



**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-2023-045

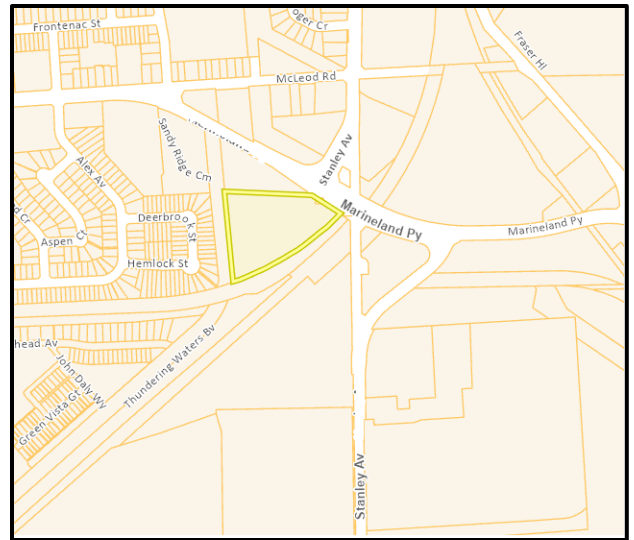
Owner: Marina (Thundering Waters) Developments Inc. – Daiyan Adam

Location: The subject property known as 5500 Marineland Parkway is located between McLeod Road and Stanley Avenue.

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 292-unit multiple residential development (33 standard townhouse dwellings) and 259 stacked townhouse (apartments) on the lands.

The subject property is zoned Residential Low Density Group Multiple Dwelling (R4-H-1185), in part, and Residential Low Density Group Multiple Dwelling (R4-H-1186), in part, in accordance with Zoning By-law 79-200, as amended by site specific By-law 2022-200. The by-law is subject to a holding (H) provision that must be satisfied/lifted.



By-law Section	By-law Requirement	Proposed	Extent of variance
Minimum Lot area (R4-H-1185)	118.78 square metres for each townhouse and/or apartment dwelling unit (118.78 square metres x 216 units) Total = 25 656.48 square metres	118.55 square metres for each dwelling unit (118.55 square metres x 216) Total = 25607.4 square metres	0.23 square metres for each dwelling unit

Exterior Side yard width (R4-H-1185)	0.96 metres for all buildings and structures 0 metres for a stairway	0.92 metres for a building/structure 0 metres for a stairway	0.04 metres (Subject to the H being lifted – Thundering Waters Boulevard being dedicated to the City)
Maximum lot coverage (R4-H-1185)	38.92%	38.99%	0.07%
Maximum lot coverage (R4-H-1186)	35.87%	36.04%	0.17%
Minimum lot area (R4-H-1186)	109.97 square metres for each townhouse/apartment dwelling unit (109.97 square metres x 76 units) Total = 8357.72 square metres	109.47 square metres for each townhouse dwelling (109.47 square metres x 76 units) Total = 8319.5 square metres	0.50 square metres for each townhouse dwelling
Minimum perpendicular width of Manoeuvring aisle	6.3 metres	6.0 metres	0.3 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



SCHEDULE 2

