



NOTICE OF PUBLIC COMMITTEE OF ADJUSTMENT HEARING

Tuesday, August 19, 2025, 4:00 p.m.

**Memorial Room, Gale Centre
5152 Thorold Stone Road, 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 in person. As City Hall is currently under construction and undergoing renovations, this meeting will be held at the Gale Centre in person only.

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, August 19, 2025 4:00 PM in the Memorial Room at the Gale Centre for the Committee of Adjustment to consider this application.

To participate in the public hearing, please pre-register with the Secretary-Treasurer by sending an email to jmaxwell@niagarafalls.ca or calling (905) 356-7521 (Ext. 4282) before 12 noon on Tuesday, August 19, 2025.

File: PLVAR20250241

Municipal File #: A-2025-040

Owner: ALBERT CARBONE

Location: The subject property known as 5340 Forsythe Street is located on the south side of Forsythe Street, between Desson Avenue and Magdalen 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 an Additional Dwelling Unit within an accessory building (sea container). The subject property is zoned Deferred Tourist Commercial (DTC), in accordance with Zoning By-law 79-200. The DTC zone permits a duplex dwelling, subject to the regulations contained in the Residential 1E (R1E) Zone.



Date of Mailing: August 1st, 2025

The following variances are requested:

| By-law Provision | By-law Requirement | Proposed | Extent |
|---|--|--|---|
| Maximum Lot Coverage | 45% | 46% | 1% |
| Parking and access requirements in accordance with section 4.19.1 | 1 parking space per dwelling Duplex – 2 parking spaces required ADU – 1 parking space required 3 parking spaces in total | 1 parking space within garage | 2 |
| Parking and access requirements in accordance with section 4.19.1 | Parking space dimension 2.75m x 6m | 2.58 m x 5.64 m (in existing garage) | 0.17 m & 0.36 m, respectively (in existing garage) |
| Accessory buildings and accessory structures In accordance with sections 4.13 and 4.14 | No accessory building or accessory structure shall be erected on a corner lot closer than 4.5 metres (14.76 ft) to the side lot line abutting a street line or a reserve | 2.14 m (detached Additional Dwelling Unit) | 2.36 m |
| Accessory buildings and accessory structures In accordance with sections 4.13 and 4.14 | 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 | 18.6% | 3.6 % |
| Additional Dwelling Units In accordance with sections 4.35 | Shall not be erected on a corner lot closer than 4.5 metres to the side lot line abutting a street line or a reserve, plus any applicable distance specified in section 4.27.1 of this By-law | 2.14 m | 2.36 m |

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 Janielle Maxwell, Secretary-Treasurer Committee of Adjustment at (905) 356-7521 ext. 4282 between 8:30 a.m. and 4:30 p.m. Monday to Friday or email jmaxwell@niagarafalls.ca.

SCHEDULE 1

