



**NOTICE OF PUBLIC COMMITTEE OF  
ADJUSTMENT HEARING**  
**Tuesday, June 25, 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.

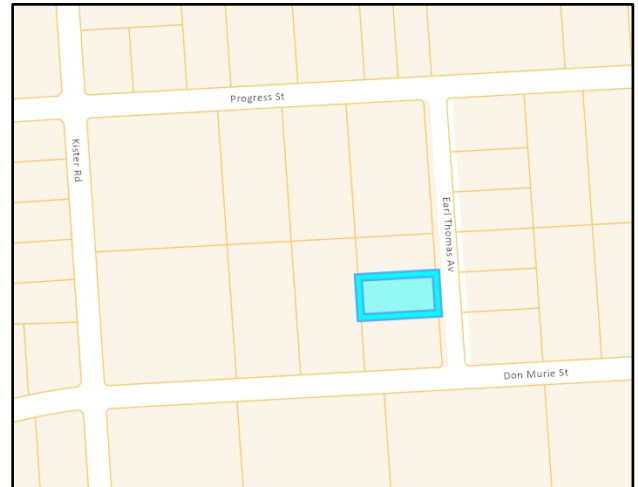
All interested persons are invited to attend this meeting to find out more about this applicant and offer comments. The public meeting is scheduled to take place on Tuesday June 25, 2024 at 4:00 pm, in Committee Room 2 at City Hall, for the Committee of Adjustment to consider this application.

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, June 25, 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: PLVAR20240291, Municipal File #: A-2024-011**

**Owner: 1907693 ONTARIO INC**

**Location:** The subject property known as 8621 Earl Thomas Avenue is located on the west side of Earl Thomas Avenue between Don Murie Street and Progress Street.



The applicant is requesting the Committee of Adjustment 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 demolish the front portion of the existing building and construct a new building on the existing foundation. The reconstruction will include canopies at the rear portion of the building. The applicant is also proposing a future fully enclosed sandblast building in the rear yard. The subject property is zoned Light Industrial (LI-638), in accordance with Zoning By-law No. 79- 200, as amended by site specific By-law 2003-186. The following variances have been requested:

By-law Provision	Requirement	Proposal	Extent
Minimum Front yard depth	10 metres + 13 metres from the original centreline of Earl Thomas Avenue	9.16 metres + 13.1 metres from the original centreline of Earl Thomas Avenue	0.84 metres

**See the sketch on the back for more information**

If the applicant, the minister, a specified person or public body as defined in the Planning Act has an interest in the matter they may appeal the decision to the Committee within 20 days of the making of the decision by filing a notice of appeal with the Secretary Treasurer.

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.

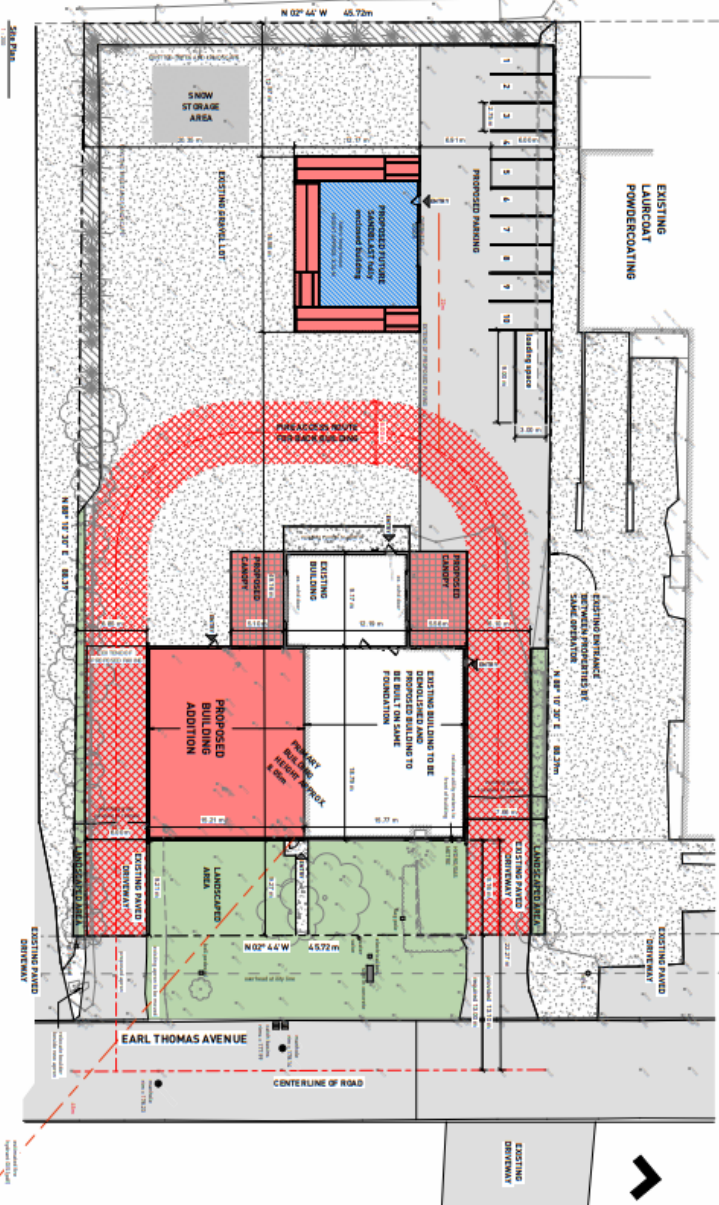
Additional information is available from Planning & Development or by telephoning Suzanne Anderson, Secretary-Treasurer Committee of Adjustment at (905) 356-7521 ext. 4281 between 8:30 a.m. and 4:30 p.m. Monday to Friday or email [sanderson@niagarafalls.ca](mailto:sanderson@niagarafalls.ca)

# SCHEDULE 1



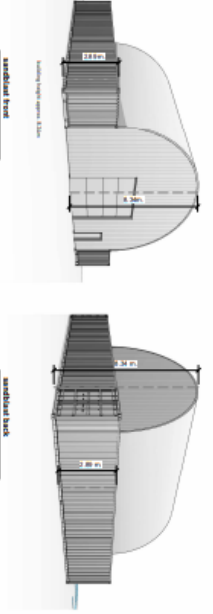
ZONING MATRIX	Proposed	Existing
Zone 1 (Residential)	Residential	Residential
Zone 2 (Commercial)	Commercial	Commercial
Zone 3 (Industrial)	Industrial	Industrial
Zone 4 (Office)	Office	Office
Zone 5 (Public)	Public	Public

AREAS	Area	Area
1. Landscaped Area	1,512.1	1,512.1
2. Proposed Building Area on Existing Footprint	2,718.4	2,718.4
3. Existing Building Area	1,227.1	1,227.1
4. Proposed Addition	3,078.9	3,078.9
5. Proposed Entry Standoff Building	2,302.0	2,302.0
6. Proposed Canopy	268.4	268.4
7. Existing Canopy	268.4	268.4
8. Existing Front Yard Area	4,971.4	4,971.4
9. Proposed Front Yard Area	2,075.0	2,075.0
10. Landscaped Area	119.9	119.9
11. Landscaped Area	129.1	129.1



**LEGEND**

[Green hatched]	grass
[Red hatched]	asphalt
[Blue hatched]	concrete
[Yellow hatched]	existing building
[Red hatched]	proposed building
[Green hatched]	landscaped area
[Blue hatched]	proposed canopy



**FORE STOR EEN**

PROFESSIONAL CHARTERED INC.  
 1250 WEST 12TH AVENUE  
 SUITE 200  
 DENVER, CO 80202  
 TEL: 303.733.4400  
 FAX: 303.733.4401  
 WWW.FORESTOREEN.COM

**Laurocoat Building**

DATE: 10/10/2023  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

**LEGEND**

grass  
asphalt  
concrete  
existing building  
proposed building  
landscaped area  
proposed canopy

**AREAS**

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