DATE OF MAILING: May 6, 2019
APPLICATION NO: A-2019-013

COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC MEETING

The Committee of Adjustment for the City of Niagara Falls has received an application from **Upper Canada Consultants** for all the lands known as Legends Estates Condominium Phase 1 and Phase 2, located on the south east corner of Weinbrenner Road and Willoughby Drive and legally described as Part 1, 59R-15553, in the City of Niagara Falls (see Schedules 1 and 2 on the following sides).

A public meeting is scheduled to take place on Tuesday, May 21, 2019 at 5:00 p.m. in Committee Room 2 at City Hall for the Committee of Adjustment to consider this application.

The applicant is requesting the Committee of Adjustment to consider minor variances from provisions of Zoning By-law No. 79-200, as amended by Site Specific By-law No. 2018-034, through a process permitted by Section 45(1) of the Planning Act (R.S.O. 1990, c.P.13), pending a resolution to be passed by Council on May 14, 2019.

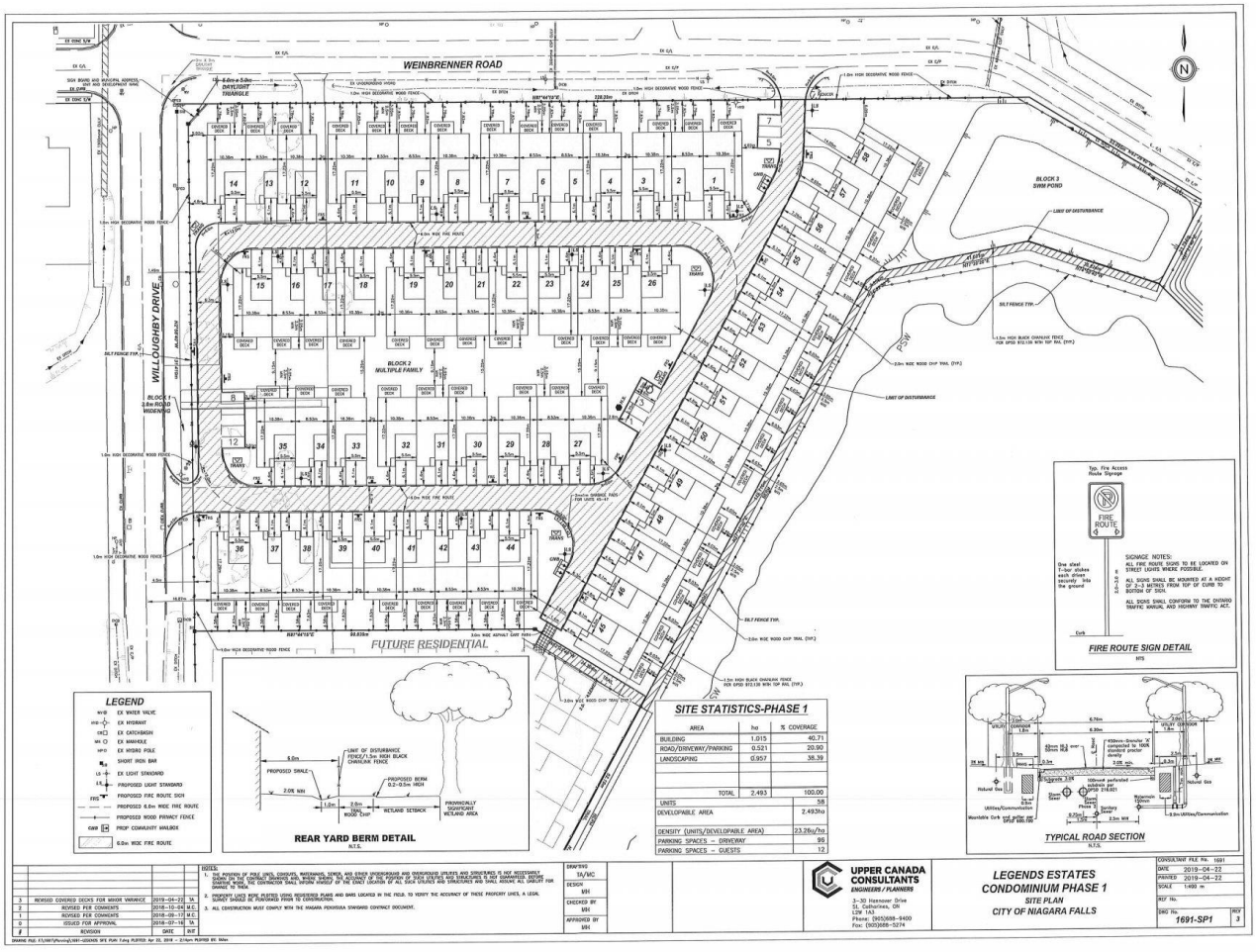
The applicant is proposing to construct 98 townhouse dwelling units on the subject lands. Site specific By-law No. 2018-110, requires a minimum privacy yard of 6 metres from the exterior rear wall of every dwelling unit, measured to an EPA zone, and 7 metres for all other townhouse units, whereas the applicant is proposing roofed over one story porches to project 3.05 metres into the required privacy yards. Also, where the by-law does not permit a roofed over one storey porch to project into a required interior side yard, the applicant is proposing roofed over one storey porches that project 0.26 metre into the required interior side yard width. A variance of 0.26 metre is requested. Further, where the by-law requires a minimum rear yard depth of 7.5 metres, a minimum rear yard depth of 7 metres is proposed. A variance of 0.5 metre is requested. Further, where the by-law requires a minimum interior side yard width of 3.24 metres (one half of the building height), Unit number 4 is proposed to provide an interior side yard width of 3.1 metres. A variance of 0.14 metre is requested. Lastly, where the by-law permits a maximum lot coverage of 38%, a maximum lot coverage of 41% is proposed. A variance 3% is requested.

All interested persons are invited to attend this meeting to find out more about this application and offer comments. The application and the plans for the relief requested may be viewed in the Planning Department between 8:30 a.m. and 4:30 p.m., Monday through Friday prior to the meeting.

If you do not attend the hearing, the Committee can proceed with the application, and make a determination in your absence without any further notice to you. If you, or a representative acting on your behalf, are unable to attend the hearing, you may submit a letter expressing your concerns about the application in advance of the hearing addressed to the Secretary/Treasurer, and you may request a copy of any further notice or decision concerning this application.

For more information please contact Rita Marriott, Acting Secretary Treasurer Committee of Adjustment, at (905) 356-7521, extension 4239 or by email at rmarriott@niagarafalls.ca

SCHEDULE 1



SITE STATISTICS-PHASE 1

AREA	ha	% COVERAGE
BUILDING	1.015	40.71
ROAD/DRIVEWAY/PARKING	0.521	20.90
LANDSCAPING	0.957	38.39
TOTAL	2.493	100.00
UNITS		58
DEVELOPABLE AREA		2.493ha
DENSITY (UNITS/DEVELOPABLE AREA)		23.26u/ha
PARKING SPACES – DRIVEWAY		96
PARKING SPACES – GUESTS		12

NOTES:

1. THE PATHWAYS OF POLE LINES, CONDUITS, WATERMAINS, SEWER, AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHEN SHOWN, MAY BE ONLY APPROXIMATE. THE CONTRACTOR SHALL ASCERTAIN THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
2. PROPERTY LINES BEING PLOTTED USING REFERENCE PLANS AND MAYS LOCATED IN THE FIELD, TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PURCHASED PRIOR TO CONSTRUCTION.
3. ALL CONSTRUCTION MUST COMPLY WITH THE NIAGARA PENINSULA STANDARD CONTRACT DOCUMENT.

#	REVISION	DATE	INIT
3	REVISED COVERED DECKS FOR MINOR VARIANCE	2019-04-22	TA
2	REVISED PER COMMENTS	2018-10-04	M.C.
1	REVISED PER COMMENTS	2018-09-17	M.C.
0	ISSUED FOR APPROVAL	2018-07-16	TA

DRAWN BY TA/MC
DESIGN MH
CHECKED BY MH
APPROVED BY MH

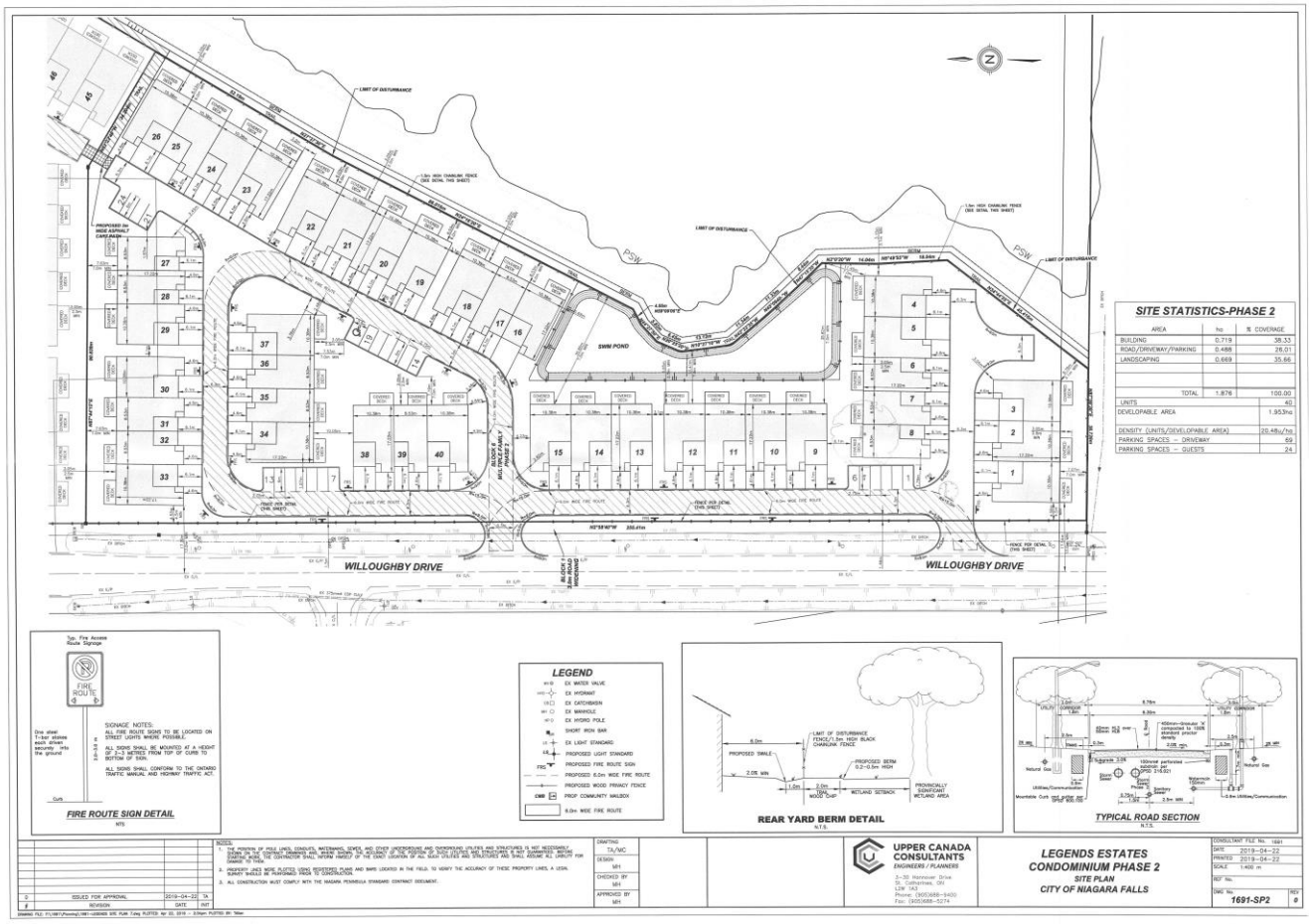
UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS
3-30 Hannover Drive
St. Catharines, ON
L2W 1A3
Phone: (905)688-9400
Fax: (905)688-5274

LEGENDS ESTATES CONDOMINIUM PHASE 1
SITE PLAN
CITY OF NIAGARA FALLS

CONSULTANT FILE No. 1691
DATE 2019-04-22
PRINTED 2019-04-22
SCALE 1:400 m
REF No.
DWG No. 1691-SP1
REV 3

DRAWING FILE: F:\1691\Planning\1691-LEGENDS SITE PLAN Tabs.DWG PLOTTED: Apr 22, 2019 - 2:14pm PLOTTED BY: Mike

SCHEDULE 2


WILLOUGHBY DRIVE
WILLOUGHBY DRIVE
SWM POND
PSW
LIMIT OF DISTURBANCE
SITE STATISTICS-PHASE 2
AREA | ha | % COVERAGE
BUILDING | 0.719 | 38.33
ROAD/DRIVEWAY/PARKING | 0.488 | 26.01
LANDSCAPING | 0.669 | 35.66
TOTAL | 1.876 | 100.00
UNITS | 40
DEVELOPABLE AREA | 1.953ha
DENSITY (UNITS/DEVELOPABLE AREA) | 20.48u/ha
PARKING SPACES – DRIVEWAY | 59
PARKING SPACES – GUESTS | 24
FIRE ROUTE SIGN DETAIL
LEGEND
REAR YARD BERM DETAIL
TYPICAL ROAD SECTION
UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS
LEGENDS ESTATES CONDOMINIUM PHASE 2
SITE PLAN
CITY OF NIAGARA FALLS
1691-SP2