



NOTICE OF REMOTE ELECTRONIC PUBLIC COMMITTEE OF ADJUSTMENT HEARING

Tuesday, July 25, 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 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 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 July 25, 2023 at 4:00 pm, in Committee Room 2 at City Hall for the Committee of Adjustment to consider this application.

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 or calling 905-356-7521 (Ext. 4281) before 12 noon on July 25, 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-2023-018

Owner: Niagara Gorgeview Inn (Dan Xu)

Location: The subject property known as 5401 River Road located between Eastwood Crescent and Philip 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 two additional parking spaces within the rear yard for a total of 4 parking spaces to allow for the existing two guest room Bed and Breakfast to be converted to a future 4 guest room Bed and Breakfast.



The subject property is zoned Residential Two Zone (R2-2) Zone in accordance with Zoning By-law No. 79-200, as amended by special provision 19.1.2. The following variance is required:

By-law Section	By-law Requirement	Proposed	Extent of variance
4.19.3 – Parking in yards (a) (iii) Maximum area of a rear yard which can be used as a parking area	40 square metres	102.0 square metres	62 square metres

See the sketch on the back for more information.

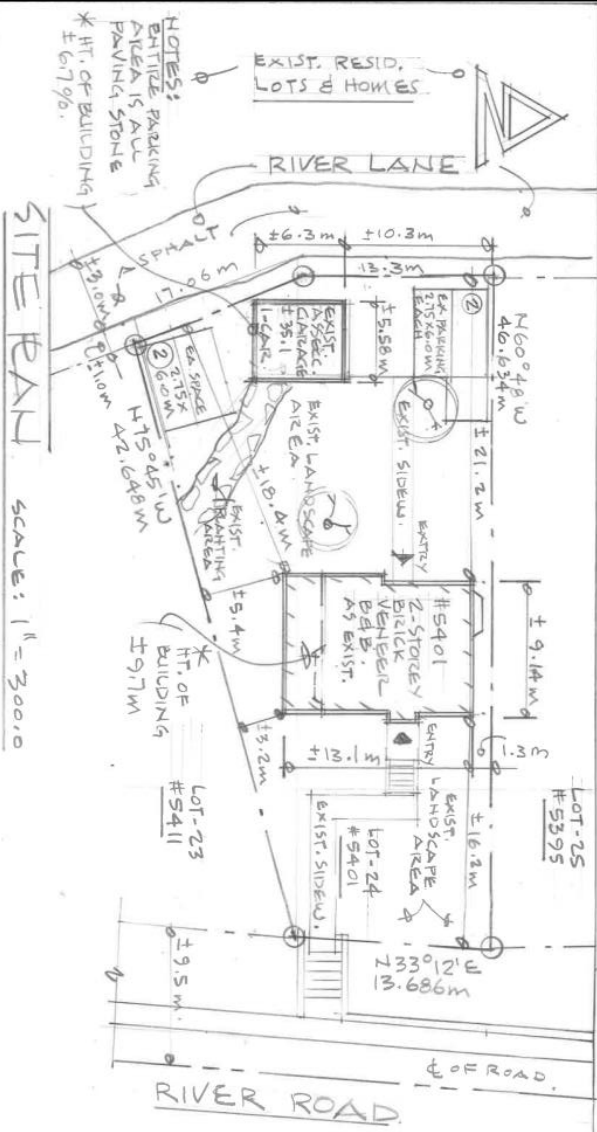
If a specified person or public body that files an appeal of a decision of the Committee of Adjustment for the City of Niagara Falls in respect of the proposed minor variance does not make written submissions to the Committee before it gives or refuses approval, the Ontario Land Tribunal may dismiss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

Date of Mailing: July 10, 2023

SCHEDULE 1



LAND USE SCHEDULE

LOT AREA = ± 1,256.98 m ²	% LOT COVER
BUILDING FOOT PRINT = ± 118.31 m ²	9.4%
LANDSCAPE AREA = ± 1,001.67 m ²	± 79.6%
PARKING AREA = ± 102.0 m ²	± 8.0%
CIRCULOS FLOOR AREA = ± 272.49 m ²	
ACCESSORY GARAGE FTR = ± 35.1 m ²	± 2.7%

LEGAL DESCRIPTION:
PART OF LOT 24
REG'D PLAN 29 NOW
KNOWN AS 294.

SITE PLAN SCALE: 1" = 300.0

KEY PLAN N.T.S.



APPLICANT:

DAN XU
5401 RIVER ROAD
NIAGARA FALLS ONT.
905 324 5856 CELL
XU 5621271633@GMAIL.COM
COFA APPLICATION TO REUSE
PARKING TO ALLOC 5 SPACES.
FROM 4 SPACES.

*REVISED JULY 6 2023.

Chris Cristelli IMATO



Design Consultation
& Project Co-ordination

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