



NOTICE OF PUBLIC COMMITTEE OF ADJUSTMENT HEARING

Tuesday, April 29, 2025, 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 29, 2025 04:00 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 arussom@niagarafalls.ca or calling (905) 356-7521 (Ext. 4362) before 12 noon on Tuesday, April 29, 2025. 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: PLVAR20240814, Municipal File #: A-2024-053

Owner: TERBRO SALES AND SERVICES LTD

Location: The subject property known as 2725 110 00200 632 BLACKBURN PY is located on the North side of Blackburn Parkway 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 a future warehouse facility.

The site is zoned prestige Industrial (PI-849), in part, in accordance with Zoning By-law No. 79-200, as amended by site specific By-law No. 2010-003, By-law No. 2016-054 and further amended by Committee of Adjustment Decision A-2019-038. The applicant is proposing those variances as follows:



Provision	Requirement	Proposal	Extent
Minimum interior side yard width (By-law No. 2010-03)	10 metres on one side and 5 metres on the other side	4.0 metres (west)	1 metre
Minimum landscaped open space strip shall be provided, at the width specified, along each and every lot line (By-law No. 2010-03)	6 metres along every front lot line, plus 5 metres along every side lot line and reserve thereto except for those parts required for sidewalks or driveways crossing said landscaped area, plus an additional 5 metres of landscaped open space for every front and side lot line abutting a road allowance which is adjacent to a Provincial highway inclusive of any reserve there to	1.0 metre (west)	4 metres
Minimum building size except for an accessory building and accessory structure (By-law No. 2010-03)	Not less than 2,000 square metres, or 4,000 square metres for a building located on a lot abutting a road allowance adjacent to a Provincial highway, or reserve thereto	Phase 1 – Building A 1360 square metres	640 square metres
		1520 square metres	480 square metres

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 of the committee 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 Abraham Russom, Secretary-Treasurer Committee of Adjustment at (905) 356-7521 ext. 4362 between 8:30 a.m. and 4:30 p.m. Monday to Friday or email arussom@niagarafalls.ca.

SCHEDULE 1

