



NOTICE OF PUBLIC COMMITTEE OF ADJUSTMENT HEARING

Tuesday, May 20, 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, May 20, 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, May 20, 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: PLVAR20250132, Municipal File #: A-2025-024

Owner: 16473059 CANADA LTD

Location: The subject property known as 6353 CARLTON AV is located on the East side of Carlton Avenue between Culp Street and Crown Crecent.

The applicant is requesting the Committee of Adjustment 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 seven 3-storey stacked townhouse dwelling for a total of 55 dwelling units. The applicant is also proposing to construct additional dwelling units within the proposed townhouse dwelling units for a total of 54 additional dwelling units on the subject property.



The subject property is zoned Residential Low Density, Grouped Multiple Dwellings (R4-1106), in accordance with Zoning By-law 79-200, as amended by site specific By-law No. 2019-122 and further amended by Committee of Adjustment Application A-2021-029.

The applicant is requesting variances for the following provisions listed in the table:

Date of Mailing: May 2, 2025

| Provision | Requirement | Proposal | Extent |
|--|---|---|-------------|
| The minimum lot area shall not be less than the sum of the minimum lot area requirement of clause (a) of section 7.9.2 of each townhouse dwelling and each stacked townhouse dwelling erected on the lot | Sum of min. lot area for townhouse dwellings and Stacked townhouse dwellings =13,000 square metres | 11,901.04 square metres | 1,098.96 |
| Minimum front yard depth for a townhouse dwelling | 6 metres | 4.49 metres | 1.51 metres |
| Minimum rear yard depth for a townhouse dwelling | 7.5 metres | 6.0 metres | 1.5 metres |
| Maximum height of building or structure | 10 metres | 13.00 metres for both townhouses and stacked townhouses | 3 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

