



**NOTICE OF REMOTE ELECTRONIC PUBLIC COMMITTEE OF ADJUSTMENT HEARING**  
**Tuesday, February 21, 2023, 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 remote public hearing to consider an application for minor variances and/or to forward written comments prior to the hearing. During this time, written comments are the preferred method of receiving public input. Written comments may be sent by mail or email. You can also provide oral input by joining the -electronic hearing.

To participate in the remote electronic public hearing and to provide input orally, please pre-register with the Secretary-Treasurer by sending an email to [sanderson@niagarafalls.ca](mailto:sanderson@niagarafalls.ca) or calling 905-356-7521 (Ext. 4281) before 12 noon on February 21, 2023. All registrants will be provided with instructions on how to use their computer, tablet or phone to participate in the remote electronic public hearing.

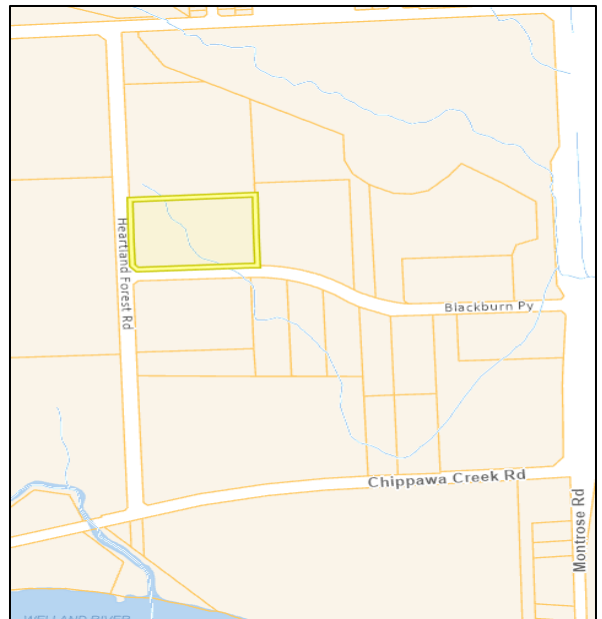
**File: A-2023-004 & B-2023-001**

**Owner: 1631601 Ontario Inc.**

**Location:** The subject property known municipally as 8001 Blackburn Parkway 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 application has been made for a partial discharge of mortgage and to convey a parcel of land (Part 3) for a future warehouse. Part 1 will be retained for continued use of a brewery. Part 2 represents a proposed easement for a drive aisle and fire lane for Part 3. The property is zoned Prestige Industrial (PI-849), 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. A concurrent minor variance application (A-2023-004) has been submitted and the following variances are proposed for the new parcel (Part 3):



By-law Section	By-law Requirement	Proposed	Extent of variance
7.(h) Minimum interior side yard (2010-003)	10 metres on one side and 5 metres on the other side	5 metres (north) 5 metres (south)	No variance required (north) 5 metres (south)
7.(k) Minimum landscaped open space strip shall be provided at the width specified, along each lot line (2010-003)	Front lot line – 6 metres Side lot line – 5 metres	Front lot line – 6 metres & 15 metres Side lot lines • 5 metres (north) • 1 metre (south)	Front lot line – no variance required Side lot line • North – no variance required • South – 4 metres
7.(i) Parking and Access (2010-003)	Warehouse – 69.42 spaces Office – 7.13 spaces	38 parking spaces	38 parking spaces

Date of Mailing: February 3, 2023

	<b>Total – 76 Parking spaces</b>		
7.(o) Maximum lot coverage (2010-003)	Not more than 50% of the lot area and not more than 40% for those lots which abut a road allowance adjacent to a Provincial highway, or reserve thereto	59.6 %	9.6%
7.(s) Location of parking (2010-003)	No person shall provide more than 15% of the total parking in any front yard and more than 20% in any exterior side yard  <b>38 spaces x 15% = 5.7 spaces located in the front yard</b>	12 parking spaces located in the front yard	7 parking spaces
4.19(f) Manoeuvring aisle	For spaces at least 2.75m wide: <b>6.3 metres</b>	0 metres (9.75 metres within easement)	6.3 metres

**See the sketch on the back for more information.**

If a specified person or public body that files an appeal of a decision of the Committee of Adjustment for the City of Niagara Falls in respect of the proposed minor variance does not make written submissions to the Committee before it gives or refuses approval, the Ontario Land Tribunal may dismiss the appeal.

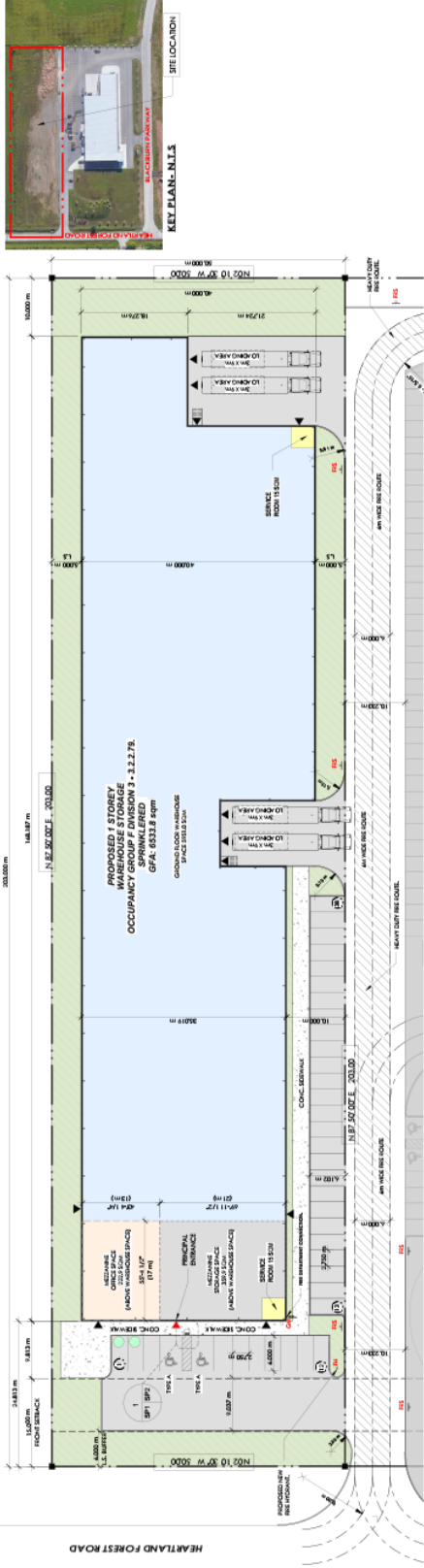
If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer, Committee of Adjustment, Planning & Development, City Hall, P.O. Box 1023, and 4310 Queen Street, Niagara Falls, Ontario, L2E 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](mailto:sanderson@niagarafalls.ca).



# SCHEDULE 2

## GENERAL NOTES



## SITE PLAN - STORAGE WAREHOUSE

1 : 350

### ZONING INFORMATION - ZONING BY-LAW

CURRENT ZONING: P1-849 - PRESTIGE INDUSTRIAL NO. 79-200

### SPECIFIC USES UNDER THIS APPLICATION

PROPOSED STORAGE WAREHOUSE - OFFICE	COMPLY (YES)	COMPLY (NO)
A) MIN. FRONT YARD DEPTH	15.0	24.8
B) MIN. REAR YARD DEPTH	10.0	10.0
C) MIN. INTERIOR SIDE YARD-NORTH	5.0	5.0
D) MIN. INTERIOR SIDE YARD-SOUTH	10.0	5.0

### LOT SIZES

MINIMUM LOT AREA	REQ'D (m)	PROPOSED	COMPLY
7000 (sqm)	10150.0	YES	
MIN. LANDSCAPE FLOOR AREA AND 1 TIMES LOT AREA	6533.8	YES	
MIN. LANDSCAPE ALONG EA AND	12.0	15.0	YES
MIN. LANDSCAPE ALONG EA AND	5.0	5.0	YES
MIN. LANDSCAPE ALONG EA AND	5.0	1.0 (20%)	NO
MIN. LANDSCAPED OPEN SPACE	15%	19.9% (2023.3)	YES

### MIXED USE - BUILDING STAYS

MAX. BLDG HEIGHT	REQ'D (m)	PROPOSED	COMPLY
50% (5075)	59.6% (6052.6)	NO	
15% (15.1 SPACES)	31% (3122 SPACES)	NO	
N/A	N/A	9.75	YES
MIN. LOADING REQUIREMENTS	2.0	3.0	NO
MIN. MANOEUVRING AISLE	6.3	0.0	NO

### SITE AREAS

LOT AREA	SQFT	SQM	%
LANDSCAPE COVERAGE	109,253.69	10,150.0	100
CONCRETE SIDEWALK COVERAGE	21,778.66	2,023.3	19.9%
PROPOSED WAREHOUSE COVERAGE	4,126.90	383.4	3.8%
ASPHALT COVERAGE	65,150.00	6,052.6	59.6%
	18,870.00	1,753.1	17.3%

### FIRE DEPARTMENT CONNECTION

MIN UNOBSTRUCTED PATH OF TRAVEL TO THE DEPARTMENT CONNECTION	BY-LAW	COMPLIANT
ACCESSIBLE PARKING STALL (3.3m X 6.0m)	2019-44	YES
LOADING SPACE DIMENSION (3.0m X 9.0m)	4.20-1	YES
PARKING STANDARDS (2.75m X 6.0m)	7.5-2	YES

## GENERAL NOTES:

- ALL LOADING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAY AND BOLLARD AREA DERIVED BY THE CONTRACTOR TO BE INDICATED TO THE SATISFACTION OF THE TOWN.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY LOCATED AND ANY DAMAGE OR DISTURBANCE DURING CONSTRUCTION.
- ALL BARBER FREE ENTRANCES AND BARBER FREE PAIRS OF TRAVEL MUST COMPLY WITH O.S.C. 32.
- THE CONTRACTOR SHALL NOTIFY ALL FIRE DEPARTMENT OFFICERS OF THE LOCATION OF ALL BARBER FREE ENTRANCES AND BARBER FREE PAIRS OF TRAVEL IN THE TOWN BY-LAWS AND DESIGN CRITERIA.
- ALL EXTERIOR ILLUMINATION TO BE DIRECTED DOWNWARD AS WELL AS INWARD AND DOWNWARD TO PROPERTY LINE.
- ALL SIGNAGE TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM.
- SEPARATE PREMISES ARE REQUIRED FOR ANY SIGNAGE ON THE PROPERTY.
- WHERE POSSIBLE TREES ARE TO BE PROTECTED FROM CONSTRUCTION.
- EXISTING TREES ARE TO BE PROTECTED FROM CONSTRUCTION.
- REWORKING SIGN POST MOUNTED ON CURB, MANUFACTURED IMPACT RECOVERY (MIR) SIGN, SIGN MOUNTING HEIGHT & SIGN AS PER TOWN ACCESSIBILITY STANDARDS.

## ABBREVIATIONS

- C.D. - CURB DEPRESSION
- FR - FIRE HYDRANT
- G.F.A. - GROSS FLOOR AREA
- H.D. - HEAVY DUTY PAVING
- L.D. - LIGHT DUTY PAVING
- LB - LIGHT BOLLARD
- LS - LIGHT STANDARD
- SF - BARBER FREE
- SFE - BARBER FREE
- F.F.E. - FINISHED FLOOR ELEVATION
- T.B.D. - TO BE DETERMINED
- T.B.S. - TO BE REVISED
- SM - SQUARE METERS
- SF - SQUARE FEET
- PROV. - PROVIDED
- REQ'D - REQUIRED
- BS - BUS SHELTER
- EL - ELEVATION
- F.B.S. - FIRE ROUTE SIGN
- B - BOLLARD

## PROPOSED STORAGE WAREHOUSE FACILITY

Item	Description	Proposed	Req'd	Comply
1	Minimum Lot Area	10150.0	7000	YES
2	Minimum Landscape Floor Area	6533.8	12.0	YES
3	Minimum Landscape Along EA	15.0	5.0	YES
4	Minimum Landscape Along EA	5.0	5.0	YES
5	Minimum Landscape Along EA	1.0 (20%)	5.0	NO
6	Minimum Landscaped Open Space	19.9% (2023.3)	15%	YES
7	Maximum Building Height	9.75	50% (5075)	NO
8	Maximum Lot Coverage	3.8%	15% (15.1 SPACES)	NO
9	Proposed Warehouse Coverage	59.6%	15% (15.1 SPACES)	NO
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## COMMISSION

STORAGE WAREHOUSE FACILITY

HEARLAND FLOOR PLAN: WAREHOUSE FLOOR PLAN

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## KEY PLAN - N.T.S.



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