



NOTICE OF PUBLIC COMMITTEE OF ADJUSTMENT HEARING

Tuesday, March 26, 2024, 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 either 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 March 26, 2024 at 4:00 pm in Committee Room 2 at City Hall for the Committee of Adjustment to consider this application.

To participate remotely in the public hearing, 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 Tuesday, March 26, 2024. 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: PL20240079, Municipal File #: A-2024-002

Owner: 1000336208 ONTARIO INC

Location: The subject property with a roll number of 2725 110 00211 502 is located on the east side of Garner Road between Warren Woods Avenue and Sourgum 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 commercial plaza on the subject property. The subject property is zoned Neighbourhood Commercial (NC-1043) zone, in accordance with Zoning By-law, No. 79-200, as amended by By-law No. 2017-044. The NC-1043 zone permits the uses in the NC Zone, save except a clinic, dwelling units and a day nursery in accordance with the regulations of the NC zone. The following variances have been requested:



By-law Provision and Requirement	Proposed	Extent
Minimum Front yard depth (15 metres + 13 metres from the original centerline of Garner Road)	9.95 metres + 13 metres from the original centreline of Garner Road	5.05 metres
Maximum height of building or structure (8 metres)	12.95 metres	4.95 metres
Parking and access requirements Retail Store – 115.25 parking spaces Other Uses – 34.47 parking spaces	124	26
Total Required Parking Spaces – 150 parking spaces		

Date of Mailing: Friday, March 08, 2024

See the sketch on the back for more information

If the applicant, the minister, a specified person or public body as defined in the Planning Act has an interest in the matter may appeal the decision to the committee within 20 days of the making of the decision by filing a notice of appeal with the Secretary Treasurer.

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.

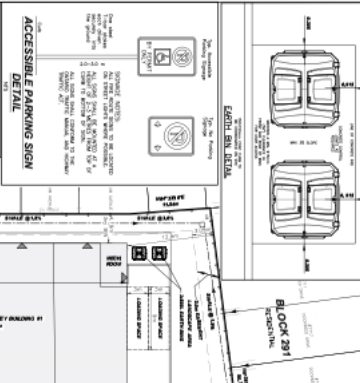
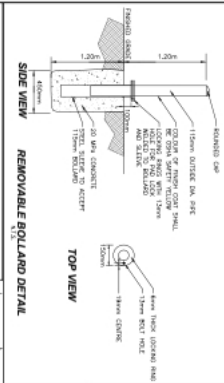
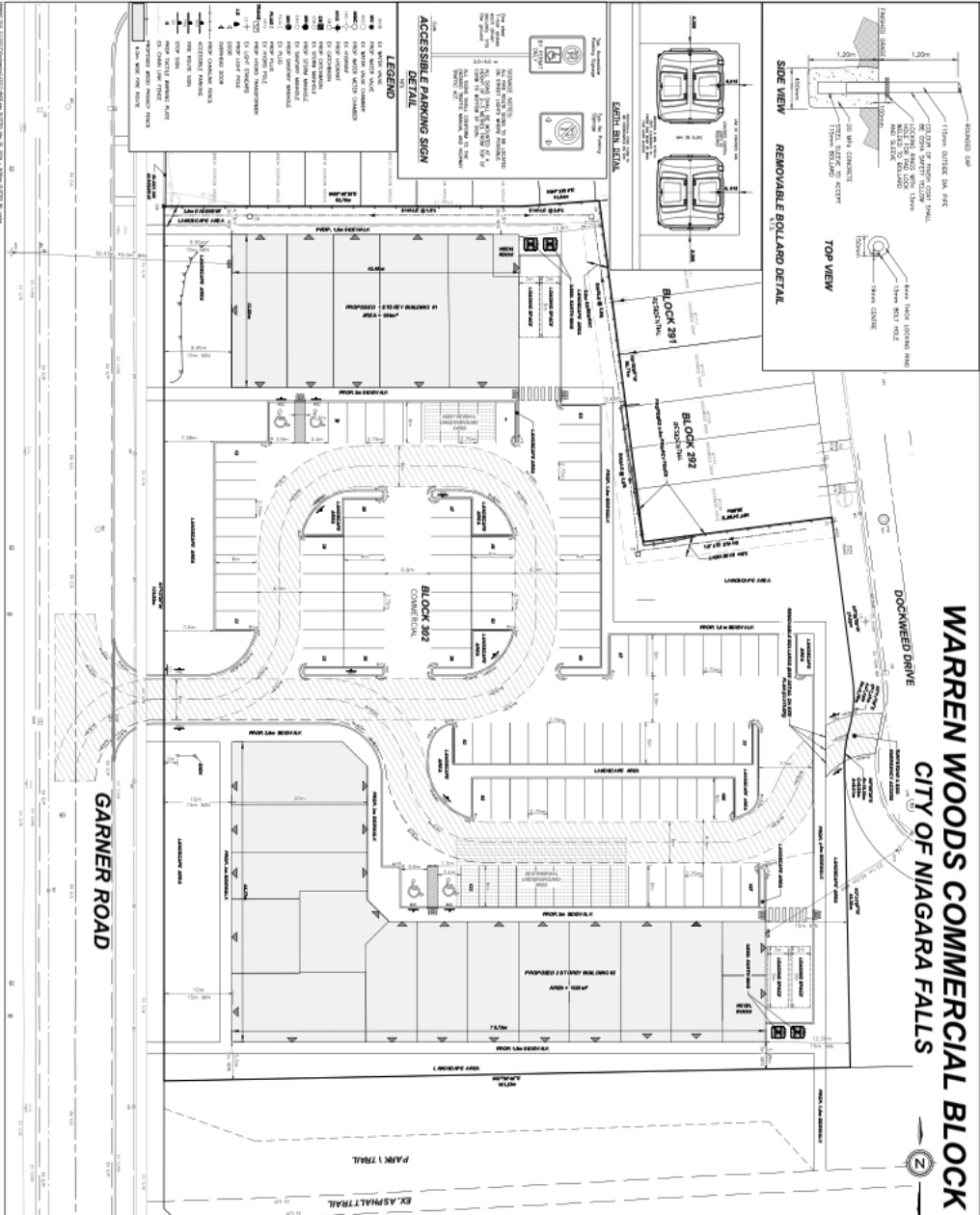
Additional information is available from Planning & Development or by telephoning Suzanne Anderson, Secretary-Treasurer Committee of Adjustment at (905) 356-7521 ext. 4281 between 8:30 a.m. and 4:30 p.m. Monday to Friday or email sanderson@niagarafalls.ca

SCHEDULE 1



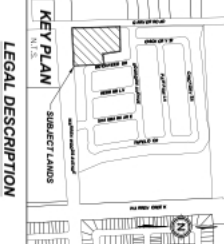
SCHEDULE 2

WARREN WOODS COMMERCIAL BLOCK CITY OF NIAGARA FALLS



LEGEND

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- 2. 100mm DIAMETER SIGN
- 3. 150mm DIAMETER SIGN
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LEGAL DESCRIPTION

ZONING REQUIREMENTS

REQUIREMENT	REQUIRED	PROVIDED
MINIMUM LOT AREA	10,000 SQ. FT.	10,000 SQ. FT.
MINIMUM LOT WIDTH	30 FT.	30 FT.
MINIMUM LOT DEPTH	100 FT.	100 FT.
MINIMUM FRONT SETBACK	10 FT.	10 FT.
MINIMUM SIDE SETBACK	5 FT.	5 FT.
MINIMUM REAR SETBACK	5 FT.	5 FT.
MINIMUM FRONT YARD SETBACK	10 FT.	10 FT.
MINIMUM SIDE YARD SETBACK	5 FT.	5 FT.
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MINIMUM FRONT YARD SETBACK	10 FT.	10 FT.
MINIMUM SIDE YARD SETBACK	5 FT.	5 FT.
MINIMUM REAR YARD SETBACK	5 FT.	5 FT.

LAND USE SCHEDULE

AREA	AREA	% COVERAGE
ROOFING	10%	10%
LANDSCAPING	10%	10%
TOTAL	11.1%	100%

UPPER CANADA COMMUNITY PLAN

2227-SP 0

DATE: MARCH 14, 2024
 PRINTED: MARCH 14, 2024
 SCALE: 1:200
 SHEET: 0

3D View

