



**NOTICE OF PUBLIC COMMITTEE OF  
ADJUSTMENT HEARING**

**Tuesday, August 27, 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 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 hearing to find out more about this application and offer comments. The public hearing is scheduled to take place on Tuesday, August 27, 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, August 27, 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: PLVAR20240483, Municipal File #: A-2024-030**

**Owner: 1992279 ONTARIO INC**

**Location:** The subject property, a vacant parcel on the south side of Blackburn Py (2725 110 00200 638) is located between Heartland Forest Road and Montrose 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 warehouse building on the subject property. The property is zoned Prestige Industrial (PI-849) Zone in accordance with Zoning By-law No. 79-200, as amended by site specific By-law No. 2010-003 and By-law No. 2016-054. The following variances are requested:



By-law Provision	By-law Requirement	Proposed	Extent
Minimum interior side yard width (By-law No. 2010-003)	10 metres on one side and 5 metres on the other side	3.39 metres (east)	1.61 metres (east)
Minimum landscaped open space strip be provided at the width	5 metres along every front lot and side lot line and reserve thereto	2.24 metres (east)	2.76 metres (east)
		3.0 metres (west)	2.0 metres (west)

Date of Mailing: August 15, 2024

specified, along each and every lot line (By-law 2010-003)	except for those parts required for sidewalks or driveways crossing said landscaped area		
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**See the sketch (Schedule 1) on the following page for more information**

An 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 of the Committee of Adjustment to the Ontario Land Tribunal 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

