



NOTICE OF PUBLIC COMMITTEE OF ADJUSTMENT HEARING

Tuesday, January 28, 2025, 4:00 p.m.

Niagara Falls City Hall

4310 Queen Street, Niagara Falls

Public input on applications is invited. Pursuant to Section 45 & 53 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 consent (severance) an minor variance 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, January 28, 2025 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, January 28, 2025. 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: PLCON20240740, PLVAR20240803 Municipal File #: B-2024-018 & A-2024-052

Owner: QURESHI SULMAN

Location: The subject property known as 5464 LEWIS AV is located on the South side of Lewis Ave between Walnut Street and Centre 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) and to consider a consent under section 53 of the Planning Act (R..S.O. 1990, c.P.13).

Proposal: The applicant is proposing to sever a parcel of land Part 2 (479.2 Sq M) from Part 1 (367 Sq M) to facilitate the conversion of a garage into a triplex.

The subject property is zoned Deferred Tourist Commercial (DTC) in accordance with Zoning By-law No. 79-200, as amended by By-law No. 2012-060. A concurrent consent application has been submitted for the conveyed and retained parcels of land.



Date of Mailing: January 10, 2025

The following variances have been requested for Part 2 (conveyed parcel):

By-law Provision	By-law Requirement	Proposed	Extent
Minimum lot frontage for an interior lot	12 metres	11.49 metres	0.51 metres
Minimum rear yard depth	7.5 metre	5.36 metres	2.14 metres
Minimum interior side yard on each side	1.2 metres	0.65 metres	0.55 metres
	2.4 metres where no garage/carport is provided	1.47 metres	0.93 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	87% and 10 metres	27% and 1 metre

The following variances have been requested for Part 1 (retained parcel):

By-law Provision	By-law Requirement	Proposed	Extent
Minimum lot area for an interior lot	370 square metres	367 square metres	3 square metres
Minimum lot frontage	12 metres	8.63 metres	3.37 metres
Minimum interior side yard width on each side	2.4 metres where no attached garage/carport is provided	1.47 metres	0.93 metres
Parking in yards	Maximum area of a rear yard which can be used as a parking area: 40 square metre	57.75 square metres	17.75 metres

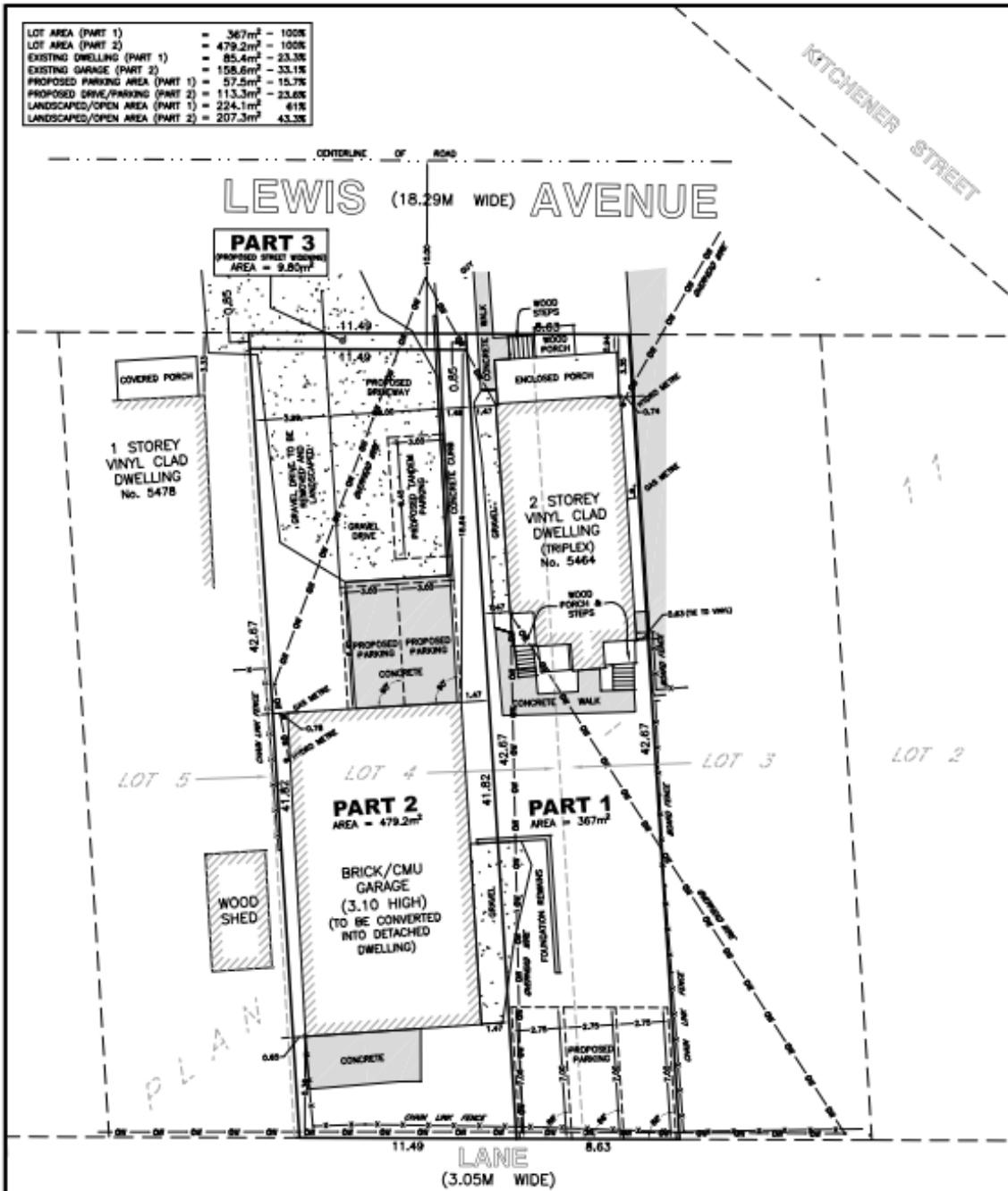
See the sketch for more information

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 Consent, 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



LOT AREA (PART 1)	=	367m ²	-	100%
LOT AREA (PART 2)	=	479.2m ²	-	100%
EXISTING DWELLING (PART 1)	=	85.4m ²	-	23.3%
EXISTING GARAGE (PART 2)	=	158.6m ²	-	33.1%
PROPOSED PARKING AREA (PART 1)	=	57.5m ²	-	15.7%
PROPOSED DRIVE/PARKING (PART 2)	=	113.3m ²	-	23.6%
LANDSCAPED/OPEN AREA (PART 1)	=	224.1m ²	-	61%
LANDSCAPED/OPEN AREA (PART 2)	=	207.3m ²	-	43.3%

PLAN
 REVISED: JANUARY 7, 2025
 REVISED: JANUARY 3, 2025
 REVISED: JANUARY 2, 2025
 REVISED: DECEMBER 9, 2024

NOTE: SUBJECT AND ADJACENT LANDS ARE RESIDENTIAL

	<h2>SKETCH</h2> <p>PREPARED FOR SEVERANCE APPLICATION PARTS OF LOT 3 & 4 PLAN 11</p> <p>IN THE CITY OF NIAGARA FALLS REGIONAL MUNICIPALITY OF NIAGARA SCALE 1 : 200 (METRIC)</p> <p><small>NOTE: THIS SKETCH IS PREPARED FROM COMPILED AND CALCULATED INFORMATION, NOT FROM AN ACTUAL SURVEY. DO NOT SCALE FROM THIS DRAWING. ALL MEASUREMENTS ARE +/- MEASUREMENTS.</small></p>	<p>CAUTION! THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.</p> <p>"THIS IS NOT AN ORIGINAL COPY UNLESS EMBOSSED WITH SEAL"</p> <p>© COPYRIGHT 2024 THE REPRODUCTION, ALTERATION OR USE OF THIS SKETCH, IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHAMBERS AND ASSOCIATES SURVEYING LTD. IS STRICTLY PROHIBITED.</p> <p>JULY 15, 2024 DATE <i>Don G. Chambers</i> DONALD G. CHAMBERS, B. Sc., O.L.S.</p> <p>CHAMBERS AND ASSOCIATES SURVEYING LTD 12 THOROLD ROAD EAST (905) 736-7841 / 736-7844 WELLSLAND ONTARIO FAX (905) 736-7333 L3C 3T2 www.cas-surveying.com</p> <p>DWG 24-36_SEV FILE 24-36</p>
	<p>PLAN 291</p>	