



REVISED - NOTICE OF PUBLIC COMMITTEE OF ADJUSTMENT HEARING

Tuesday, April 23, 2024, 4:00 p.m.
Niagara Falls City Hall
4310 Queen Street, Niagara Falls

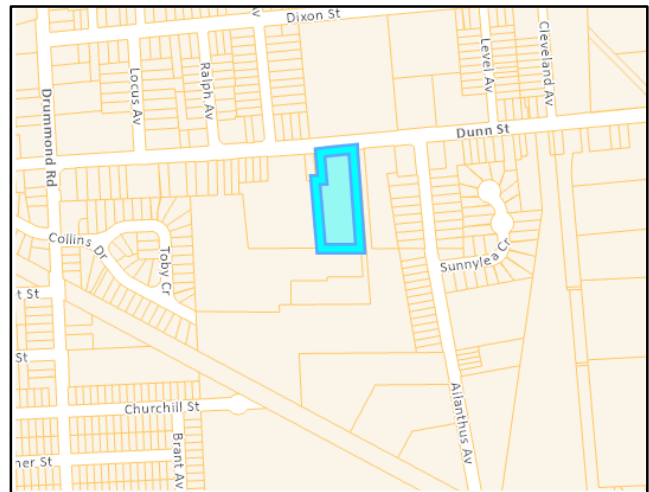
Public input on applications is invited. Pursuant to Section 45 of the Planning Act, the Committee of Adjustment for the City of Niagara Falls invites you to participate in a public hearing to consider an application for minor variances and/or to forward written comments prior to the hearing. Written comments are the preferred method of receiving public input and may be sent by mail or email. You can also provide oral input by joining the hearing either in person or electronically.

All interested persons are invited to attend this meeting to find out more about this application and offer comments. The public meeting is scheduled to take place on Tuesday April 23, 2024 at 4:00 pm, in Committee Room 2 at City Hall for the Committee of Adjustment to consider this application.

To participate remotely in the public hearing, 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 Tuesday, April 23, 2024. 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: PL20240215
Municipal File #: A-2024-006

Owner: 2709414 ONTARIO INC
Location: The subject property known as 5920 Dunn Street is located on the south side of Dunn Street between Ailanthus Avenue and Drummond Road.



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 6 stacked townhouse dwellings containing 101 dwelling units on the subject lands. The subject property is zoned Residential Apartment 5C Density Zone (R5C-1126) Zone in accordance with Zoning By-law No. 79-200, as amended by site specific By-law No. 2020-081. The following variances have been requested:

By-law Provision	Requirement	Proposal	Extent
Minimum front yard depth	7.5 metres + 13 metres from the centerline of the road allowance of Dunn Street	3.02 metres + 13 metres from the centerline of the road allowance of Dunn Street	4.5 metres + 13 metres
Minimum interior side yard width	One half of the Building height of the building 8.5 metres	Building A – 3 metres (east) Building B, C & D – 4.89 metres (east)	Building A – 5.5 metres (east) Building B, C & D – 3.6 metres (east)
Parking and Access Requirements (Minimum number of parking spaces)	1.29 parking spaces per dwelling unit Total parking required = 130 parking spaces	1.15 parking spaces per dwelling unit 116 parking spaces provided	14 parking spaces

Minimum Width of manoeuvring aisle	6.3 metres	6.2 metres	0.1 metres
Minimum landscaped open space	40% of the lot area, including a 7.5-metre-wide landscape strip along and adjacent to the front lot line, save and except any driveway entrances	3.0 metres landscape strip at the front lot line	4.5 metres landscape strip at the front lot line
Deck projections	A deck may project into a required front yard a distance of not more than 2.5 metres and into a required rear yard or privacy yard of a block townhouse dwelling units a distance of not more than 4 metres and in no event, shall any part of such deck be closer than 1.5 metres from any street line and closer to the interior and exterior side lot lines than the minimum interior side yard and exterior side yard widths of the specific zone.	Deck projects into the required interior side yard a distance of 1.38 metres	Projection of 1.38 metres into interior side yard (4.89 metres)

See the sketch on the back for more information

If a specified 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 sandeson@niagarafalls.ca.

