



**NOTICE OF PUBLIC COMMITTEE OF  
ADJUSTMENT HEARING**

**Tuesday, February 18, 2025, 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, February 18, 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, February 18, 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: PLVAR20240708, Municipal File #: A-2024-046**

**Owner: DO HONG PHUC**

**Location:** The subject property known as 4228 HURON ST is located on the South side of Huron Street between Zimmerman Avenue and Erie 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 additional dwelling unit within an accessory building within the side yard of the above noted property. The subject property is zoned Residential Two Zone (R2-747) Zone in accordance with Zoning By-law No. 79-200, as amended by By-law No. 2006-091. The following variances have been requested:



By-law provision	By-law requirement	Proposed	Extent
Accessory buildings and accessory structures	the total lot coverage of all accessory buildings on a lot shall not	19.3% and 95 square metres	4.3% and 2 square meters

	exceed 15% of the lot area or 93 square metres, whichever is lesser and in no case shall the total lot coverage of all buildings exceed the maximum lot coverage regulation		
Accessory buildings and accessory structures	The total lot coverage of all accessory buildings/ structures on a lot shall not exceed 93 square metre and in no case shall the total lot coverage of all buildings/ structures exceed the max. lot coverage	95 square metres	2 square metres

**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.

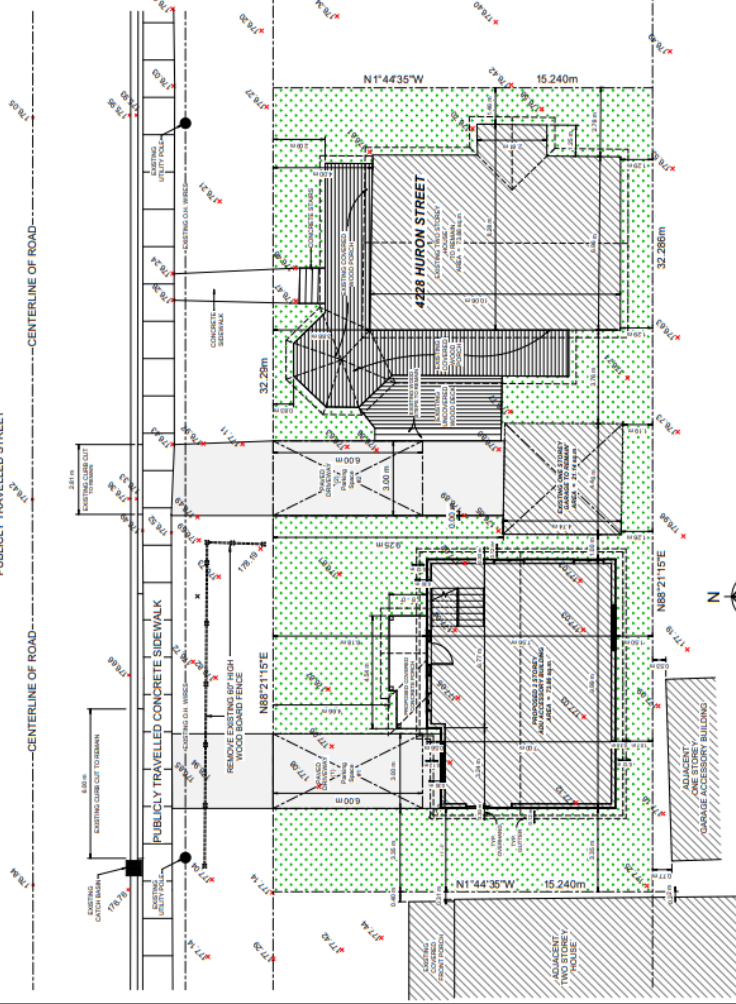
Additional information is available from Planning & Development or by telephoning Suzanne Anderson, Secretary-Treasurer Committee of Adjustment at (905) 356-7521 ext. 4281 between 8:30 a.m. and 4:30 p.m. Monday to Friday or email [sanderson@niagarafalls.ca](mailto:sanderson@niagarafalls.ca).

# SCHEDULE 1

**SITE DATA**

LOT AREA = 492.40 sq.m.  
ALLOWABLE LOT COVERAGE = 45% = 221.58 sq.m.  
EXISTING HOUSE = 73.86 sq.m. = 15.00%  
EXISTING COVERED WOOD PORCH = 36.00 sq.m. = 7.31%  
EXISTING GARAGE (To Remain) = 21.14 sq.m. = 4.29%  
PROPOSED COVERED CONCRETE PORCH = 6.40 sq.m. = 1.30%  
PROPOSED ADU = 73.86 sq.m. = 15.00%  
PROPOSED TOTAL LOT COVERAGE = 211.26 sq.m. = 42.90%  
LANDSCAPED OPEN SPACE = 233.16 sq.m. = 47.35%  
PROPOSED PAVED DRIVEWAY (1) = 27.81 sq.m. = 5.65%  
PROPOSED PAVED DRIVEWAY (2) = 20.17 sq.m. = 4.10%  
PROPOSED TOTAL ACCESSORY BUILDING LOT COVERAGE = 95.00 sq.m. = 19.30%

**4228 HURON STREET**  
PUBLCY TRAVELLED STREET



① SITE/GRADING PLAN  
1:7.5

FOR MINOR VARIANCE	SCHEDULE 1 SITE/GRADING PLAN	4228 HURON STREET	
SHEET NO.	DATE	DRAWN BY	4228 Huron St., Niagara Falls, ON L2E 2G7
A1-01			