



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.

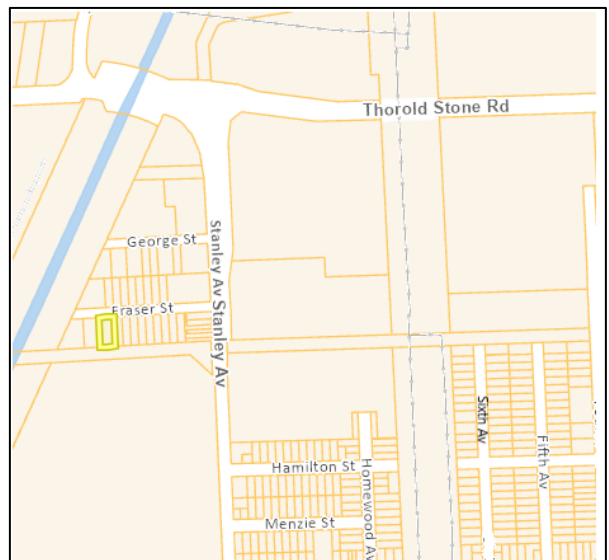
File: A-2023-006

Owner: Rita Visca

Location: 5584 Fraser 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 a warehouse with an associated second floor office on the subject property. The subject property is zone Prestige Industrial (PI-392), in accordance with Zoning By-law No. 79-200, as amended by site specific By-law 1995-270. The following variances have been requested:



<u>By-law Section</u>	<u>Required</u>	<u>Proposed</u>	<u>Extent of Variance</u>
4.14 (b) Front yard canopy	Unsupported canopies may project into any required yard a distance of not more than 0.45 metres	1.5 metres	1.05 metres
11.1.2 (d) Minimum interior side yard	3.5 metres	3.00 metres (west – 2 nd floor projection) 2.4 metres (east)	0.5 metres (west) 1.1 metres (east)
11.1.2 (j) Minimum landscaped open space for interior lot	67% of required front yard	47%	20%
4.19.1 (a) Parking and access requirements	Warehouse: 1 parking space for each 90 metres of floor area. 2.53 Parking spaces Office: 1 parking space for each 25 square metres of floors area.	10 parking spaces (4 visitor and 6 garage spaces)	2 spaces

Date of Mailing: March 10, 2023

	9.73 Parking spaces		
	Total parking required: 12 parking spaces		
4.19.1 (i) Minimum maneuvering aisle (Table 3)	6.3 metres	5.0 metres	1.3 metres
4.20.1 Loading area requirements	1 loading space (3m x 9 m)	0	1

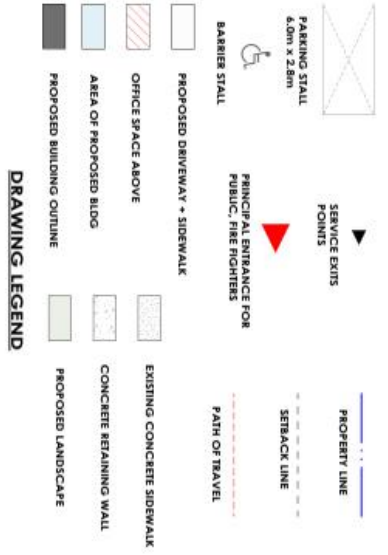
See the sketch on the back for more information.

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.

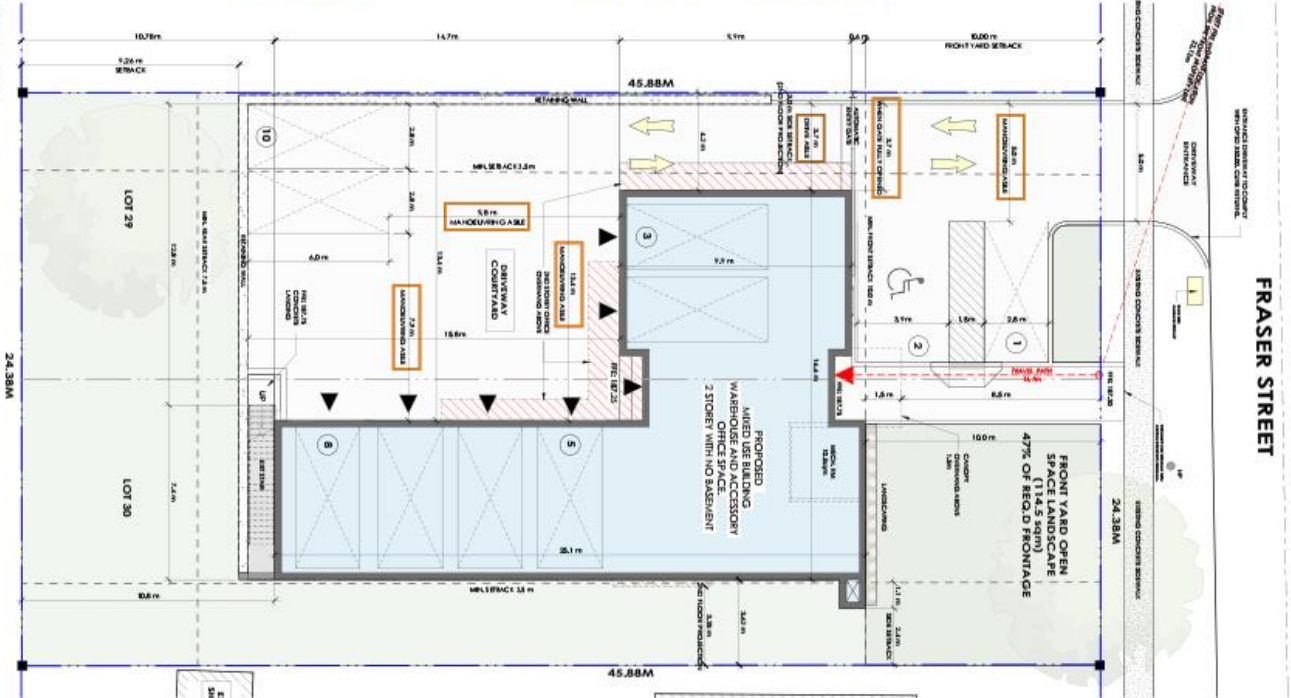
Additional information is available from Planning & Development or by telephoning Suzanne Anderson, Secretary-Treasurer Committee of Adjustment at 905-356-7521 ext. 4281 between 8:30 a.m. and 4:30 p.m. Monday to Friday or email sanderson@niagarafalls.ca.

SCHEDULE 1



ZONING INFORMATION- ZONING BY-LAW

CURRENTLY ZONED- PI ZONE- NO.79-200 AMENDED BY BY-LAW NO. 1995-270,	COMPLY (YES)	COMPLY (NO)	
SPECIFIC USES UNDER THIS APPLICATION			
PROPOSED WAREHOUSE	YES		
OFFICE ASSOCIATED WITH WAREHOUSE	YES		
LOT STATS			
F) MIN LOT FRONTAGE (BY-LAW 1995-270)	24.00 m	24.38 m	
G) MIN LOT AREA (BY-LAW 1995-270)	1110.00 sqm	1118.6	
H) MIN. LANDSCAPE OPEN SPACE (FRONT YARD)	163.2 (67%)	114.5 (47%)	
I) MAXIMUM LOT COVERAGE	67.11 (60%)	312.5 (27.9%)	
J) PEAK ROOF	12.0	11.5	
K) EXTERIOR WALLS	2.5	2.5	
M) MIN. MAINTENANCE BASE	6.3	5.0	
SITE AREAS			
LOT AREA	1204.05	1118.6	
WAREHOUSE	2448.8	227.5	
OFFICE 2ND FLOOR	2618.1	243.2	
FOYER	276.3	35.7	
CORRIDOR 2ND FLOOR	225.1	20.9	
MED. ROOM	113.7	10.6	
EXTERIOR STAIRS REAR YARD	106.15	9.9	
TOTAL GROSS FLOOR AREA	5788.1	537.7	
BUILDING COVERAGE	3863.2	312.5	
TOTAL DRIVEWAY + SIDEWALK	4008.6	372.4	
TOTAL LANDSCAPE	4774.8	443.6	
FIRE DEPARTMENT CONNECTION			
EXISTING STREET FIRE HYDRANT LOCATION (45m FROM PROPERTY LINE)	BY-LAW	COMPLIANT	
ACCESSIBLE PARKING STALL (3.9m X 6.0m)	2019-44	YES	
LOADING SPACE DIMENSION (3.0m X 6.0m)	4.20.1	NOT PROVIDED	
PARKING STANDARDS (2.75m X 6.0m)	7.5.2	YES	
PARKING CALCULATIONS			
USES	Q./L/SM	PER. RATIO	TOTAL
WAREHOUSE PARKING	227.5	90.00	2.53
OFFICE PARKING	243.2	25.00	9.73
TOTAL PARKING REQUIRED			12.26
WAREHOUSE SPACE PROVIDED			6.00
OFFICE SPACE PROVIDED			4.00
TOTAL PARKING PROVIDED			10.00
PARKING SHORTFALL			2.26
ACCESSIBLE PARKING			
REQUIRED (0-12) MIN. NUMBER OF SPACES PROVIDED	1.00	REQ'D.	1.00



KEY PLAN

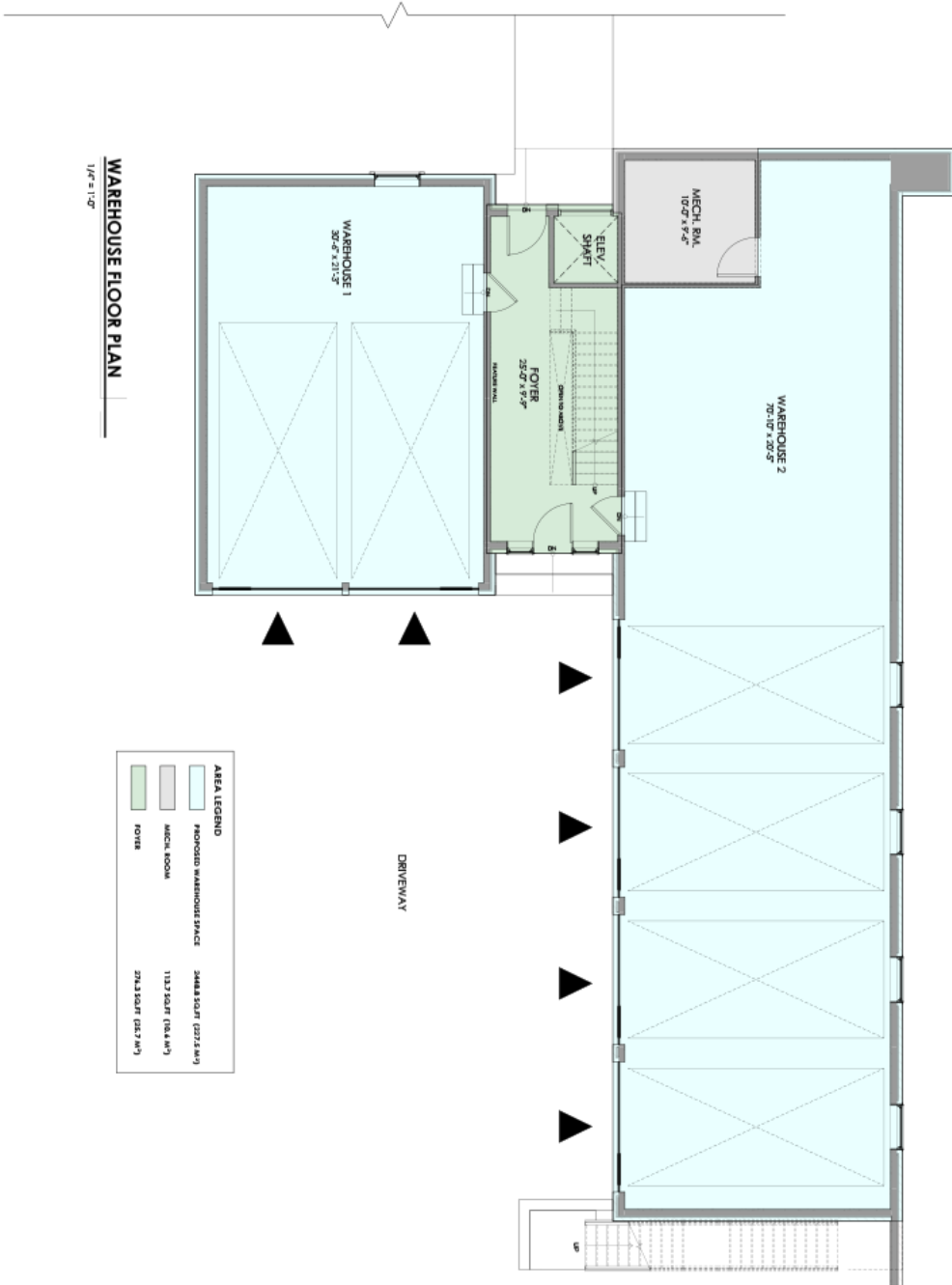
SITE LOCATION

Item	Description	Code	Compliance	Notes
1	Proposed Dwelling	320.00	Compliant	
2	Proposed 2 Storey - 400 sqm	320.00	Compliant	
3	Proposed 2 Storey - 400 sqm	320.00	Compliant	
4	Proposed 2 Storey - 400 sqm	320.00	Compliant	
5	Proposed 2 Storey - 400 sqm	320.00	Compliant	
6	Proposed 2 Storey - 400 sqm	320.00	Compliant	
7	Proposed 2 Storey - 400 sqm	320.00	Compliant	
8	Proposed 2 Storey - 400 sqm	320.00	Compliant	
9	Proposed 2 Storey - 400 sqm	320.00	Compliant	
10	Proposed 2 Storey - 400 sqm	320.00	Compliant	
11	Proposed 2 Storey - 400 sqm	320.00	Compliant	
12	Proposed 2 Storey - 400 sqm	320.00	Compliant	
13	Proposed 2 Storey - 400 sqm	320.00	Compliant	
14	Proposed 2 Storey - 400 sqm	320.00	Compliant	
15	Proposed 2 Storey - 400 sqm	320.00	Compliant	
16	Proposed 2 Storey - 400 sqm	320.00	Compliant	
17	Proposed 2 Storey - 400 sqm	320.00	Compliant	
18	Proposed 2 Storey - 400 sqm	320.00	Compliant	
19	Proposed 2 Storey - 400 sqm	320.00	Compliant	
20	Proposed 2 Storey - 400 sqm	320.00	Compliant	

SITE PLAN

1:100

SCHEDULE 2



WAREHOUSE FLOOR PLAN
1/4" = 1'-0"

AREA LEGEND	
	PROPOSED WAREHOUSE SPACE 2448.50 SF (227.5 M ²)
	MECH. ROOM 113.75 SF (10.6 M ²)
	FOYER 274.35 SF (25.7 M ²)

SCHEDULE 3



SECOND FLOOR OFFICE ADMIN.

1/4" = 1'-0"

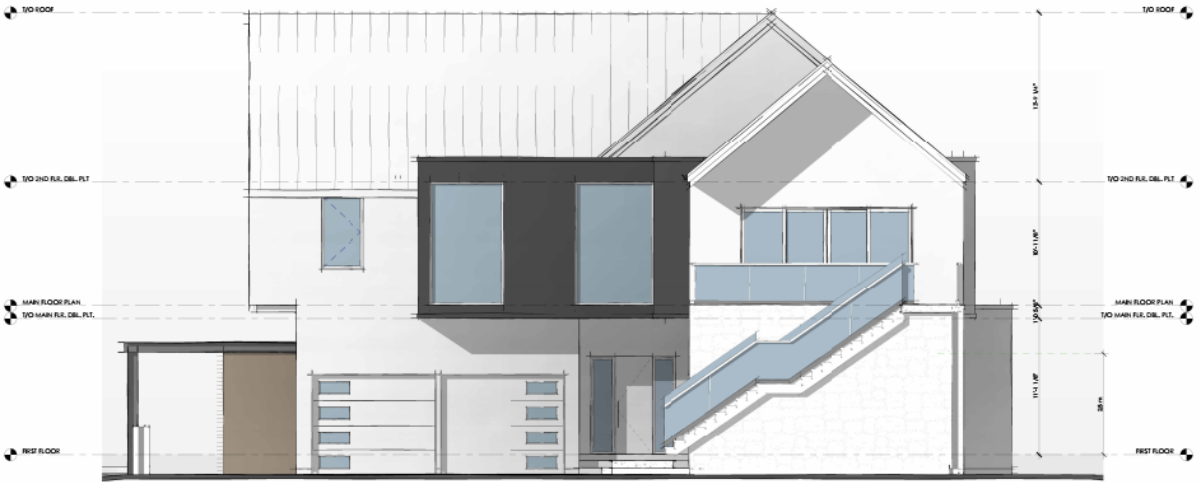
AREA LEGEND	
	PROPOSED OFFICE SPACE
	CORRIDOR
	2418.1 SQ.FT. (224.2 M ²)
	225.1 SQ.FT. (20.9 M ²)

SCHEDULE 4



FRONT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"