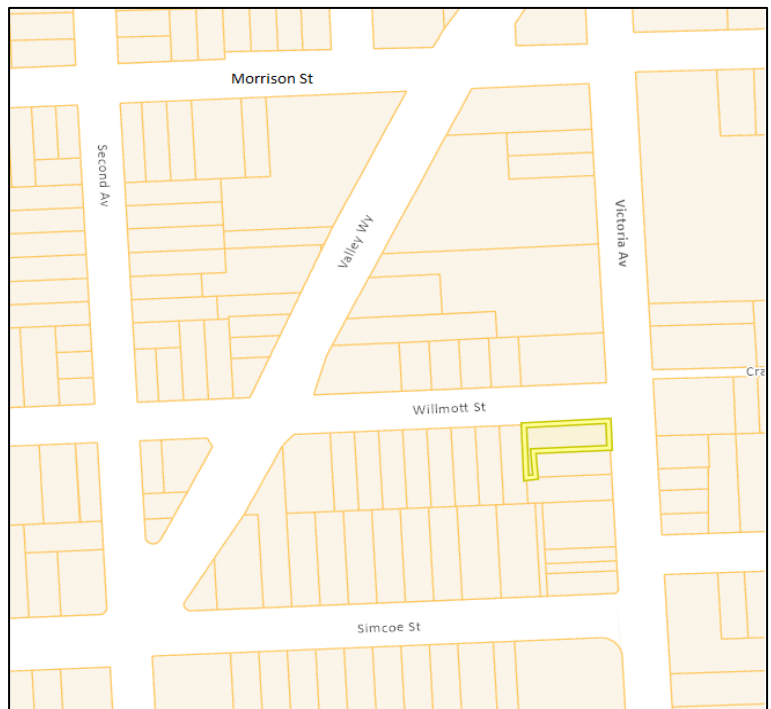
File: A-2022-053

Owner: Dave Barber

Location: The subject property known as 4911 Victoria Avenue located on the west side of Victoria Avenue between Wilmott 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 property is zoned General Commercial (GC), in accordance with Zoning By-law No. 79-200. The applicant is proposing to construct an addition at the rear of the building for a parking structure area. The applicant is further proposing 4 dwelling units to be used as vacation rental units with a commercial use fronting onto Victoria Avenue. By-law 2018-92 permits a vacation rental unit in an existing dwelling or dwelling unit in a GC zone. The following variances have been requested:



<u>By-law Section</u>	<u>Required</u>	<u>Proposed</u>	<u>Extent of Variance</u>
8.2.1(nn) dwelling units in a building in combination with one or more of the uses listed in this section provided not more than 66% of the total floor area of such building is used for dwelling units and further provided that such dwelling units except entrances thereto are located entirely above the ground floor.	Not more than 66% of total floor area	92.5% of total floor area to be used as dwelling unit	26.5%
4.19.1 – Parking areas for a retail store	1 parking space for each 25 square metres (1 parking space)	0 parking spaces	1

Date of Mailing: January 13, 2023

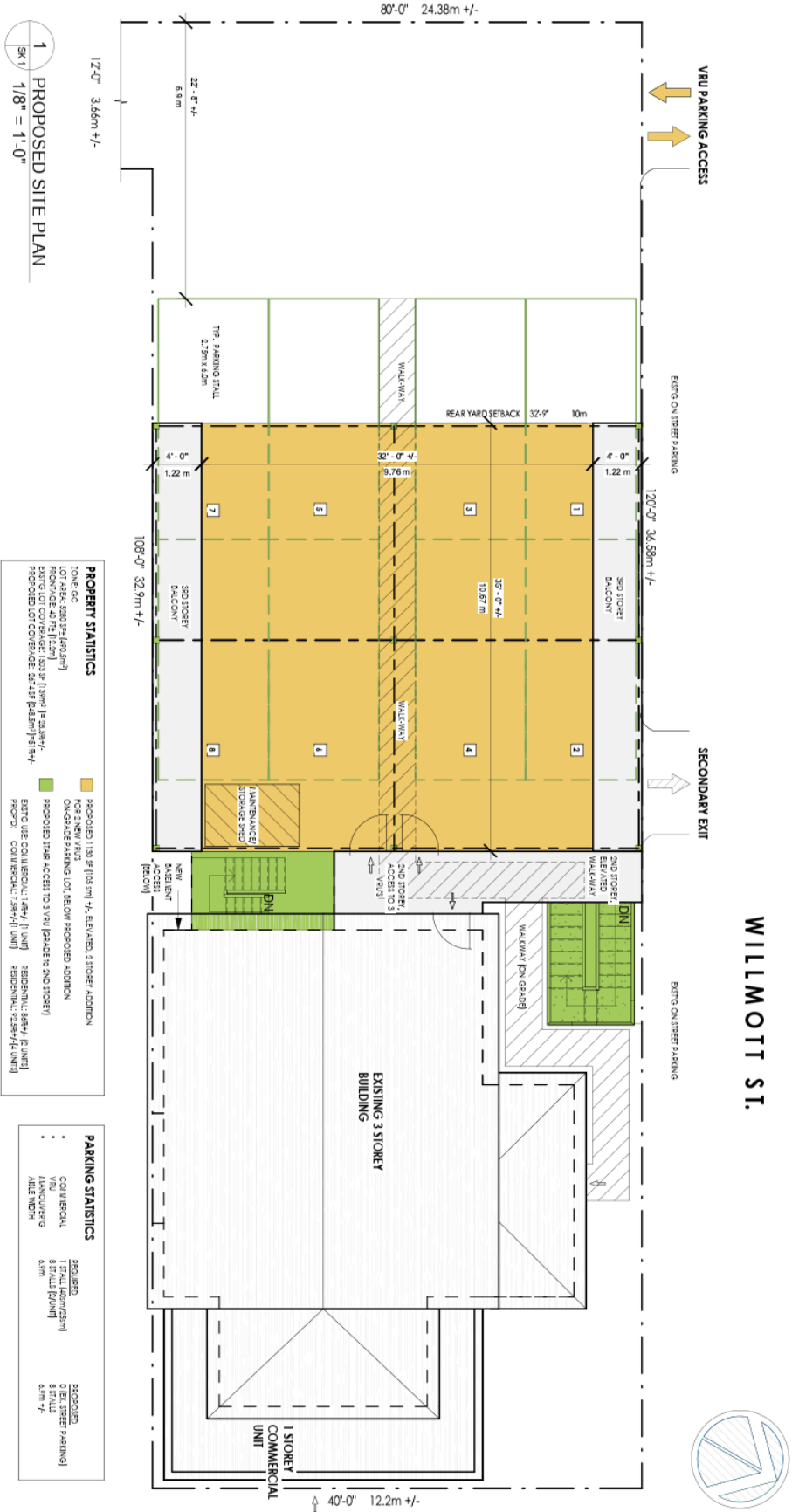
See the sketch on the back for more information.

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



1 SK1
1/8" = 1'-0"

PROPOSED SITE PLAN

PROPERTY STATISTICS

Zone: OC	PROPOSED 1180 SF (105 sm ²)-4, REVISED, 2 STOREY ADDITION
LOT AREA: 9280 SF (857 sm ²)	FOR 2 NEW VRU'S
PROPOSED LOT COVERAGE: 57.14% (5480 SF)	ON-GRADE PARKING LOT, BELOW PROPOSED ADDITION
PROPOSED LOT COVERAGE: 57.14% (5480 SF)	PROPOSED TRAIL ACCESS TO 3 VRU (GRADE TO 2ND STOREY)
PROPOSED LOT COVERAGE: 57.14% (5480 SF)	EXISTING USE COMMERCIAL: 1894 SF (174 sm ²) RESIDENTIAL: 2884 SF (268 sm ²)
	PROPR. COMMERCIAL: 1287 SF (119 sm ²) RESIDENTIAL: 1597 SF (148 sm ²)

PARKING STATISTICS

REQUIRED	1 STALL (80 sm ²)	PROPOSED	8 STALLS
REQUIRED	8 STALLS (640 sm ²)	PROPOSED	8 STALLS
REQUIRED	8 STALLS (640 sm ²)	PROPOSED	8 STALLS
REQUIRED	8 STALLS (640 sm ²)	PROPOSED	8 STALLS

PROPOSED SITE PLAN

4911 VICTORIA AVE. N.F.
for DAVE BARBER
DEC 19, 2022

