



**NOTICE OF PUBLIC COMMITTEE OF
ADJUSTMENT HEARING**

Tuesday, July 30, 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, July 30, 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 by sending an email to planningemails@niagarafalls.ca or calling (905) 356-7521 (Ext. 4330) before 12 noon on Tuesday, July 30, 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: PLVAR20240430, Municipal File #: A-2024-027

Owner: 1006057 ONTARIO LTD

Location: The subject property known as 5629 Swayze Dr is located on the north-east side of Swayze Drive between Stanley Avenue and Heritage Drive.

The applicant is requesting the Committee of Adjustment to consider a minor variance from a provision 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 has constructed two 4-storey apartment dwellings with a total of 61 dwelling units on the above noted property. The applicant is proposing to add an additional dwelling unit, increasing the unit count to 62 dwelling units. The subject lands are zoned Residential Apartment 5B Density (R5B-1076) Zone, in part, and Environmental Protection Area (EP-1077) Zone, in part, in accordance with Zoning By-law No. 79-200, as amended by By-law No. 2018-119. The following variance has been requested:



By-law Provision	By-law Requirement	Proposed	Extent
Minimum lot area	133 square metres for each dwelling unit	131.3 square metres for each dwelling unit	1.7 square metres for each dwelling unit

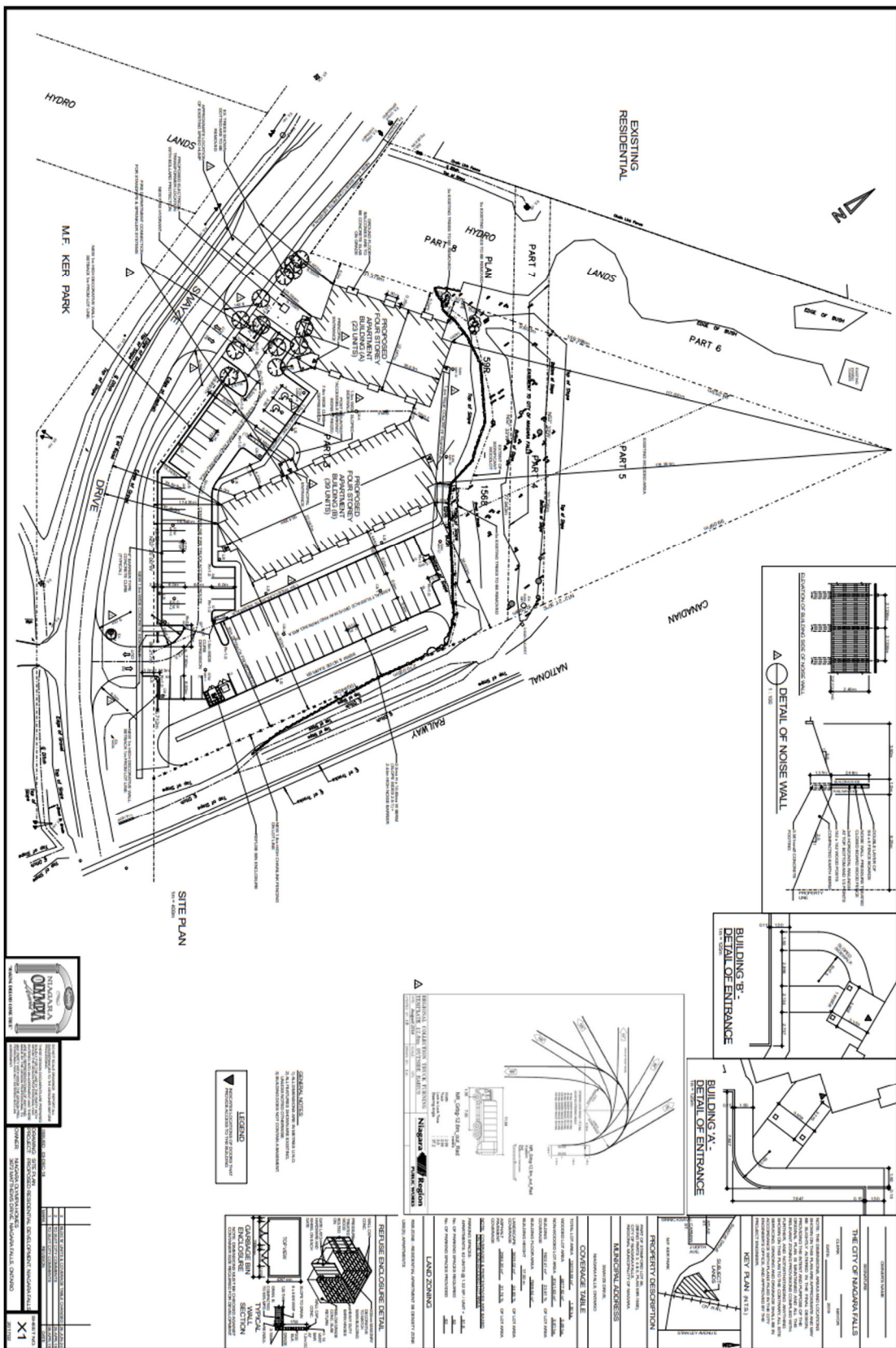
See the sketch (Schedule 1) on the following page for more information

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.

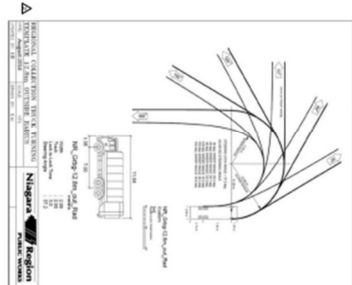
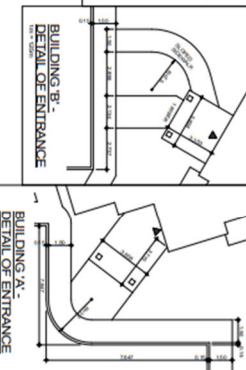
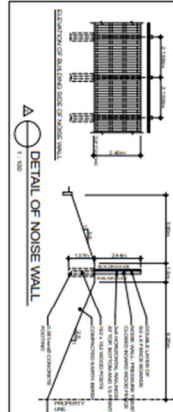
If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed Minor Variance, you must make a written request to the Secretary-Treasurer, Committee of Adjustment, Planning & Development, City Hall, P.O. Box 1023, and 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5.

Additional information is available from Planning & Development or by calling (905) 356-7521 ext. 4330 between 8:30 a.m. and 4:30 p.m. Monday to Friday or email planningemails@niagarafalls.ca.

SCHEDULE 1



SITE PLAN
1:1000



CONSULTANTS
ARCHITECTS
 CIVIL ENGINEERS
 LANDSCAPE ARCHITECTS
 STRUCTURAL ENGINEERS
 ELECTRICAL ENGINEERS
 MECHANICAL ENGINEERS
 PLUMBING ENGINEERS
 SURVEYORS
 ENVIRONMENTAL ENGINEERS

- LEGEND**
- ▲ APPROXIMATE LOCATIONS TO THE BOUNDARY
 - GENERAL NOTES:
 - 1. ALL BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE OF MOORPARK FALLS.
 - 2. ALL BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCALITY ACT 1978.
 - 3. ALL BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RESOURCE MANAGEMENT ACT 1991.
 - 4. ALL BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LAND ACT 1975.
 - 5. ALL BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING ACT 1977.
 - 6. ALL BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NATURAL RESOURCES ACT 1976.
 - 7. ALL BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RURAL DEVELOPMENT ACT 1972.
 - 8. ALL BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE URBAN DEVELOPMENT ACT 1972.
 - 9. ALL BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE INDUSTRIAL DEVELOPMENT ACT 1972.
 - 10. ALL BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGIONAL DEVELOPMENT ACT 1972.

APPROVED
 ARCHITECT
 NAGGAR'S REGION
 100/110 MAIN STREET
 MOORPARK FALLS
 NEW ZEALAND
 X1

PROJECIT TITLE
 NAGGAR'S REGION

PROJECT ADDRESS
 100/110 MAIN STREET
 MOORPARK FALLS
 NEW ZEALAND

PROJECT NO.
 NAGGAR'S REGION

SCALE
 1:1000

DATE
 10/10/2011

NO. OF SHEETS
 2

NO. OF SHEETS FINISHED
 1

LAND ZONING
 REGIONAL DEVELOPMENT ZONE

PROJECT DESCRIPTION
 ARCHITECTURAL DESIGN AND DOCUMENTATION FOR THE PROPOSED DEVELOPMENT OF A RESIDENTIAL COMPLEX AT 100/110 MAIN STREET, MOORPARK FALLS. THE PROPOSED DEVELOPMENT CONSISTS OF A TOTAL OF 100 RESIDENTIAL UNITS, INCLUDING 50 ONE-BEDROOM UNITS AND 50 TWO-BEDROOM UNITS. THE DEVELOPMENT IS PROPOSED TO BE CONSTRUCTED ON A 1.5 HA SITE.

MANORIAL ADDRESS
 100/110 MAIN STREET
 MOORPARK FALLS
 NEW ZEALAND

CONVEYANCE TABLE

OWNER'S NAME
 NAGGAR'S REGION

OWNER'S ADDRESS
 100/110 MAIN STREET
 MOORPARK FALLS
 NEW ZEALAND

DATE OF PLAN
 10/10/2011

SCALE
 1:1000

KEY PLAN
 1:1000

PROJECIT NO.
 NAGGAR'S REGION

DATE
 10/10/2011