



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.

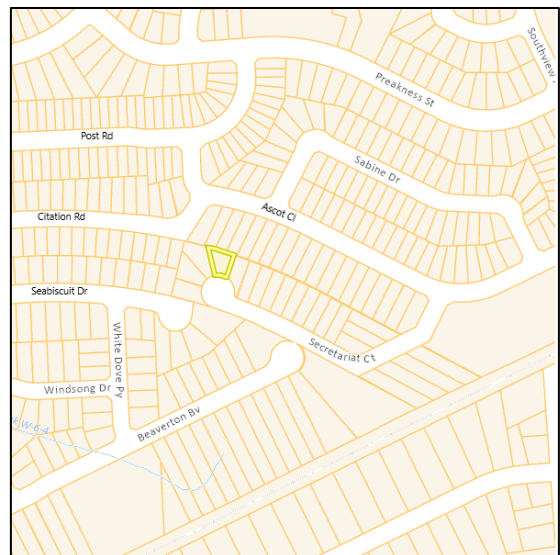
File: A-2023-007

Owner: Centennial Homes (Niagara) Inc.

Location: 7781 Secretariat Court

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 single detached dwelling on the subject property. The subject property is zoned Residential 1E (R1E-1094) Zone in accordance with Zoning By-law No. 79-200, as amended by site specific By-law No. 2019-050. The following variance is requested:



| <u>By-law Section</u> | <u>Required</u> | <u>Proposed</u> | <u>Extent of Variance</u> |
|----------------------------------|-----------------|-----------------|---------------------------|
| 7.5.2(d) Minimum rear yard depth | 7.5 metres | 5.63 metres | 1.87 metres |

See the sketch on the back for more information.

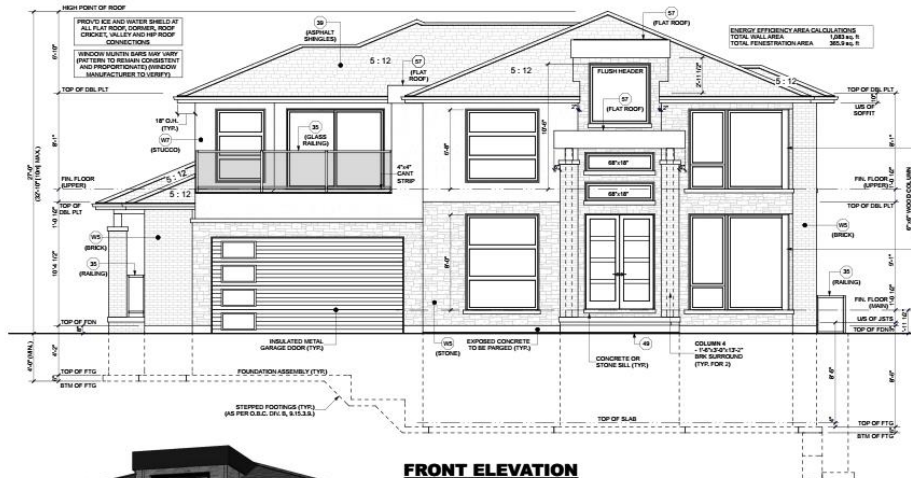
If a specified person or public body files an appeal of a decision of the Committee of Adjustment for the City of Niagara Falls in respect of the proposed minor variance but does not make written submissions to the Committee before it gives or refuses approval, the Ontario Land Tribunal may dismiss the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

Date of Mailing: March 10, 2023

SCHEDULE 2



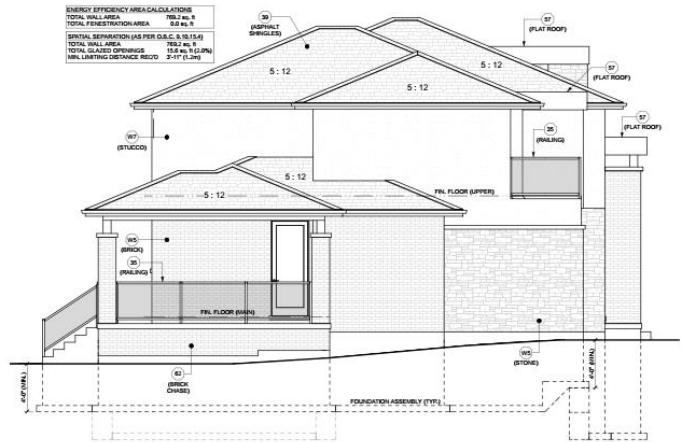
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3D COMING SOON

BACKFILL NOT TO EXCEED 9" FROM GRADE TO TOP OF SLAB
REFER TO O.B.C. DIV. 8, & 15.4.2 - TABLE 8.15.4.2
REFER TO GRADING PLAN & SITE CONDITIONS PRIOR TO POUR
AS PER ENGINEER SPECS WHERE HEIGHTS EXCEEDED

ENERGY EFFICIENCY AREA CALCULATIONS
TOTAL WALL AREA 52 SQ. FT. (A)
TOTAL FENESTRATION AREA 122 SQ. FT. (B)
TOTAL UNGLAZED AREA 10.8 SQ. FT. (C)
MIN. LIGHTING DISTANCE REQ'D 2'-0" (D)



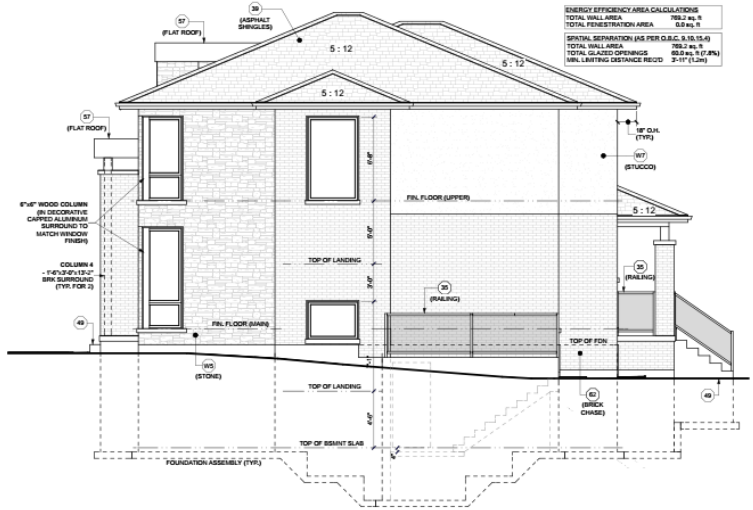
LEFT ELEVATION
SCALE: 1/4" = 1'-0"

SCHEDULE 3



REAR ELEVATION
 SCALE: 1/4" = 1'-0"

BACKFILL NOT TO EXCEED 2'-11" FROM GRADE TO TOP OF SLAB
 - REFER TO C.A.C. CH. 8, § 15.4.2 - TABLE 8.15.4.2.A
 - REFER TO DRIVING PLAN & SEE CONDITIONS PRIOR TO POUR
 - AS PER ENGINEER SPECS WHERE HEIGHT'S EXCEEDED



RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"

3D COMING SOON

3D COMING SOON