



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

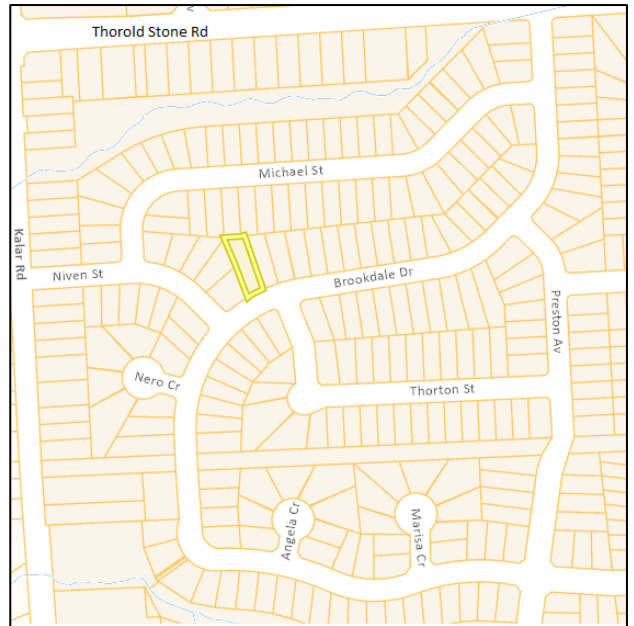
File: A-2022-051

Owner: Denesh Ramsumair

Location: The subject property known as 4189 Brookdale Drive located on the north side of Brookdale Drive between Niven Street and Thorton 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 proposing to construct an accessory structure for storage purposes on the above noted property. The subject property is zoned Residential 1C (R1C) Zone in accordance with Zoning By-law No. 79-200, as amended. The following variances have been requested:



<u>By-law Section</u>	<u>Required</u>	<u>Proposed</u>	<u>Extent of Variance</u>
4.13 (f) Accessory building or accessory structure height	Max wall height: 3 metres	Wall height: 2 Metres	Wall height: no variance required.
	Max pitched roof height: 4.6 metres	Pitched roof height: 4.87 metres	Pitched roof: 0.27 metres
4.13 (g) Total lot coverage of all accessory buildings and structures	Not exceed 15% or 93m ²	12.45% 111.48 m ²	Complies 18.48 m ²

See the sketch on the back for more information.

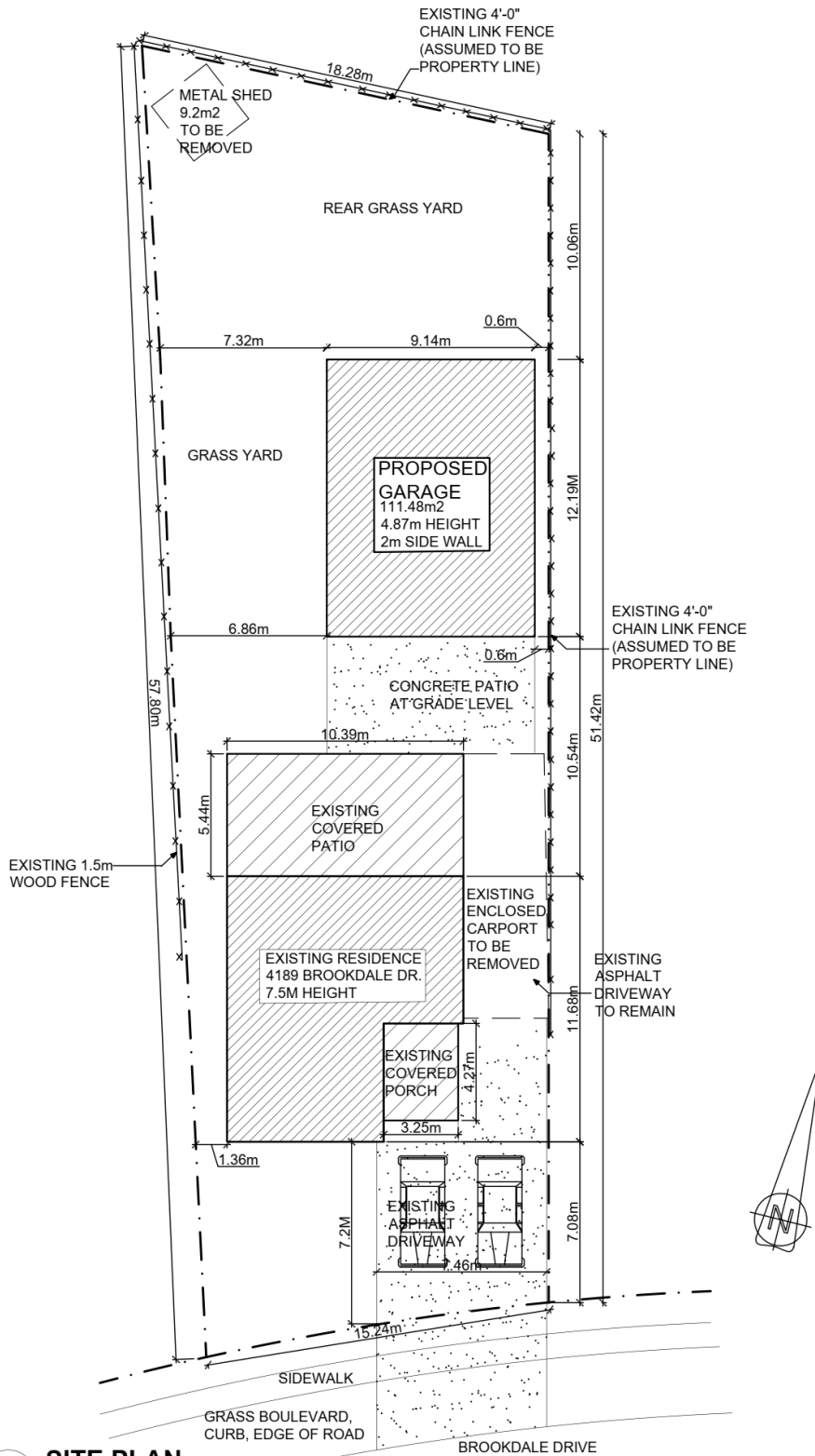
If a specified person or public body files an appeal of a decision of the Committee of Adjustment for the City of Niagara Falls in respect of the proposed minor variance but does not make written submissions to the Committee before it gives or refuses approval, the Ontario Land Tribunal may dismiss the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

Date of Mailing: March 10, 2023

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 SITE PLAN
 1:200m
 1/16" = 1'-0"

	EXIST	REQ.	PROPOSED	COMMENT
ZONING : R1C				
TOTAL LOT AREA:	895.22m ²	550m ²		
EXISTING HOUSE AREA:	215.42m ²		173.08m ²	VARIANCE
ACCESSORY BLDG AREA:		<93m ²	111.48m ²	COMPLIES
ACCESSORY BLDG LC:		MAX 15%	12.45%	COMPLIES
LANDSCAPE OPEN SPACE:		MIN. 30%	34.98%	COMPLIES
DRIVEWAY AREA-LC:	77.38m ²	MAX. 30%	13.25%	COMPLIES
ACCESSORY BLDG HEIGHT:		MAX 4.6m	4.87m	VARIANCE
ALL BLDG. LC:	25.09%	MAX 45%	31.78%	COMPLIES