



NOTICE OF PUBLIC COMMITTEE OF ADJUSTMENT HEARING

Tuesday, June 24, 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, June 24, 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. 281) before 12 noon on Tuesday, June 24, 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: PLVAR20250134, Municipal File #: A-2025-026

Owner: LALONDE NORMAND

Location: The subject property known as 6535 High St is located on the north side of High Street, between Byng Avenue and Glenholme 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 a detached dwelling and convert the existing dwelling at the rear of the property into an Additional Dwelling Unit on the subject property.



The subject property is zoned Residential Two (R2) in accordance with Zoning By-law No. 79-200. The following variances have been requested:

By-law Provision	By-law Requirement	Proposed	Extent
Additional Dwelling Units in accessory buildings	The total lot coverage of all accessory buildings and accessory structures on a lot shall not exceed 93 square metres and in no case shall the total lot coverage of all buildings and structures exceed the maximum lot coverage regulation of the specific	166.25 sq. m	73.25 sq. m

By-law Provision	By-law Requirement	Proposed	Extent
	zone, save and except for an R4 Zone where a maximum lot coverage of 45% is permitted		
Accessory buildings and accessory structures	The total lot coverage of all accessory buildings and accessory structures on a lot shall not 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 and structures exceed the maximum lot coverage regulation of the specific zone	166.25 sq. m 11.2%	73.25 sq. metres

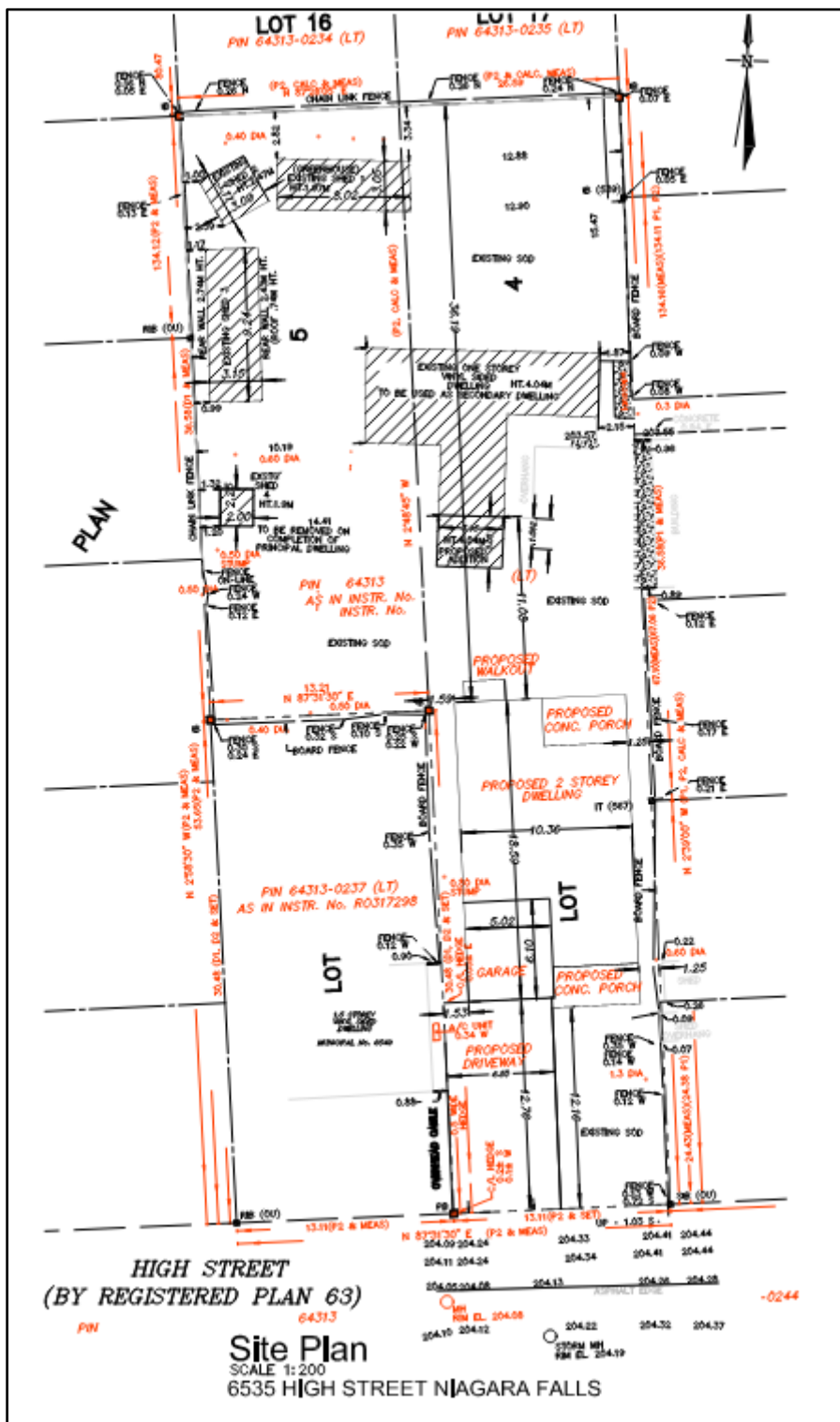
See the Schedule on the following page for more information

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





SCHEDULE

SITE STATISTICS

DESCRIPTION OF LAND

BEING LOT 4 AND PART LOT 5 REGISTERED PLAN 63
MUNICIPAL No. 6535 HIGH ST CITY OF NIAGARA FALLS

SITE DATA:	6535 HIGH ST		
ZONING	R2 RESIDENTIAL		
LOT AREA:	1371.98 SQ.M.		
LOT COVERAGE:	ALLOWED=45% 	PROPOSED DWELLING (163.85sq.m) =11.94% INCLUDES GARAGE (30.12 SQ.M) PROPOSED REAR PORCH (14.70sq.m)=1.07% PROPOSED FRONT PORCH (15.24sq.m)=1.11% PROPOSED WALKOUT (4.58sq.m)=0.03% TOTAL 198.37sq.m=14.45%	PRINCIPAL DWELLING UNIT
LOT COVERAGE: ACCESSORY BUILDINGS	ALLOWED=10% 	EXISTING DWELLING (86.42sq.m) =6.30% PROPOSED ADDITION (12.05sq.m) =0.80% EXISTING SHEDS 1 (24.56sq.m)=1.80% EXISTING SHEDS 2 (9.61sq.m)=0.07% EXISTING SHEDS 3 (29.11sq.m)=2.12% EXISTING SHEDS 4 (4.5sq.m)=0.03% TOTAL ACCESSORY BLDG. 166.25sq.m=11.12% TOTAL 364.62sq.m=26.58%	ACCESSORY DWELLING UNIT MINOR VARIANCE REQUIRED
MAXIMUM HEIGHT	ALLOWED 10.0M	PEAK OF ROOF=9.33M. AVG. AT 4 CORNERS.	
LOT WIDTH		EXISTING 13.11m.	
FRONT YARD	REQUIRED 6.0m.	PROPOSED DWELLING/PORCH: 12.16 m. PROPOSED GARAGE: 12.76 m.	
REAR YARD	REQUIRED 7.5m.	PROPOSED DWELLING: 36.19m.	
SIDE YARD	REQUIRED 1.20m.	PROPOSED AT DWELLING: 1.25m. EAST. PROPOSED AT DWELLING: 1.53m. WEST.	
LANDSCAPED AREA		LOT AREA 1371.98 SQ.M. -198.37 SQ.M. PROPOSED. -166.25 SQ.M. EXISTING - 82.94 SQ.M. DRIVEWAY LANDSCAPED AREA 924.42sq.m=67.39%	

SITE PLAN BASED ON:

J.D. BARNES Ltd.

4318 PORTAGE RD, UNIT 2

NIAGARA FALLS, ONTARIO (L2E 6A4)

PHONE 905-358-3693