



NOTICE OF PUBLIC COMMITTEE OF ADJUSTMENT HEARING

Tuesday, July 30, 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, July 30, 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 by sending an email to planningemails@niagarafalls.ca or calling (905) 356-7521 (Ext. 4330) before 12 noon on Tuesday, July 30, 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.

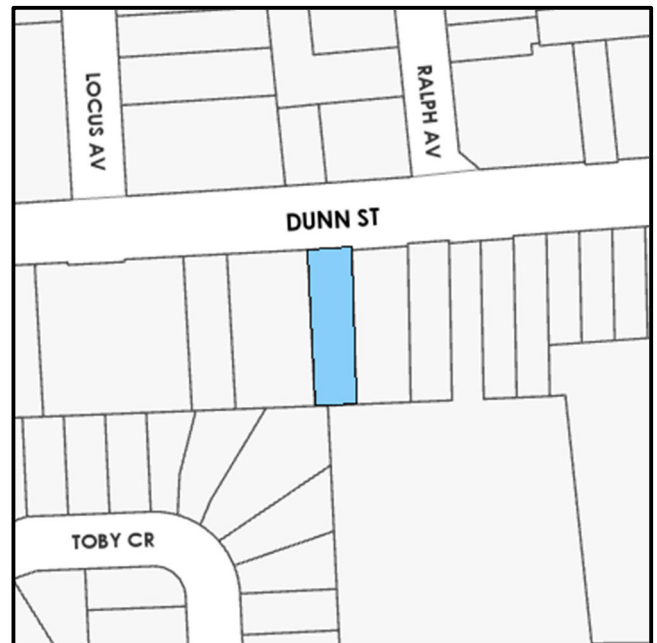
File: PLVAR20240262, Municipal File #: A-2024-013

Owner: SINGH PUSHPINDER

Location: The subject property known as 6080 Dunn St is located on the south side of Dunn Street between Drummond Road and Ailanthus Avenue.

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). The applicant is also requesting the Committee of Adjustment to consider an extension/enlargement of a legal non-conforming use, through a process permitted by Section 45(a)(i) and 45(2)(ii) of the Planning Act (R.S.O. 199, c.P13).

Proposal: The subject property is zoned Residential Low Density Grouped Multiple Dwelling (R4) Zone, in accordance with Zoning By-law No. 79-200, as amended. The applicant is proposing to extend/enlarge the existing legal non-conforming detached dwelling to permit the construction of a two-storey roofed over porch at the front of the dwelling and an addition at the rear of the dwelling for a future additional dwelling unit. The applicant is also requesting a variance to the permitted uses of the R4 Zone to add the use of an additional dwelling unit.



Date of Mailing: Friday July 12, 2024

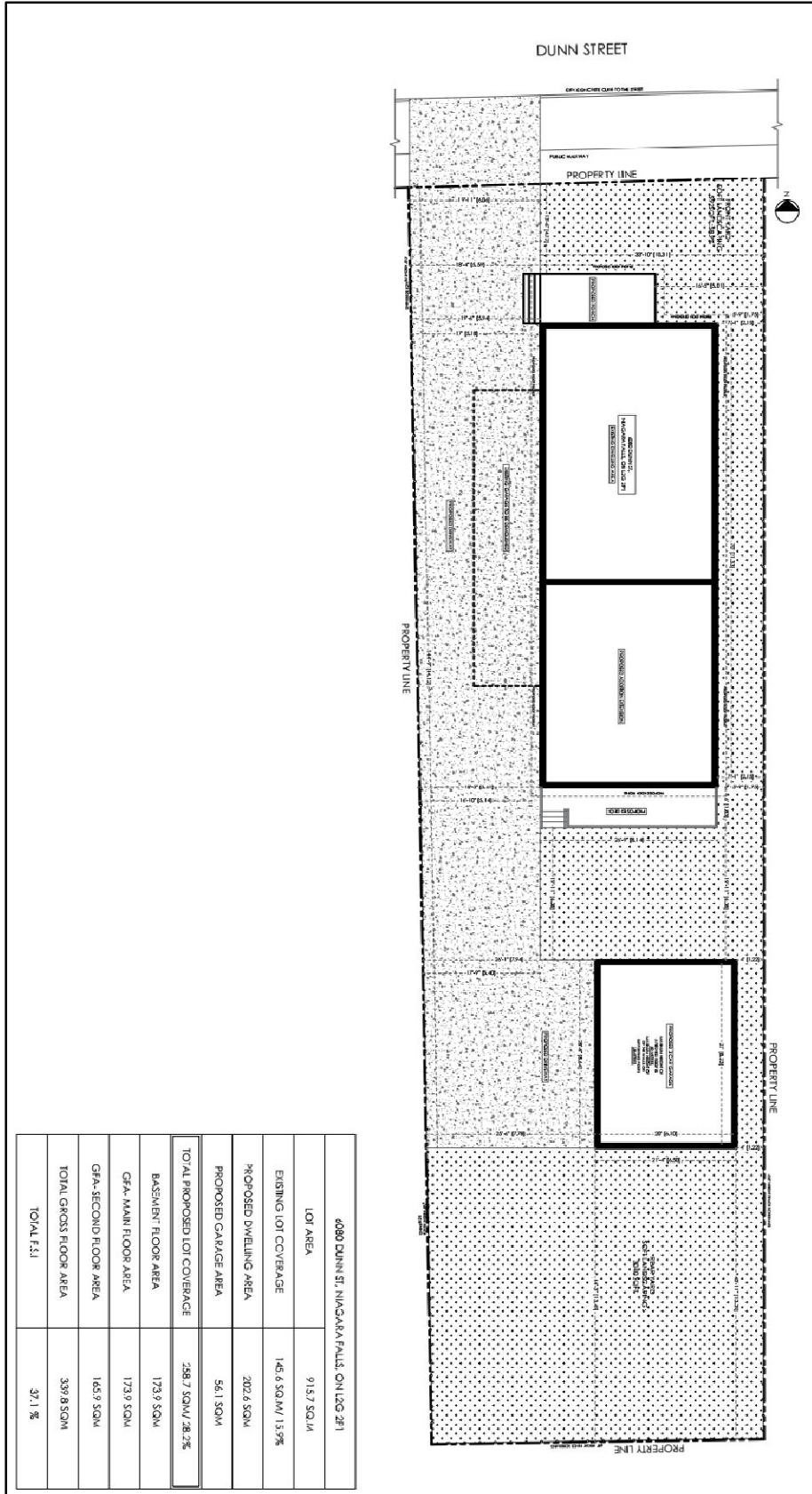
See the sketch (Schedule 1, 2 & 3) on the following pages for more information

If the applicant, the minister, a specified person or public body as defined in the *Planning Act* has an interest in the matter 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.

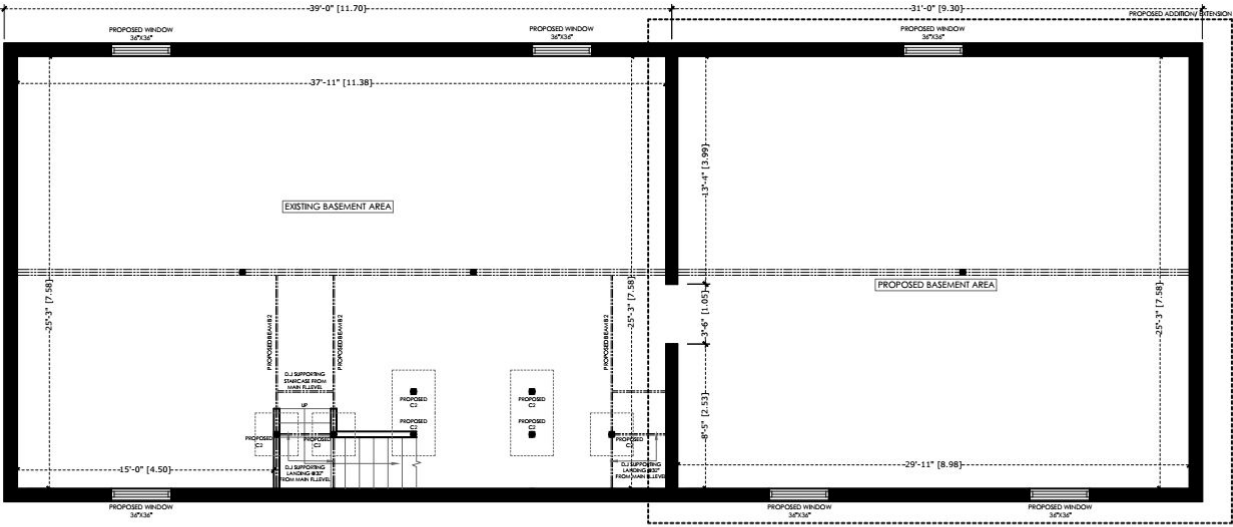
Additional information is available from Planning & Development or by calling (905) 356-7521 ext. 4330 between 8:30 a.m. and 4:30 p.m. Monday to Friday or email planningemails@niagarafalls.ca.

SCHEDULE 1

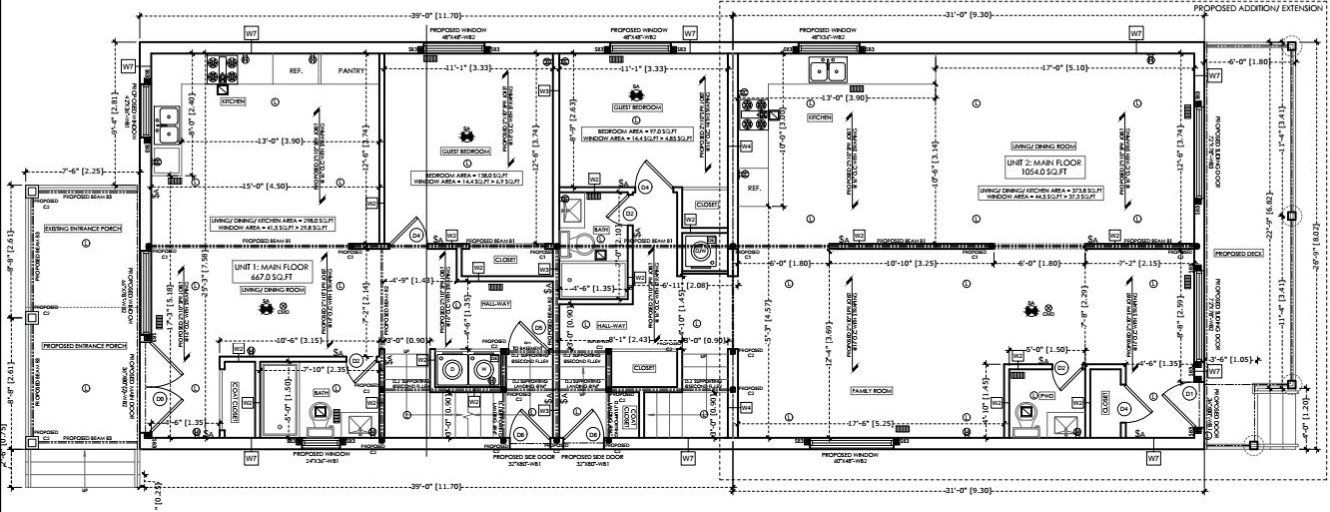


6080 DUNN ST, NIAGARA FALLS, ON L2G 2H1	
LOT AREA	915.7 SQ.M
EXISTING LOT COVERAGE	145.6 SQ.M / 15.7%
PROPOSED DWELLING AREA	202.6 SQ.M
PROPOSED GARAGE AREA	56.1 SQ.M
TOTAL PROPOSED LOT COVERAGE	258.7 SQ.M / 28.2%
BASEMENT FLOOR AREA	173.9 SQ.M
GFA- MAIN FLOOR AREA	173.9 SQ.M
GFA- SECOND FLOOR AREA	165.9 SQ.M
TOTAL GROSS FLOOR AREA	339.8 SQ.M
TOTAL F.S.I	37.1 %

SCHEDULE 2

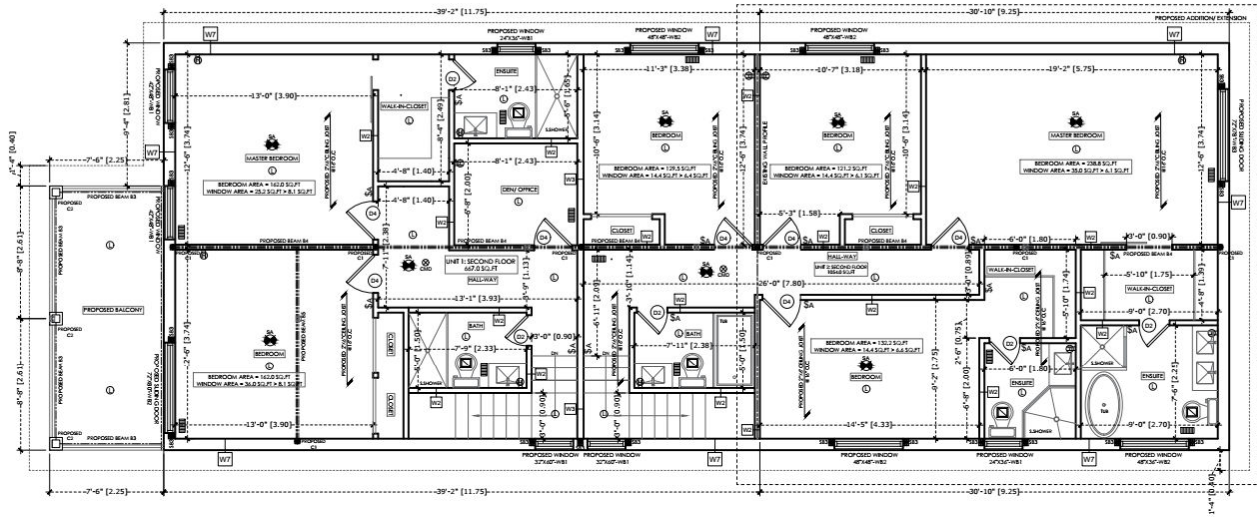


PROPOSED BASEMENT FLOOR PLAN
SC: 3/16"=1'-0"

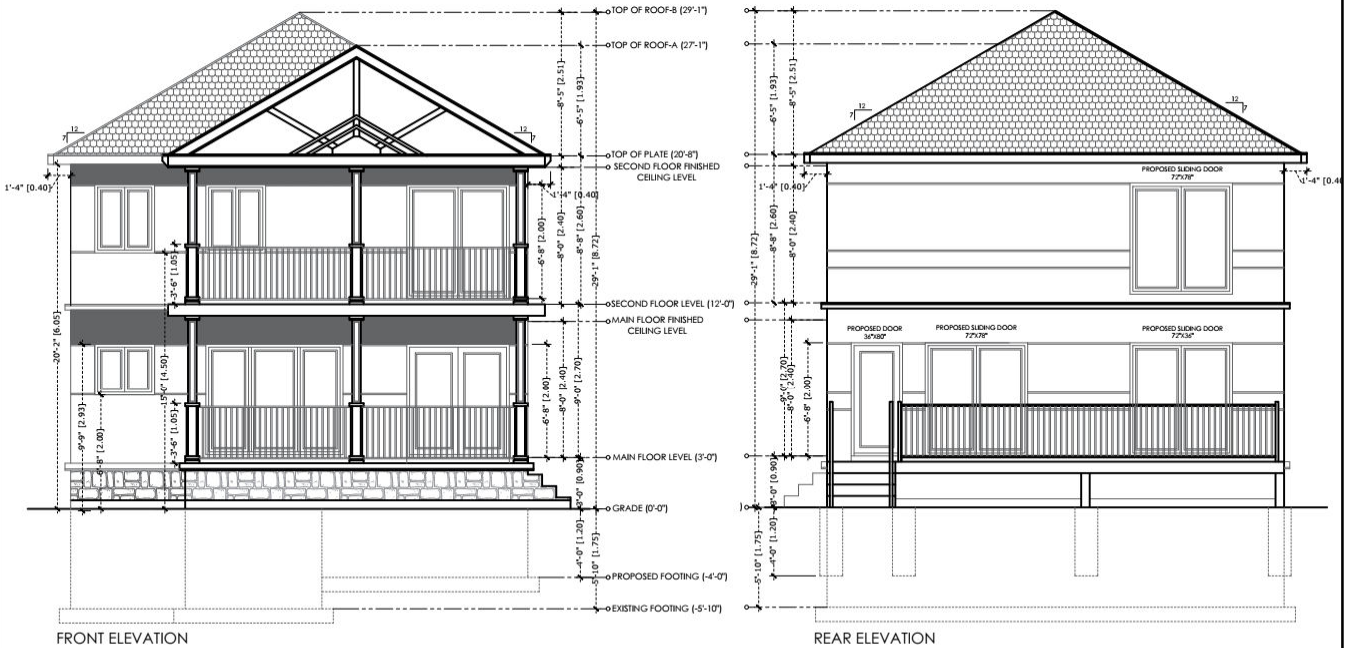


PROPOSED MAIN FLOOR PLAN
SC: 3/16"=1'-0"

SCHEDULE 3



PROPOSED SECOND FLOOR PLAN
 SC: 3/16"=1'-0"



PROPOSED ELEVATION
 SC: 3/16"=1'-0"