



## NOTICE OF PUBLIC COMMITTEE OF ADJUSTMENT HEARING

**Tuesday, March 25, 2025, 4:00 p.m.**  
**Niagara Falls City Hall**  
**4310 Queen Street, Niagara Falls**

Public input on applications is invited. Pursuant to Section 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) 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, March 25, 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](mailto:sanderson@niagarafalls.ca) or calling (905) 356-7521 (Ext. 4281) before 12 noon on Tuesday, March 25, 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: PLCON20250025, Municipal File #: A-2025-10 and B-2025-007**

**Owner: MACKENZIE JENNIFER LYNN**

**Location:** The subject property known as 7816 WATSON ST is located South of Watson Street, East of Green Avenue between Green Avenue and Hodgeson Street.

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 convey Part 2 for the construction of a future detached dwelling, Part 1 will be retained for continued Residential Use.

The subject property is zoned Residential 1C (R1C) Zone in accordance with Zoning By-law No. 79-200, as amended. The applicant is proposing The following variances for part 1 and part 2 of the consent application:



**Part 1**

By-law provision	By-law requirement	Proposed	Extent
Yards - In accordance with section 4.14	A deck/stair may project into a required front yard a distance of not more than 2.5 metres and into a required rear yard or privacy yard of a block of townhouse dwelling unit a distance of not more than metres and in no event, shall any part of such deck be closer than 1.5 metres from any street line and closer to the interior and exterior side lot lines than the minimum interior side yard and exterior side yard	Side deck – projects 0.3 metres into the side yard	To permit the projection of 0.3 metres of the deck into the side yard

**Part 2**

By-law provision	By-law requirement	Proposed	Extent
Minimum lot frontage for an interior lot	15 metres	6.01 metres	8.99 metres
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, duplex dwelling, and semi-detached dwelling, and 60% of the lot frontage for an on street townhouse dwelling.  6.01 X 60% = 3.6 metres  Maximum driveway width = 3.6 metres	5.35 metres (89%)	1.75 metres (29%)

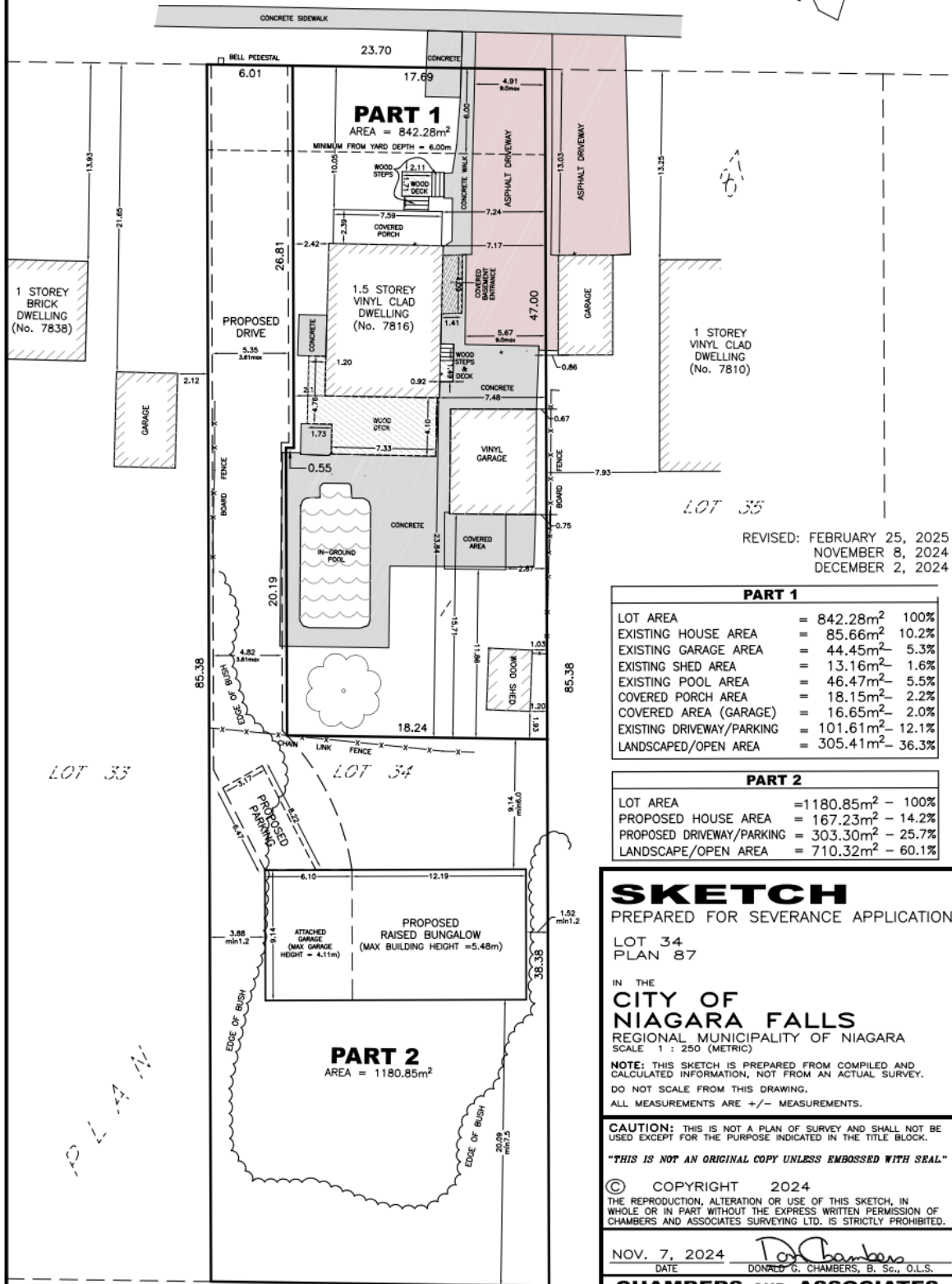
**See the sketch (Schedule 1) on the following page for more information**

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. 4362 between 8:30 a.m. and 4:30 p.m. Monday to Friday or email [arussom@niagarafalls.ca](mailto:arussom@niagarafalls.ca).

**SCHEDULE 1**  
**WATSON STREET**  
 (20.12M WIDE)



REVISED: FEBRUARY 25, 2025  
 NOVEMBER 8, 2024  
 DECEMBER 2, 2024

PART 1		
LOT AREA	= 842.28m <sup>2</sup>	100%
EXISTING HOUSE AREA	= 85.66m <sup>2</sup>	10.2%
EXISTING GARAGE AREA	= 44.45m <sup>2</sup>	5.3%
EXISTING SHED AREA	= 13.16m <sup>2</sup>	1.6%
EXISTING POOL AREA	= 46.47m <sup>2</sup>	5.5%
COVERED PORCH AREA	= 18.15m <sup>2</sup>	2.2%
COVERED AREA (GARAGE)	= 16.65m <sup>2</sup>	2.0%
EXISTING DRIVEWAY/PARKING	= 101.61m <sup>2</sup>	12.1%
LANDSCAPED/OPEN AREA	= 305.41m <sup>2</sup>	36.3%

PART 2		
LOT AREA	= 1180.85m <sup>2</sup>	100%
PROPOSED HOUSE AREA	= 167.23m <sup>2</sup>	14.2%
PROPOSED DRIVEWAY/PARKING	= 303.30m <sup>2</sup>	25.7%
LANDSCAPE/OPEN AREA	= 710.32m <sup>2</sup>	60.1%

**SKETCH**  
 PREPARED FOR SEVERANCE APPLICATION

LOT 34  
 PLAN 87  
 IN THE  
**CITY OF NIAGARA FALLS**  
 REGIONAL MUNICIPALITY OF NIAGARA  
 SCALE 1 : 250 (METRIC)

**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.

**CAUTION:** THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

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NOV. 7, 2024  
 DATE  
  
 DONALD G. CHAMBERS, B. Sc., O.L.S.

**CHAMBERS AND ASSOCIATES SURVEYING LTD**  
 12 THOROLD ROAD EAST  
 WELLAND, ONTARIO L3C 3T2  
 (905) 735-7841 / 735-7844  
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