



**NOTICE OF PUBLIC COMMITTEE OF
ADJUSTMENT HEARING**
Tuesday, May 21, 2024, 4:00 p.m.
Niagara Falls City Hall
4310 Queen Street, Niagara Falls

Public input on applications is invited. Pursuant to Section 53 and 45 of the Planning Act, the Committee of Adjustment for the City of Niagara Falls invites you to participate in a remote public hearing to consider an application for consent (severance) and minor variance 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, May 21, 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, May 21, 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.

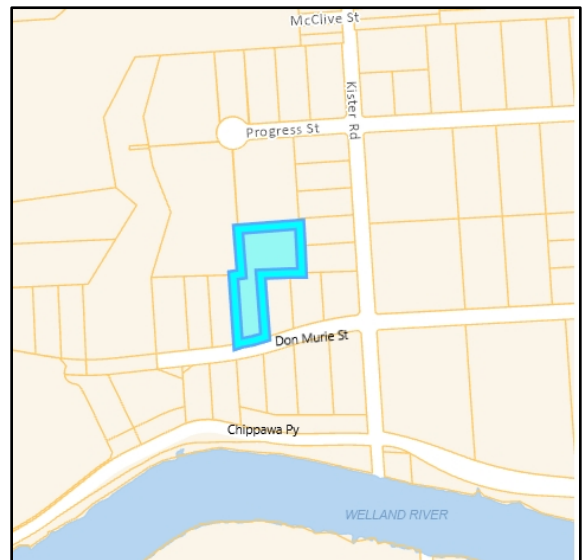
**File: PL20240227 & PLVAR20240316 Municipal File #:
B-2024-006 & A-2024-012**

Owner: 1000666805 ONTARIO INC

Location: The subject property known as 6199 Don Murie St is located on the north side of Don Murie Street to the West of Kister Road.

The applicant is requesting the Committee of Adjustment to consider minor variances and consents from provisions of Zoning By-law No. 79-200 as amended, through a process permitted by section 45(1) and to consider a consent under section 53 of the Planning Act (R.S.O. 1990, c.P.13).

Proposal: The applicant is proposing to convey 5163.3 square metres of land, shown as Part 1 on the submitted survey sketch, to be added to the abutting lands shown as Part 2 (6162 Progress Street) for continued Industrial use. Part 3 (6199 Don Murie Street) shall be retained for continued Industrial Use.



A concurrent minor variance application has been submitted requesting relief for Part 3 (retained parcel). The subject property (Part 3) is zoned Light Industrial (LI-31), in part, in accordance with Zoning By-law No. 79-200, as amended by By-law No. 1981-062, and General Industrial (GI-32), in part, in accordance with Zoning By-law No. 79-200, as amended by By-law No. 1981-179. The following variances have been requested:

By-law Provision	Requirement	Proposal	Extent
Minimum Lot area (General Industrial zone)	4000 square metres	2931.2 square metres	1068.8 square metres
Minimum interior side yard width	3.5 metres	0.60 metres (west)	2.9 metres

Minimum landscaped open space for interior lot	67% of required front yard	55.5%	12%
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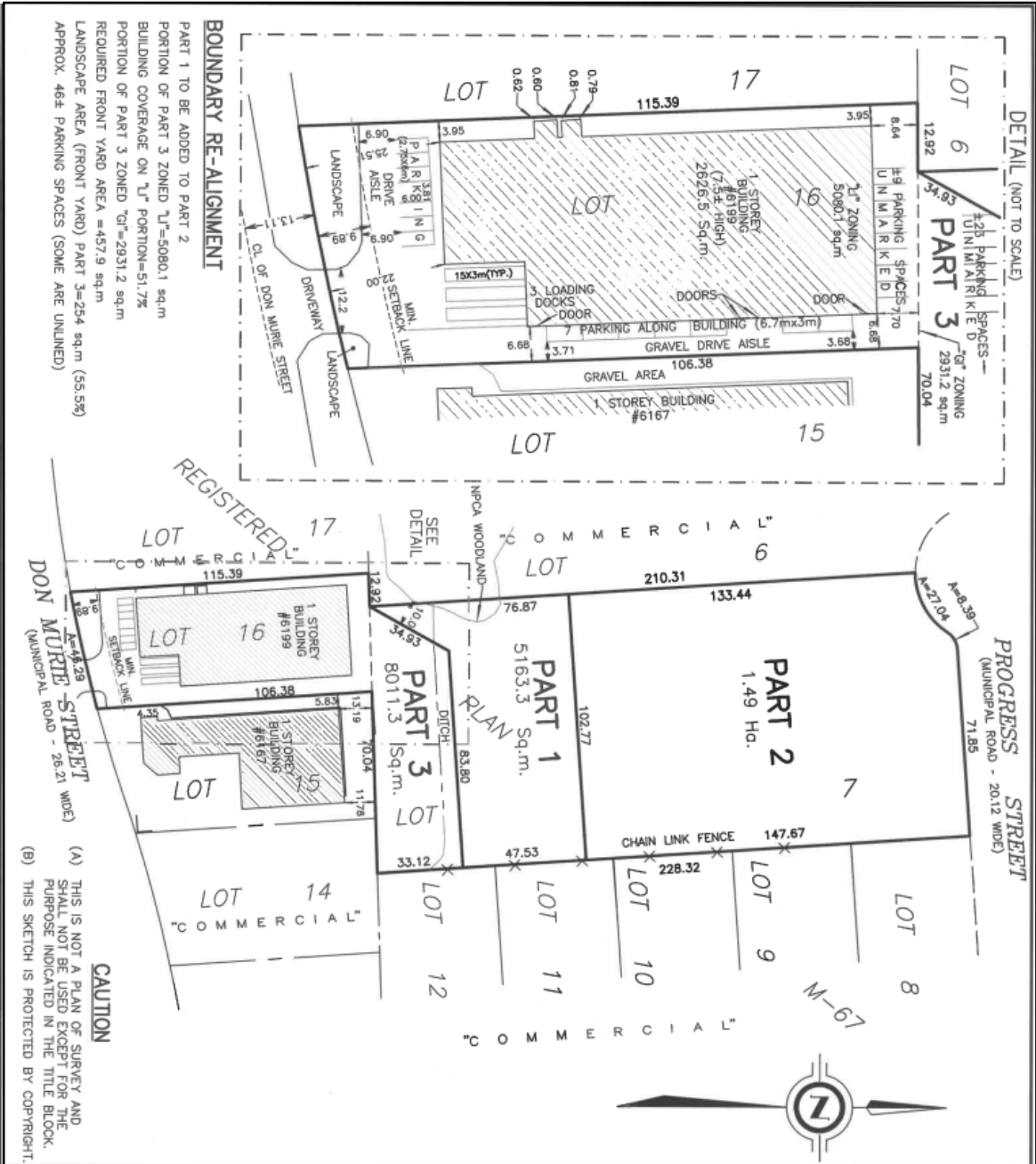
See the sketch on the back for more information

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 Consent, 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



BOUNDARY RE-ALIGNMENT

PART 1 TO BE ADDED TO PART 2

PORTION OF PART 3 ZONED "U" = 5080.1 sq.m
BUILDING COVERAGE ON "U" PORTION = 51.7%

PORTION OF PART 3 ZONED "G" = 2931.2 sq.m
REQUIRED FRONT YARD AREA = 457.9 sq.m

LANDSCAPE AREA (FRONT YARD) PART 3 = 254 sq.m (55.5%)
APPROX. 46± PARKING SPACES (SOME ARE UNLINED)

REGISTERED

PROGRESS STREET
(MUNICIPAL ROAD - 20.12 WIDE)

DON MURIE STREET
(MUNICIPAL ROAD - 26.21 WIDE)

COMMERCIAL

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.

6199 DON MURIE STREET
CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 1500

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METRIC NOTE
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

KEY PLAN (not to scale)

CITY OF NIAGARA FALLS

LEGAL DESCRIPTION
LOTS 7 & 16, REGISTERED PLAN M-67

BOUNDARY INFORMATION HAS BEEN DERIVED FROM AVAILABLE RECORDS AND/OR FIELD MEASUREMENTS. THIS IS NOT A PLAN OF SURVEY.

APRIL 25, 2024

J.D. BARNES
LAND INFORMATION SPECIALISTS
418 KENNEDY ROAD - UNIT 1, NIAGARA FALLS, ONTARIO L2G 2K4
1-800-363-6880

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DATE

APR 25 / 24

23-16-182-00

