



NOTICE OF REMOTE ELECTRONIC PUBLIC COMMITTEE OF ADJUSTMENT HEARING
Tuesday, July 25, 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 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 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 25, 2023 at 4:00 pm, in Committee Room 2 at City Hall for the Committee of Adjustment to consider this application.

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 or calling 905-356-7521 (Ext. 4281) before 12 noon on July 25, 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-2023-014

Owner: Cassone Dwelling (BT) Inc. – Brandon Rossi

Location: The subject property known as 3770 Montrose Road located to the east side of Montrose Road, south of Monastery Drive.

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 18 semi-detached dwellings, 109 block townhouse dwelling units, and 148 stacked townhouse units for a total of 275 dwelling units.

The subject property is zoned Residential Low Density, Group Multiple Dwelling Zone (R4-1187), in accordance with Zoning By-By-law No. 79-200, as amended by site specific By-law No. 2022-088 and 2023-013.



The following variances have been requested:

By-law Section	By-law Requirement	Proposed	Extent of variance
Minimum lot area for a townhouse dwelling	210m ² for each dwelling unit	189m ² for each dwelling unit	21m ² for each dwelling unit
Minimum interior side yard width for a townhouse dwelling	36.5 metres	33.0 metres (north)	3.5 metres (north)
Minimum landscaped open space area	77.0m ² for each dwelling unit	71.7 m ² for each dwelling unit	5.3m ² for each dwelling unit
Maximum height of building or structure	11.0 metres	14.0 metres	3 metres
Minimum privacy yard depth as measured from the exterior rear wall of every dwelling unit for a townhouse dwelling	5.5 metres	4.28 metres	1.22 metres
Projection of roofed over porches and decks	2.5 metres into a required front yard or rear yard, or a privacy yard of a block townhouse dwelling. Not permitted to encroach into a required side yard	2.5 metres into a required side yard	2.5 metres into a required side yard
Projection of a balcony into a required rear yard or side yard	1.8 metres into a required front or rear yard 0.45 metres into a required side yard	2.5 metres 2.5 metres	0.7 metres into a required front or rear yard 2.05 metres into a required side yard

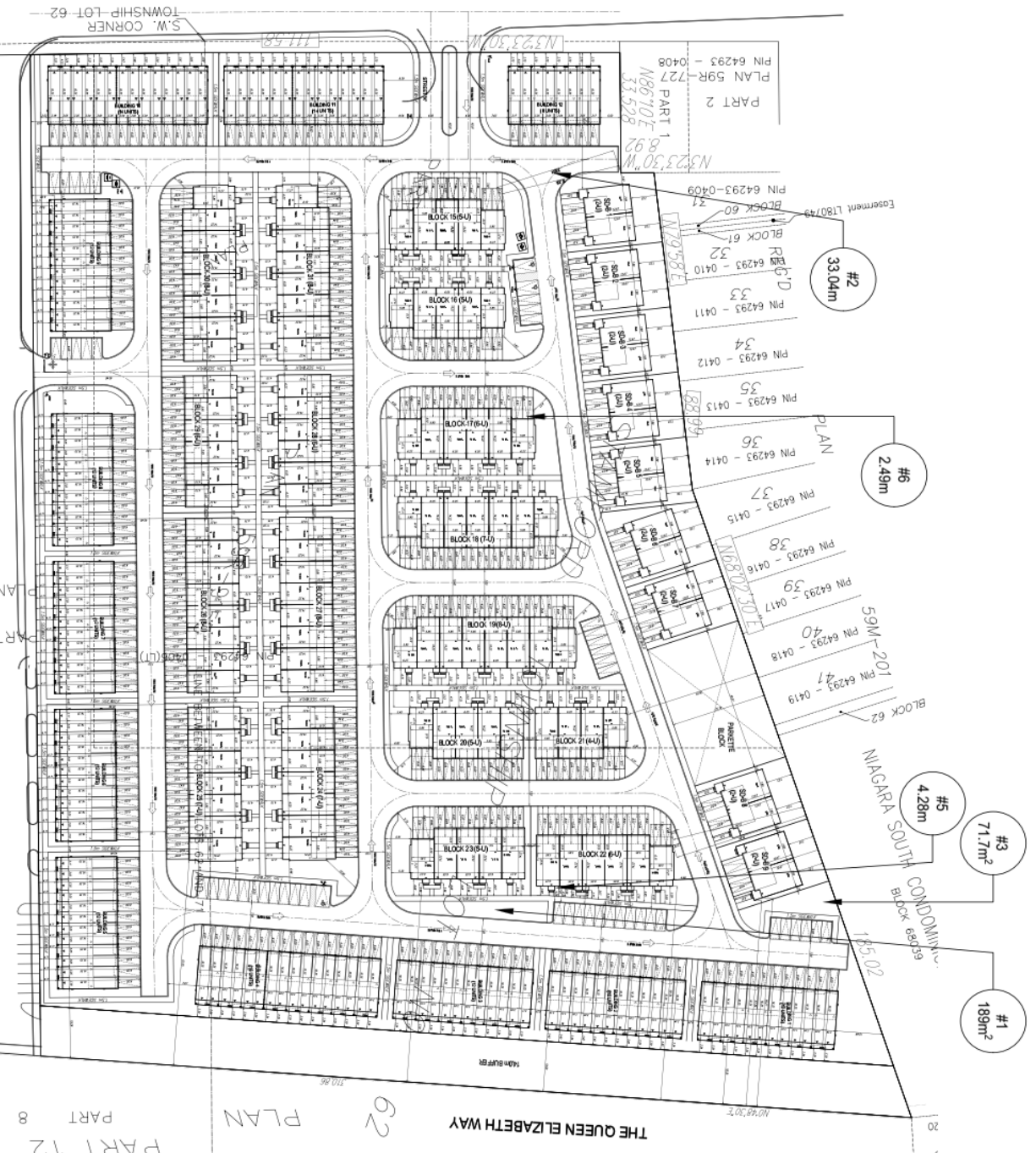
See the sketch on the next page for more information.

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.

SCHEDULE 1



SITE STATISTICS	
3700 FORESGATE ROAD CITY OF MISSISSAUGA BY-LAW: 2023-087, 2023-088	
1 SITE AREA	PROVIDED
LANDSCAPED AREA - TOWNS	51,286.81
LANDSCAPED AREA - PARKING	3,326.55
TOTAL SITE AREA	54,613.36
2 LOT FOOTAGE	PROVIDED
3 COVERAGE	PROVIDED
TOTAL BUILDING AREA	14,854.57
TOTAL LOT AREA	54,613.36
4 UNIT COUNT	PROVIDED
TOWNS	35
5 PARKING	PROVIDED
TOTAL NUMBER OF BLOCKS	18
TOTAL NUMBER OF TOWNS	35
6 AMENITY SPACE	PROVIDED
LANDSCAPED AREA PER UNIT	150.00
AMENITY SPACE PER UNIT	15.00

#	Variance requested	PROVIDED	REQUIRED
1	To permit a minimum lot area of 189m ² for Townhouse dwellings.	189m ²	189m ²
2	To permit a minimum interior side yard depth of 33.0 metres for Townhouse Dwellings.	33.0m	33.0m
3	To permit a minimum landscaped area of 71.7m ² per unit.	150.00	150.00
4	To permit a maximum building height of 14m.	14m	14m
5	To permit a minimum privacy yard depth of 4.28m	4.28m	4.28m
6	To permit a balcony, porch or deck projection of 2.5m into a any required yard	2.5m	2.5m

FORESGATE
 3700 FORESGATE ROAD
 CITY OF MISSISSAUGA
 VARIANCE APPLICATION
 21-232
 1500