



NOTICE OF PUBLIC COMMITTEE OF ADJUSTMENT HEARING

Tuesday, December 19, 2023, 4:00 p.m.
Niagara Falls City Hall
4310 Queen Street, Niagara Falls

Public input on applications is invited. Pursuant to Section 45 and 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 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 December 19, 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 December 19, 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-2023-047 & B-2023-017

Owner: McLeod Square Inc. (Guery Goyo)

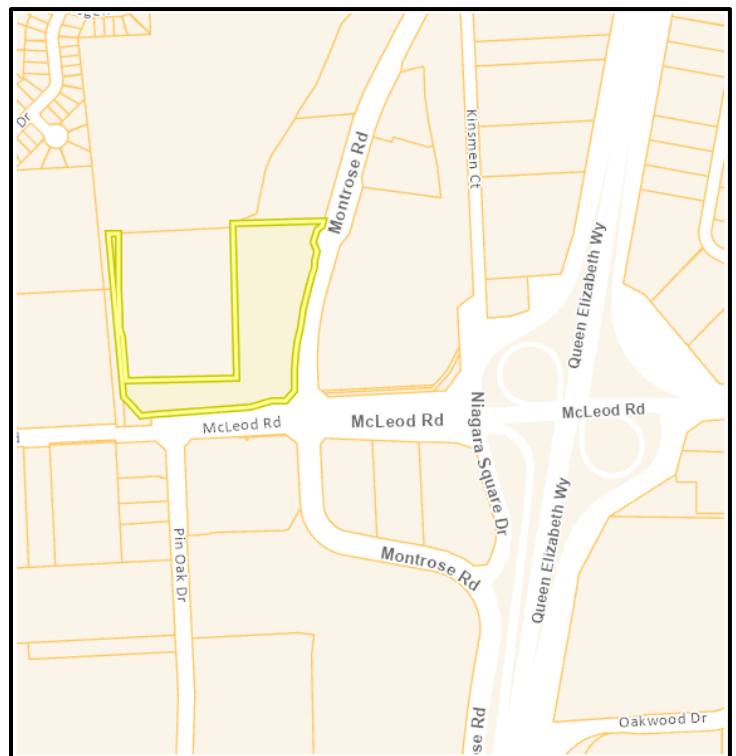
Location: The subject property known as 7835-7957 McLeod Road is located on the north-west corner of McLeod Road and Montrose Road between Montrose Road and Kalar Road.

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) and a consent under Section 53 of the Planning Act (R.S.O. 1990, c.P.13).

Proposal: The applicant is proposing convey a parcel of land (Part 2) to be added to the abutting property to the north (Part 1) for a future residential development. Part 3 (7835-7957 McLeod Road) is to be retained for continued commercial use.

Part 1 is zoned Residential Apartment 5C Density (R5C(H)-912) Zone in accordance with Zoning By-law No. 79-200, as amended by site specific By-law No. 2010-132.

Part 2 and Part 3 are zoned Planned Shopping Centre Commercial (SC-653) Zone in accordance with Zoning By-law No. 79-200, as amended by site specific By-law No. 2005-093, as amended by Committee of Adjustment Decisions A-2009-033, A-2010-004, A-2012-019, A-2013-005, A-2015-032, and A-2019-033. The following variances have been requested:



Date of Mailing: December 4, 2023

By-law Section	By-law Requirement	Proposed	Extent of variance
Rear Yard Depth	18 metres	15 metres	3 metres
Landscaped open strip (abutting Part 2)	6 metres	2.5 metres	3.5 metres

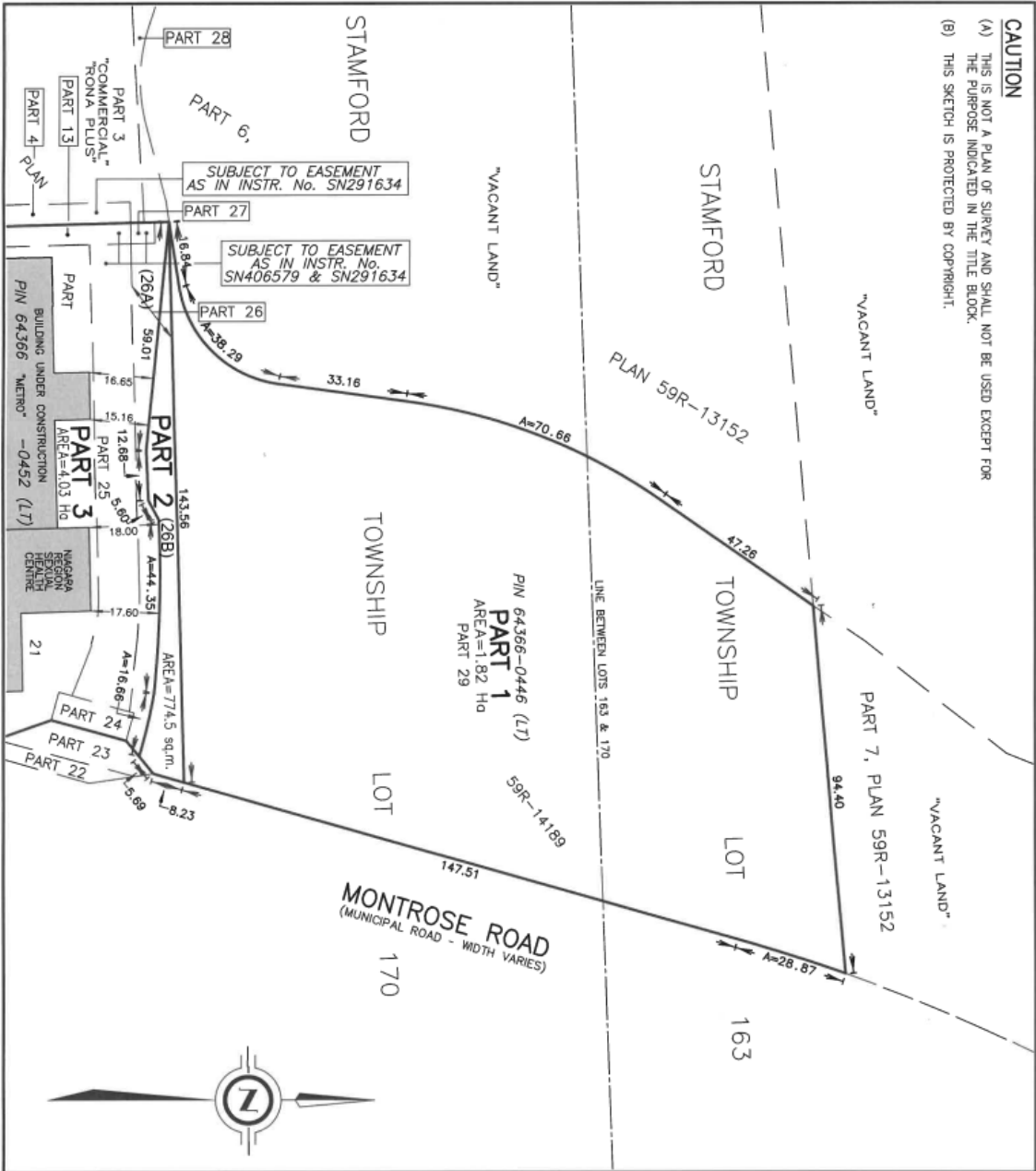
See the sketch on the back for more information.

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.

SCHEDULE 1



CAUTION
 (A) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
 (B) THIS SKETCH IS PROTECTED BY COPYRIGHT.

NOTE: THIS SKETCH IS NOT A PLAN OF SURVEY
 SKETCH FOR PLANNING PURPOSES ONLY
6729 MONTROSE ROAD
 CITY OF NIAGARA FALLS
 REGIONAL MUNICIPALITY OF NIAGARA
 SCALE 1 : 1000
 J.D. BARNES LIMITED
 © COPYRIGHT 2023



LEGAL DESCRIPTION
 PART OF TOWNSHIP LOTS 163 & 170, TOWNSHIP OF STAMFORD
 BOUNDARY INFORMATION HAS BEEN DERIVED FROM AVAILABLE RECORDS AND/OR FIELD MEASUREMENTS. THIS IS NOT A PLAN OF SURVEY.

NY: 17, 2023
 DATE

DASHA FLICE
 ONTARIO LAND SURVEYOR

J.D. BARNES
 SURVEYING
 LAND INFORMATION SPECIALISTS
 4100 RIVER ROAD, UNIT 2, BURGESSVILLE, ONTARIO L0C 1A0
 TEL: (905) 305-1000 FAX: (905) 305-1001 WWW.JDBARNES.COM

BC: 2023/11/17
 DP: 2023/11/17
 19-16-305-05