



**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 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.

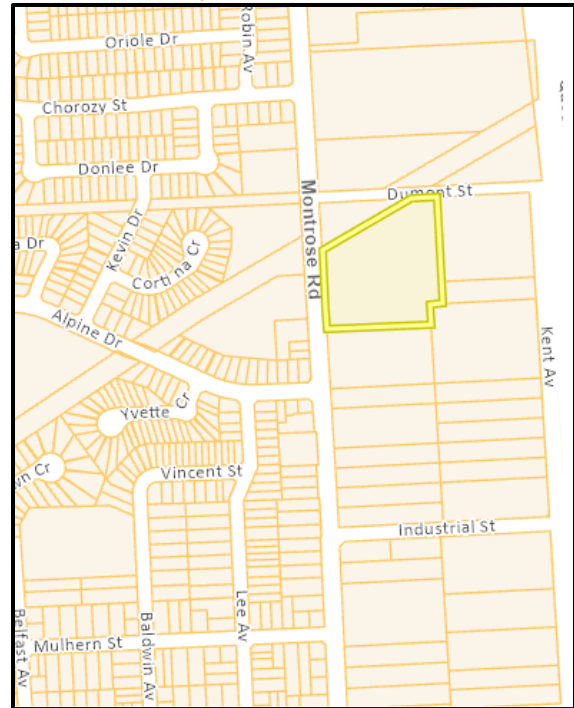
File: A-2023-044

Owner: Joseph DeSantis (Provincial Construction Niagara Falls Ltd.)

Location: The subject property known as 4382 Montrose Road is located on the east side of Montrose Road between Dumont Street and Industrial 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 subject property is zoned Light Industrial (LI), in accordance with Zoning By-law NO. 79-200. The applicant is proposing to construct a self-storage facility on the subject property. A warehouse (self-storage facility) is a permitted use in the LI zone. The following variances have been requested:



By-law Section	By-law Requirement	Proposed	Extent of variance
Minimum Front yard depth	10 metres to Dumont Street	7.6 metres	2.4 metres
Minimum landscaped open space for interior lot	67 % of required front yard	45.4 % (Dumont Street)	21.6 % (Dumont Street)
Parking and access requirements	Warehouse – 121.35 parking spaces Office – 14.91 parking spaces Total required – 136.26 parking spaces	48 Parking Spaces	88 Parking spaces

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



LEGEND

	PROPOSED BUILDING		ACCESSIBLE PARKING SIGN
	EXISTING BUILDING ON SITE		BALLPARK / OUTBOUND CORNER
	LANDSCAPED AREA		ENTRANCE/EXIT LOCATION
	CONCRETE/ASPHALT		FENCING/BARRIER
	ASPHALT SURFACING		FIRE LANE
	NO PARKING SIGNIFICATION		FIRE HYDRANT
	CAR		FIRE LANE DIRECTION
	ELEVATED CURB		FIRE LANE SIGN
	TRAFFIC SIGNAL INDICATION		FIRE LANE SIGN
	ACCESSIBLE PARKING SPACE		FIRE LANE SIGN
	ACCESSIBLE PARKING SPACE		FIRE LANE SIGN



1 OVERALL SITE PLAN
SCALE: 1/800

GENERAL NOTES:
1. SITE AREA: 23,664.68 SQ M
2. TOTAL LOT AREA: 5,972.87 SQ M
3. TOTAL BUILDING AREA: 45,628.00 SQ M
4. TOTAL GARAGE AREA: 2,252.50 SQ M
5. TOTAL LOT COVERED: 69,939.50 SQ M

SITE STATISTICS

LEGAL DESCRIPTION OF PROPERTY: LOT 110 NORTH INDUSTRIAL CITY OF WINDSOR FALLS, ON	23,664.68 SQ M	5.97 ACRES
BUILDING 1 1-STORY + Mezzanine	46,977.00	4,348.60
BUILDING 2	4,028.00	1,188.24
BUILDING 3	4,028.00	1,188.24
BUILDING 4	4,028.00	1,188.24
BUILDING 5	4,028.00	1,188.24
BUILDING 6	4,028.00	1,188.24
BUILDING 7	4,028.00	1,188.24
BUILDING 8	4,028.00	1,188.24
BUILDING 9	4,028.00	1,188.24
BUILDING 10	4,028.00	1,188.24
BUILDING 11	4,028.00	1,188.24
TOTAL BUILDING 1	49,939.50	4,558.32
MINUS 1 3-STORY SELF-STORAGE	2,252.50	587.88
TOTAL SELF-STORAGE	2,252.50	587.88
TOTAL SELF-STORAGE - OFFICE	113,425.30	10,821.06
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ZONING PROVISIONS

REQUIRED	PROPOSED
LOT FRONTAGE: MIN. 30 M MAX. 70%	82.5 M 46.27%
LOT COVERAGE: 10 M + 13.1 M MINIMUM 60%	33.0 M TO R 33.1 M TO L
FRONT YARD (WEST): 10 M + 13.1 M MINIMUM 60%	33.0 M TO R 33.1 M TO L
INTERIOR SIDE (WARD (NORTH)): 2.5 M	1.1 M
REAR YARD (EAST): 2.5 M	2.5 M
REAR YARD (WEST): 2.5 M	7.5 M
BUILDING (E) HEIGHT: MAX 12 M	8.6 M
MINI STORAGE BUILDINGS HEIGHT: 2.25 M	2.25 M

REQUIRED OFF-ROAD SPACE: 95,414.02 SQ M (23.12%)

REQUIRED OFF-RAMP SIDE WARD AREA: 276 M² (0.74%)

REQUIRED OFF-RAMP SIDE ON QUADANT S1: 122,571.92 M² (28.8%)

PARKING PROVISIONS: 103,942.00

TOTAL SPACES: 48

PARKING SPACE DIMENSIONS: 3.76 M x 6.7 M

LOADING AREA: 2 INTERIOR

WATERFRONT PLANNING & DESIGN
9 LEARWOOD COURT
ST. CATHARINES, ON L7M 3A3
TEL: 905-688-3400

QUASAR CONSULTING GROUP
250 RAINBOW DRIVE, UNIT 3
WOODBRIER, ON, L7H 4J7
TEL: 905-507-0800

PROVINCIAL CONSTRUCTION ARCHITECTURE INC.
4382 MONTROSE RD.
MAGARA FALLS, ON, L2H 1K2
TEL: 905-358-5789

WPT ARCHITECTURE INC.
wptw@parchitecturainc.ca

ISSUED FOR SPA

DATE: 1500
SCALE: 1/800

OVERALL SITE PLAN - KEY PLAN
A100