



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.

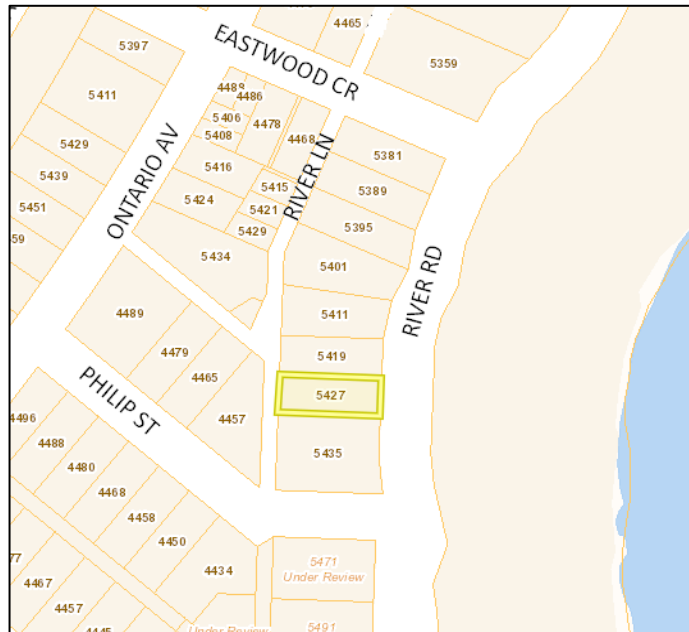
File: A-2023-001

Owner: 1907782 Ont. Inc. (John Pinter)

Location: The subject property known as 5427 River Road located on the west side of River Road between Eastwood Crescent and Philip 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 applicant is constructing an addition to the existing dwelling on the above noted property. The subject property is zone Residential Single and Two Zone (R2-2) Zone in accordance with Zoning By-law No. 79-200, as amended by special provision 19.1.2. The property was recently subject to an approved minor variance application, A-2022-041. The applicant has requested the following variance:



By-law Section	By-law Requirement	Proposed	Extent of variance
5.7 - Special Building Setback	11.74 metres	10.11 metres	1.63 metres

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 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

Zoning Analysis - R2 residential

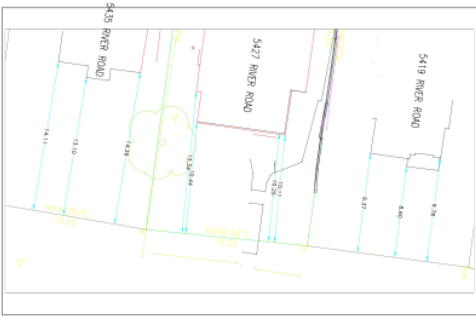
Requirement	Allowable	Existing	Proposed	Variance
Lot area (Total Detached)	370.00m ²	607.17m ²	181.11m ²	1:58%
Front Yard Detached	117.00m ² (40% MINIMUM FRONT YARD)			
Max. Lot Coverage	45%	48.3%		
Min. Lot Coverage	20%	14.9%		
Min. Lot Area	1.2m ² or 2.4m min side	2.24m ²		
Min. House Setback	7.5	12.96		
Min. Rear Yard	10.00m	10.00m / 12.5m		
Max. Building Height	10.00m	10.00m / 12.5m		
Min. Landscaped open space	30%	51.8%		

Building Information

Building Information	Existing	Proposed	Total
PRIMARY (MAIN) BUILDING			
Building Areas	202.40 m ²	000.00m ²	202.40 m ²
Existing Building Area	202.40 m ²		202.40 m ²
% Coverage	33.4		33.4
SECONDARY (ACCESSORY) BUILDING			
Building Areas	00.00 m ²	00.00m ²	00.00 m ²
Existing Building Area	00.00 m ²		00.00 m ²
% Coverage	14.9		14.9
Total Building Coverage %	Existing	Proposed	Total
Primary (main) Dwelling	33.4	00.0	33.4
Secondary (accessory) Dwelling	14.9	00.0	14.9
Total	48.3	00.0	48.3

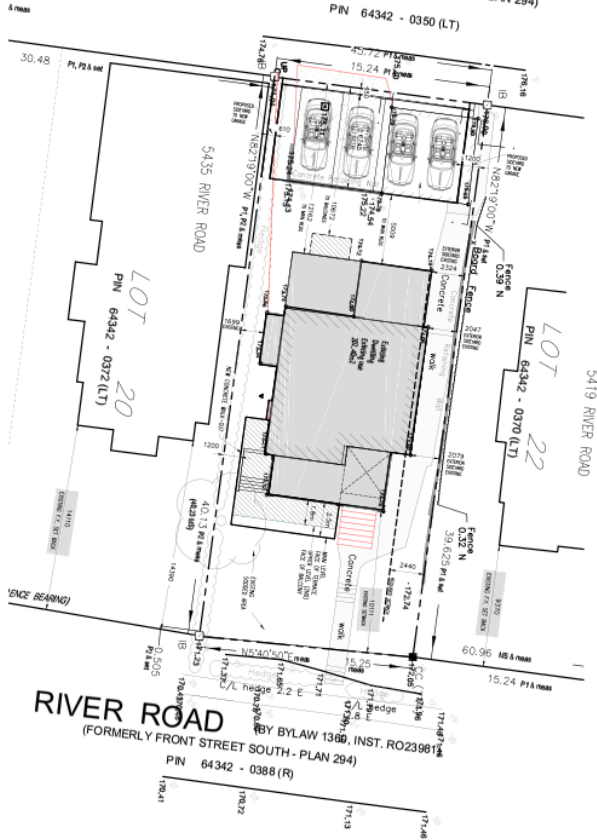
Average Setback Information

Setback Type	Existing	Proposed
MINIMUM FRONT SETBACK	12.96m	12.96m
MINIMUM REAR SETBACK	10.00m	10.00m
MINIMUM SIDE SETBACK	7.50m	7.50m
AVERAGE FRONT SETBACK	12.96m	12.96m
AVERAGE REAR SETBACK	10.00m	10.00m
AVERAGE SIDE SETBACK	7.50m	7.50m



Sketch Plan - Setbacks
 NTS
 PREPARED FOR THE SUBMITTER BY THE ARCHITECTURAL FIRM OF THE ARCHITECTS ASSOCIATION OF ONTARIO (AAO) AND THE ARCHITECTS ASSOCIATION OF ALBERTA (AAA). THIS SKETCH PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECTS ASSOCIATION OF ONTARIO AND THE ARCHITECTS ASSOCIATION OF ALBERTA.

RIVER LANE (BY PLAN 294)



Site Plan
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Site Information
 Zoning Classification: R2 residential

5427 River Road
 andrew allen healing | design inc
 consultant

Notes
 Proposed Renovations to Existing Single Detached Dwelling

drawing
 Site Plan details

drawing no.
 SP1.01
 reviewed
 pdt