



**NOTICE OF PUBLIC COMMITTEE OF
ADJUSTMENT HEARING**

Tuesday, December 17, 4:00 p.m.

Niagara Falls City Hall

4310 Queen Street, Niagara Falls

Due to the ongoing Canada Post labour disruption, this Notice is being published in the newspaper in lieu of being provided by ordinary mail.

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, December 17 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, December 17, 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: PLVAR20240626, Municipal File #: A-2024-041

Owner: UNSAC OZGUR

Location: The subject property known as 6696 Huggins St is located on the north-west corner of Huggins Street and Glenwood Place.

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 main floor and second floor additions to the existing detached dwelling as well as add an additional dwelling unit within the basement of the existing dwelling. The subject property is zoned Residential 1C (R1C) Zone in accordance with Zoning By-law No. 79-200. The following variances have been requested:



By-law Provision	By-law Requirement	Proposed	Extent
Minimum rear yard depth	7.5 metres	4.5 metres	3.0 metres

By-law Provision	By-law Requirement	Proposed	Extent
Minimum exterior side yard width	4.5 metres	1.5 metres	3.0 metres
Parking in yards	Maximum width of driveway or parking area in the front yard of a lot: 60% of the lot frontage but in no case more than 9 metres for a detached dwelling	44.6% and 9.45 metres	0.45 metres

See the sketch on the following pages for more information

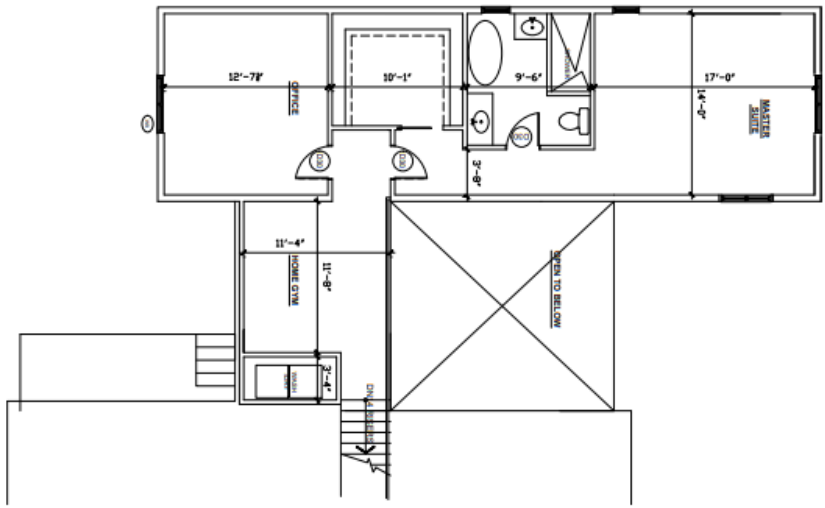
If the applicant, the minister, a specified person or public body as defined in the *Planning Act* has an interest in the matter may appeal the decision to the committee within 20 days of the making of the decision by filing a notice of appeal with the Secretary – Treasurer.

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.

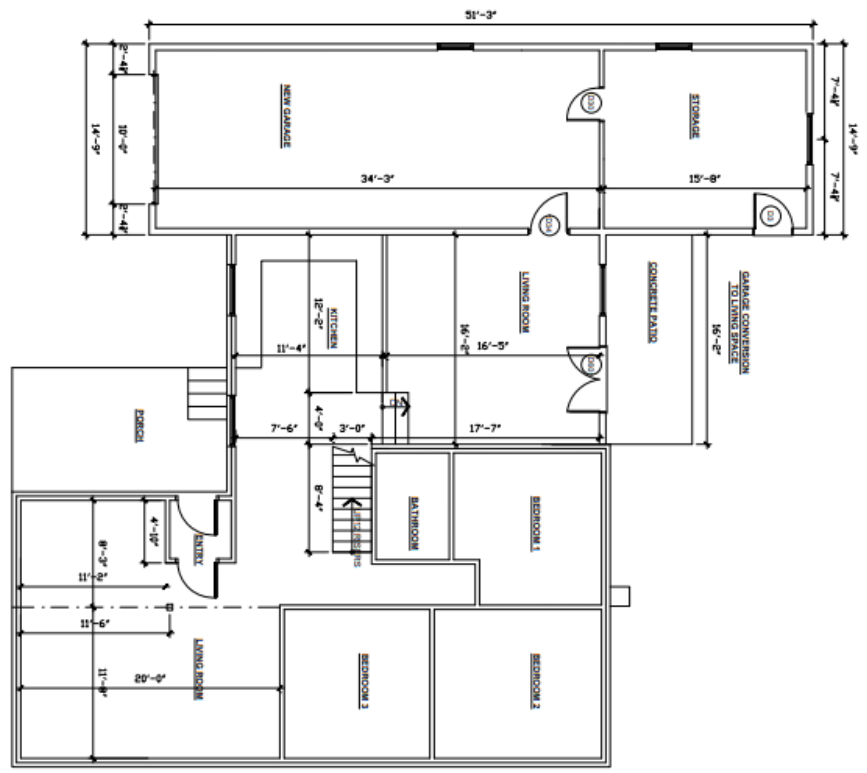
Additional information is available from Planning & Development or by telephoning Suzanne Anderson, Secretary-Treasurer Committee of Adjustment at (905) 356-7521 ext. 4281 between 8:30 a.m. and 4:30 p.m. Monday to Friday or email sanderson@niagarafalls.ca.

SCHEDULE 2

1 SECOND FLOOR PLAN
1/8" = 1'-0"



2 FIRST FLOOR PLAN
1/8" = 1'-0"



**UNISAC
RESIDENCE**
6696 HUGGING ST.
N. FALLS, ON

**SCHEMATIC
DESIGN**

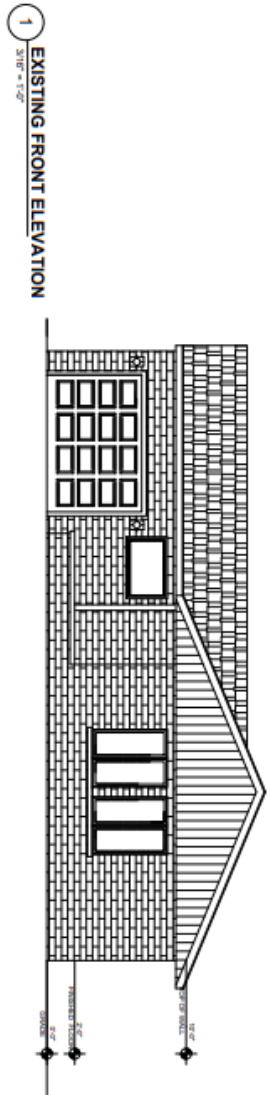
NO.	REVISIONS	DATE

11-16-24

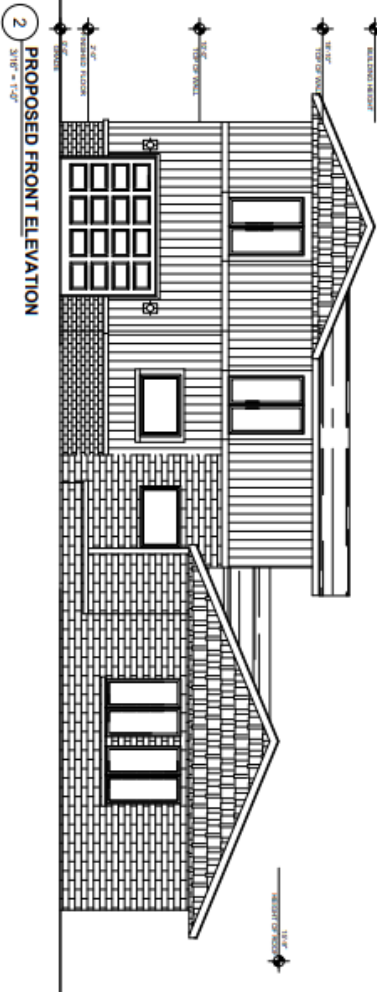
SHEET TITLE
PROPOSED FLOOR PLAN

DATE: 11-16-24
SCALE: AS NOTED
PROJECT NO: **A-02**

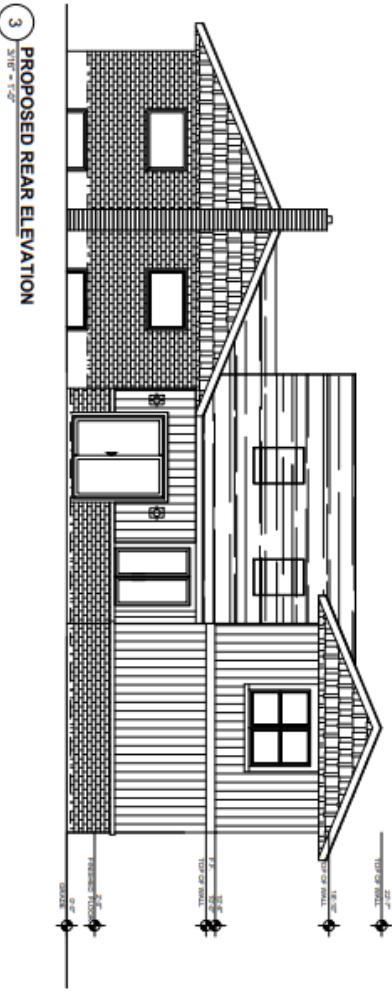
SCHEDULE 3



1 EXISTING FRONT ELEVATION
S.I.P. = 1/2"



2 PROPOSED FRONT ELEVATION
S.I.P. = 1/2"



3 PROPOSED REAR ELEVATION
S.I.P. = 1/2"

UNSAC
RESIDENCE
6898 HUGGING ST.
N. FALLS, ON

SCHEMATIC
DESIGN

REVISIONS: ISSUED

11-16-24

ELEVATIONS

COR # AS NOTED
SCALE AS NOTED
SHEET NO. **A-03**