



**NOTICE OF REMOTE ELECTRONIC PUBLIC  
COMMITTEE OF ADJUSTMENT HEARING**  
**Tuesday, March 28, 2023 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 remote public hearing to consider an application for minor variances and/or to forward written comments prior to the hearing. During this time, written comments are the preferred method of receiving public input. Written comments may be sent by mail or email. You can also provide oral input by joining the electronic hearing.

To participate in the remote electronic public hearing and to provide input orally, 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 March 28, 2023. All registrants will be provided with instructions on how to use their computer, tablet or phone to participate in the remote electronic public hearing.

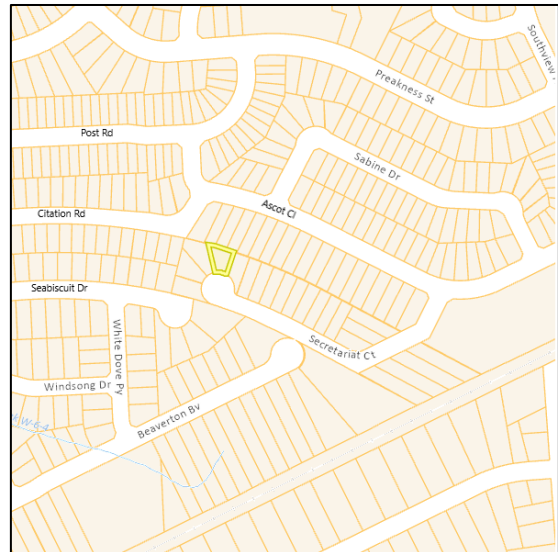
**File: A-2023-007**

**Owner: Centennial Homes (Niagara) Inc.**

**Location: 7781 Secretariat Court**

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 single detached dwelling on the subject property. The subject property is zoned Residential 1E (R1E-1094) Zone in accordance with Zoning By-law No. 79-200, as amended by site specific By-law No. 2019-050. The following variance is requested:



<u>By-law Section</u>	<u>Required</u>	<u>Proposed</u>	<u>Extent of Variance</u>
7.5.2(d)Minimum rear yard depth	7.5 metres	5.63 metres	1.87 metres

**See the sketch on the back for more information.**

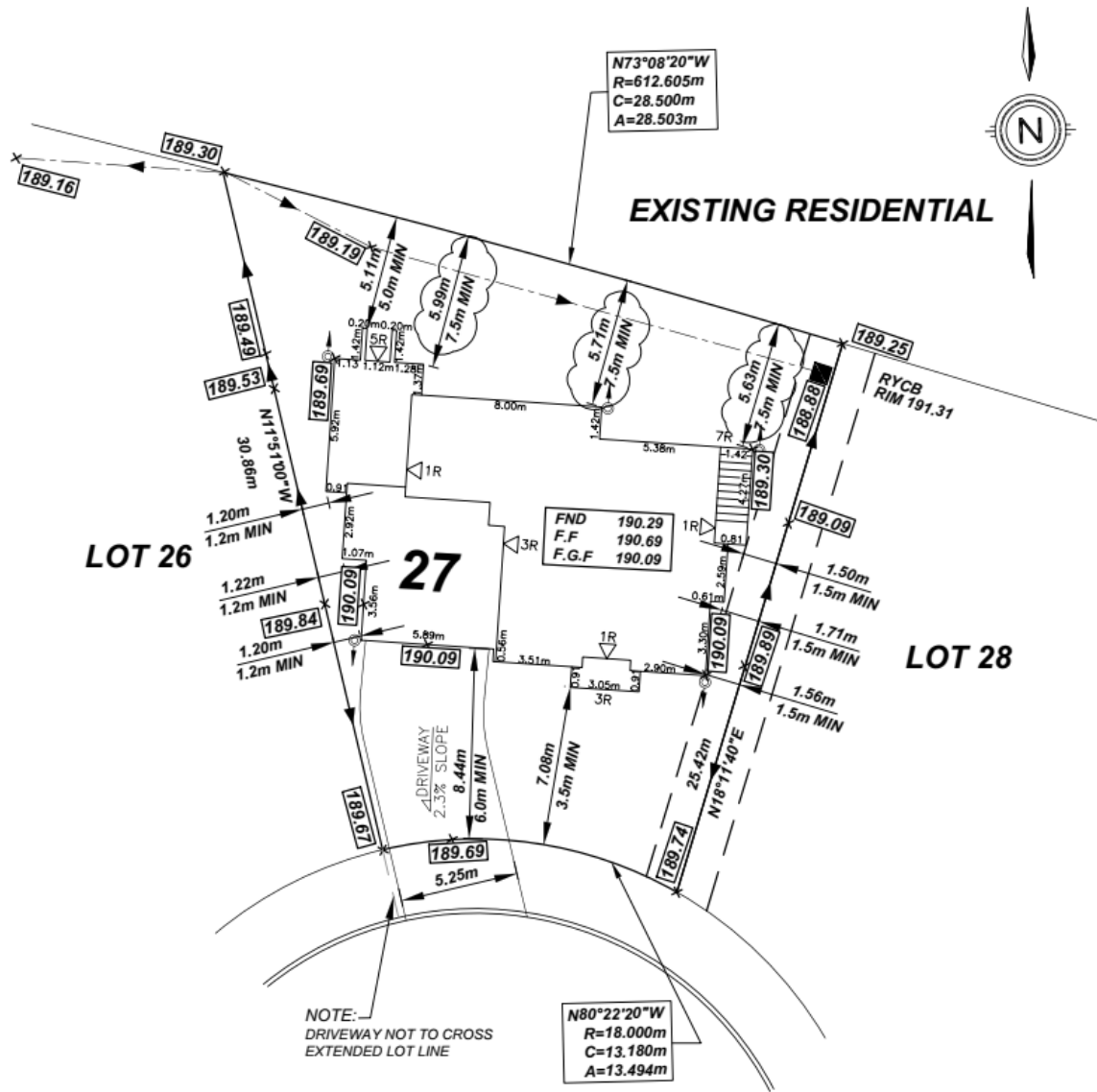
If a specified person or public body files an appeal of a decision of the Committee of Adjustment for the City of Niagara Falls in respect of the proposed minor variance but does not make written submissions to the Committee before it gives or refuses approval, the Ontario Land Tribunal may dismiss the appeal.

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).

Date of Mailing: March 10, 2023

# SCHEDULE 1



## SECRETARIAT COURT

**\*MINOR VARIANCE REQUIRED\***

TOTAL LOT AREA	543.59m <sup>2</sup>
BUILDING AREA	195.30m <sup>2</sup>
LOT COVERAGE	35.93%
MAX COVERAGE	45.00%

ZONING CATEGORY: R1E-1094

NOTE:  
MAXIMUM WIDTH OF  
DRIVEWAY OR PARKING  
AREA IN THE FRONT YARD  
OF A LOT IS 50% OF THE  
LOT FRONTAGE BUT IN NO  
CASE NO MORE THAN  
8 METRES

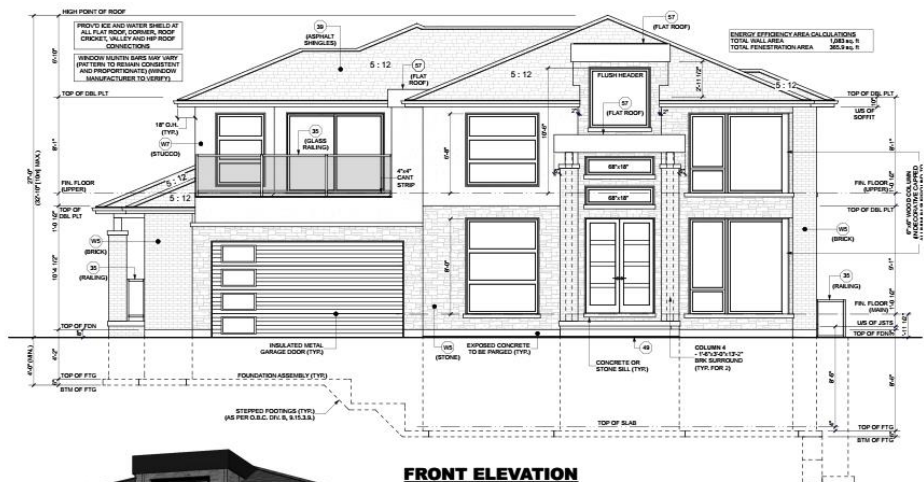
\*SEE ARCHITECTURAL  
PLANS FOR FURTHER  
DIMENSIONING

NOTE:  
BUILDER AND SURVEYOR TO  
VERIFY LOCATION OF ALL  
SERVICES AND UTILITIES PRIOR  
TO CONSTRUCTION.

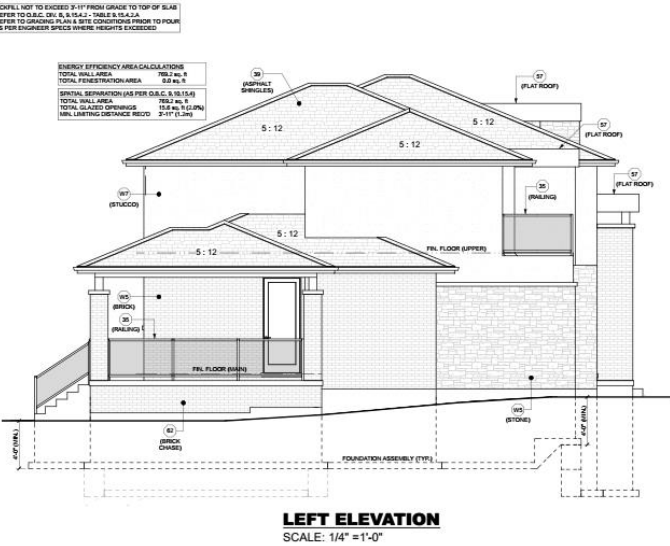
SURVEYOR IS RESPONSIBLE FOR  
VERIFYING BUILDING SIZE &  
LOCATION PRIOR TO LAYOUT OF  
BUILDING FOUNDATION

CERTIFICATION OF EXISTING AND PROPOSED GRADES		CERTIFICATION OF FINAL AS-CONSTRUCTED GRADES	
<p>I hereby certify that this proposed Lot Grading Plan satisfies the technical requirements described on sheet 2 of this certificate and conforms to the latest revision of the Subdivision Grade Control Plan for this project.</p> <p>NAME: JASON SCHOOLEY (P.ENG.) SIGNATURE: _____</p> <p>FIRM: UPPER CANADA CONSULTANTS DATE: JANUARY 25, 2023</p>		<p>I hereby certify that I have taken the finished grades shown on this Lot Grading Plan and that the grading of this lot generally conforms with the intent of the approved Subdivision Grade Control Plan for this project.</p> <p>NAME: _____ SIGNATURE: _____</p> <p>FIRM: _____ DATE: _____</p>	
<p>OFFICE USE ONLY ACCEPTED BY: _____</p>		<p>LEGEND</p> <p>→ Drainage direction</p> <p>7.0m± Setback measurement</p> <p>○ Downspout &amp; direction of discharge</p> <p>83.90 Proposed ground elevation</p> <p>As constructed ground elev.</p>	
<p><b>City of Niagara Falls</b></p> <p><b>NEW SUBDIVISION LOTS</b></p> <p><b>LOT GRADING PLAN</b></p> <p><b>(CERTIFICATE OF FINAL LOT GRADING)</b></p> <p><b>SHEET 1 OF 2</b></p> <p><b>NF-STD-602</b></p>		<p><b>PROPERTY INFORMATION</b></p> <p>MUNICIPAL ADDRESS: SECRETARIAT COURT</p> <p>Lot No. 27 PLAN No. 59M-</p> <p>APPLICANT (OWNER) _____</p> <p>PHONE No. _____</p> <p>BUILDER: CENTENNIAL CONSTRUCTION</p> <p>PHONE No. _____</p> <p>SUBDIVISION NAME: BEAVER VALLEY PH2</p>	
<p><b>UPPER CANADA CONSULTANTS</b></p> <p>ENGINEERS / PLANNERS</p> <p>3-30 Huronview Drive</p> <p>St. Catharines, ON</p> <p>L2W 1A3</p> <p>Phone: (905) 688-1400</p> <p>Fax: (905) 688-5274</p>		<p>SCALE 1:200 BENCHMARK REV. No.</p> <p>DRAWN BY: K.A.</p> <p>CHECKED BY: J.S.</p>	

SCHEDULE 2



3D COMING SOON

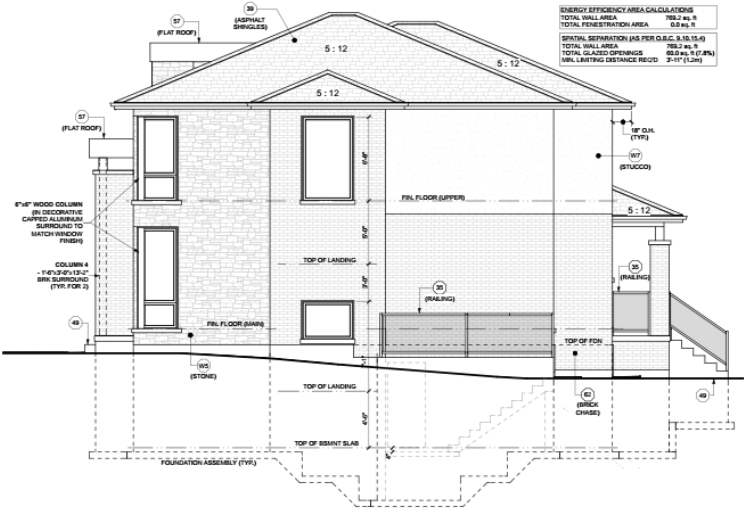


SCHEDULE 3



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

BACKFILL NOT TO EXCEED 3'-11" FROM GRADE TO TOP OF SLAB  
- REFER TO O.A.C. ON E. & 154.2 - TABLE 154.2.A  
- REFER TO DRAINAGE PLAN & SEE CONDITIONS PRIOR TO POUR  
- AS PER ENGINEER SPECS WHERE HEIGHT'S EXCEEDED



**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"

3D COMING SOON

3D COMING SOON