



**NOTICE OF PUBLIC COMMITTEE OF
ADJUSTMENT HEARING**

Tuesday, October 29, 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, October 29, 2024 04:00 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, October 29, 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.

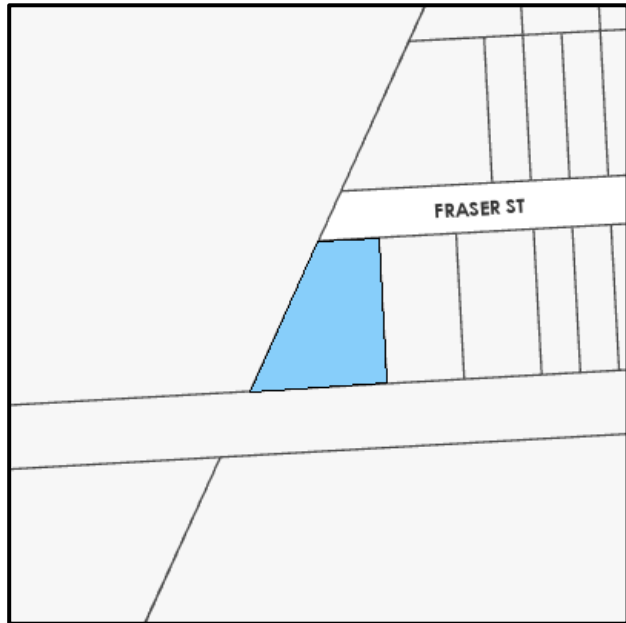
File: PLVAR20240538, Municipal File #: A-2024-034

Owner: 2687639 ONTARIO INC

Location: The subject property known as 5610 FRASER ST is located on the south side of Fraser Street to the west of Stanley 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).

Proposal: The applicant is proposing to construct an addition to the existing dental laboratory on the subject property. The property is zoned Prestige Industrial (PI-510), in accordance with Zoning By-law No. 79-200, as amended by By-law No. 2000-119. The following variances have been requested:



By-law Provision	By-law Requirement	Proposed	Extent
Minimum landscaped open space for interior lot	67% of required front yard	18% of the required front yard	49% of the required front yard
Minimum manoeuvring aisle	6.3 metres	6.07	0.23 metres

Date of Mailing:

Loading dimensions	area	3m x 9m	5.7 m x 7.32 m	1.68 in length
External Design		The front exterior walls of any such building shall consist of stone, brick, architectural reinforced concrete, profile type concrete masonry units, glass and metal combinations, or any combination thereof. The front 6 metres of each side exterior wall of any such building shall consist of any of the foregoing or of masonry, architectural metal, asbestos cement or material of similar standards provided that where a side exterior wall faces an abutting street it shall consist of the same materials prescribed for the front exterior wall of such building	Board and Batten siding proposed for new addition	To permit exterior walls of any such building to be board and batten. To permit the front 6 metres of each side exterior wall of any such building shall consist of board and batten. To permit board and batten where a side exterior wall faces an abutting street.

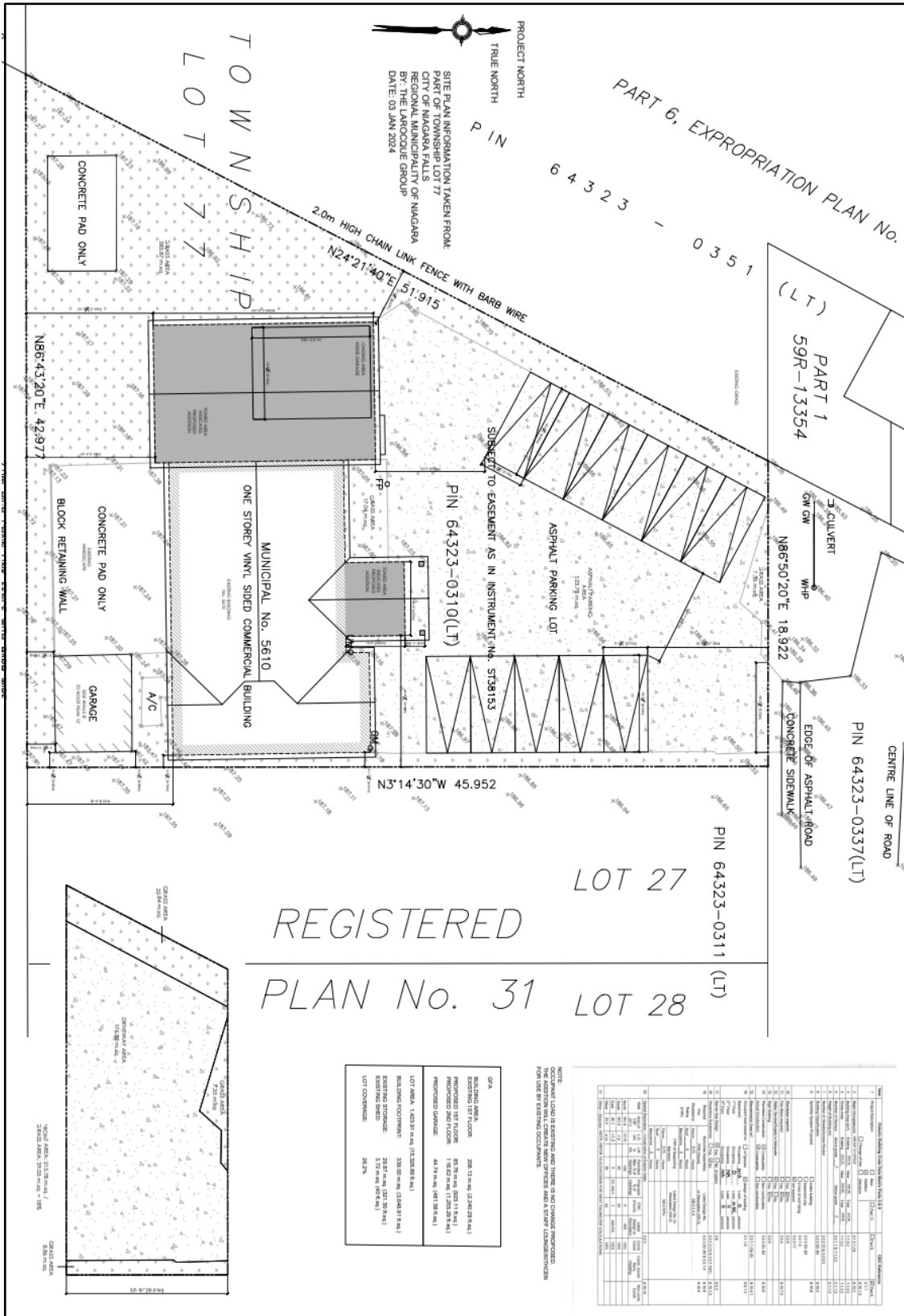
See the sketch (Schedule 1) on the following page for more information

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 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



OTA	REMARKS
1	BUILDING FOOTPRINT: 238.53 sq.m. (2482.9 sq.ft.)
2	PROPOSED 1ST FLOOR: 65.76 sq.m. (707.11 sq.ft.)
3	PROPOSED 2ND FLOOR: 118.22 sq.m. (1275.29 sq.ft.)
4	PROPOSED GARAGE: 44.74 sq.m. (481.59 sq.ft.)
5	LOT AREA: 4,423.97 sq.m. (13,202.85 sq.ft.)
6	BUILDING FOOTPRINT: 238.53 sq.m. (2482.91 sq.ft.)
7	EXISTING STRUCTURE: 238.53 sq.m. (2571.58 sq.ft.)
8	EXISTING GARAGE: 44.74 sq.m. (481.59 sq.ft.)
9	LOT COVERAGE: 26.2%

NOTE:
OCCUPANT LOAD IS CONTINGENT AND THERE IS NO GUARANTEE FOR USE BY EXISTING OCCUPANTS.

NO.	DESCRIPTION	DATE	BY	FOR
1	PREPARED	2024-01-03	[Signature]	CLIENT
2	CHECKED	2024-01-03	[Signature]	CLIENT
3	APPROVED	2024-01-03	[Signature]	CLIENT
4	REVISION	2024-01-03	[Signature]	CLIENT
5	REVISION	2024-01-03	[Signature]	CLIENT
6	REVISION	2024-01-03	[Signature]	CLIENT
7	REVISION	2024-01-03	[Signature]	CLIENT
8	REVISION	2024-01-03	[Signature]	CLIENT
9	REVISION	2024-01-03	[Signature]	CLIENT
10	REVISION	2024-01-03	[Signature]	CLIENT