



**NOTICE OF PUBLIC COMMITTEE OF
ADJUSTMENT HEARING**
Tuesday, April 23, 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 April 23, 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, April 23, 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.

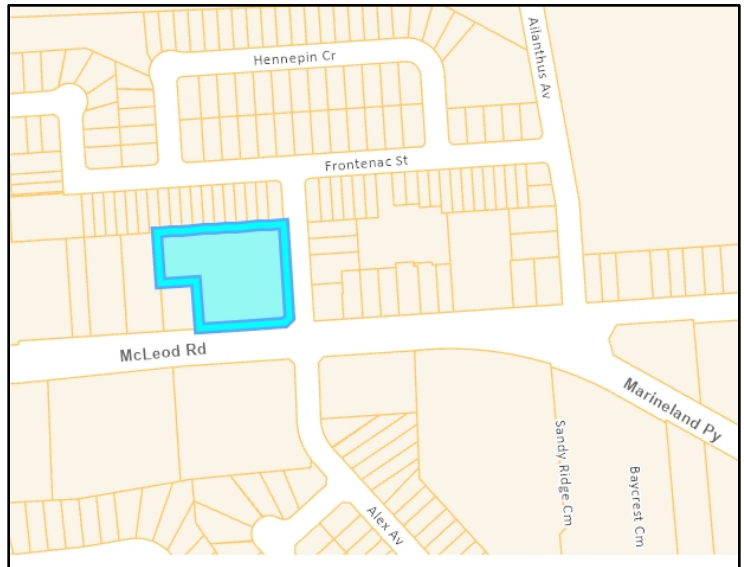
File: PL20240184
Municipal File #: A-2024-007

Owner: AVERTON (MCL) INC

Location: The subject property known as 7191 Alex Avenue is located on the north-west corner of Alex Avenue and McLeod 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).]

Proposal: The applicant is proposing to construct a 7 storey, 112 unit apartment dwelling on the subject lands. The subject property is currently zoned Residential Apartment 5E Density (R5E-1127) zone in accordance with By-law No. 79-200, as amended by By-law No. 2020-082. The following variance have been requested:



By-law Section	By-law Requirement	Proposed	Extent
Minimum Lot Area (By-law 2020-082)	71 m ² for each dwelling unit	68 m ² for each dwelling unit	3 m ² for each dwelling unit
Parking and Access requirements (By-law No. 2020-082)	1.23 parking spaces for each dwelling unit: Total Parking required = 138 parking spaces	1.18 parking spaces for each dwelling unit Total Proposed Parking = 132 parking spaces	6 parking spaces

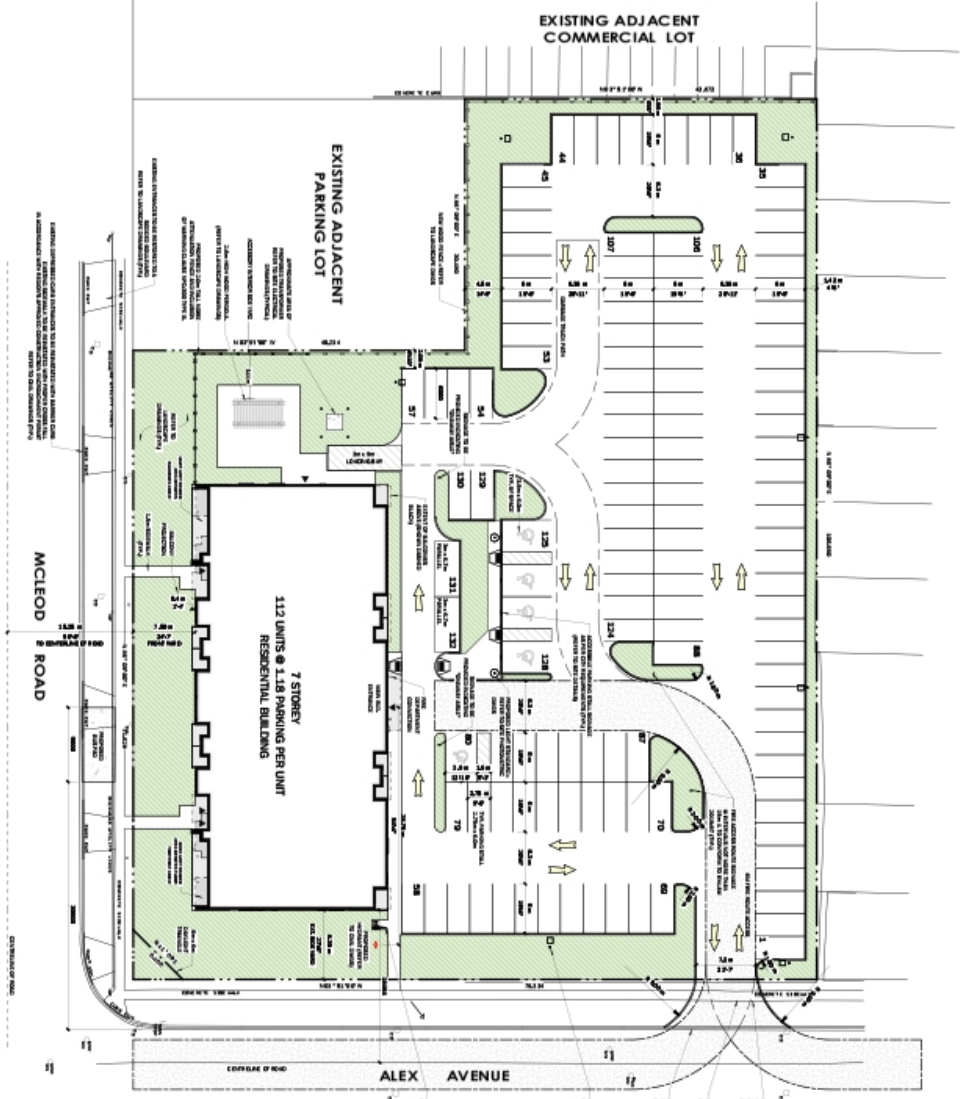
See the sketch on the back for more information

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



SITE PLAN
7.1.20

ITEM	DATE	BY	REVISION
1. SITE PLAN	7.1.20	AK	ISSUE FOR PERMIT
2. CONCEPTUAL SITE PLAN	6.15.20	AK	ISSUE FOR PERMIT
3. CONCEPTUAL SITE PLAN	6.15.20	AK	ISSUE FOR PERMIT
4. CONCEPTUAL SITE PLAN	6.15.20	AK	ISSUE FOR PERMIT
5. CONCEPTUAL SITE PLAN	6.15.20	AK	ISSUE FOR PERMIT
6. CONCEPTUAL SITE PLAN	6.15.20	AK	ISSUE FOR PERMIT
7. CONCEPTUAL SITE PLAN	6.15.20	AK	ISSUE FOR PERMIT
8. CONCEPTUAL SITE PLAN	6.15.20	AK	ISSUE FOR PERMIT
9. CONCEPTUAL SITE PLAN	6.15.20	AK	ISSUE FOR PERMIT
10. CONCEPTUAL SITE PLAN	6.15.20	AK	ISSUE FOR PERMIT



<p>7191 ALEX AVE. CONDOMINIUMS</p> <p>THE LEE GROUP, ARCHITECTURAL DESIGN</p>		
<p>A·C·K architects studio inc.</p> <p>ARCHITECTURAL DESIGN</p> <p>2000 BAYVIEW AVE. SUITE 200</p>		
<p>DATE: 7.1.20</p> <p>PROJECT NO: SP10</p>	<p>OWNER: THE LEE GROUP</p> <p>ARCHITECT: A·C·K ARCHITECTS STUDIO INC.</p> <p>PROJECT NO: 2000000</p>	<p>SITE PLAN</p>