



NOTICE OF REMOTE ELECTRONIC PUBLIC COMMITTEE OF ADJUSTMENT HEARING

Tuesday, October 20, 2020, 4:00 p.m.

Niagara Falls City Hall

4310 Queen Street, Niagara Falls

The Province declared a state of emergency under the Emergency Management and Civil Protection Act, R.S.O. 1990 due to Covid-19. Public gatherings are currently limited to a maximum of 10 people. Further, City Hall is currently closed to the public. City Hall is holding remote electronic public hearings until further notice. Details are below.

Public input on applications is invited. Pursuant to Sections 53 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 consent (severance) 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 bantonio@niagarafalls.ca or calling 905-356-7521 (Ext. 4239) before 12 noon on October 20, 2020. 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: B-2020-028, B-2020-029 and B-2020-030

Applicant: 2599664 Ontario Ltd.

Location: The subject lands, known as 4477 Montrose Road are located on the west side of Montrose Road, on the south side of Alpine Drive.

Proposal: The applications are made for consent to partial discharge of mortgage and to convey three parcels of vacant land, Parts 2-4 (inclusive) for proposed single detached dwellings. Part 2 has an area of 403.7 square metres, Part 3 has an area of 412.7 square metres and Part 4 has an area of 371.3 square metres. Part 1 with an area of 1,098.8 square metres containing a single detached dwelling known as 4477 Montrose Road will be retained for continued residential use.

Parts 5 and 6 on the surveyor's sketch represent the requested road widenings and a 0.3 metre reserve along Montrose Road, respectively.

The applications are the same as those approved by the Committee of Adjustment on April 17, 2018 and May 21, 2019. The applicant is reapplying because the consents have lapsed.

See the sketch on the back for more information.

If a 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 consent does not make written submissions to the Committee before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, 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 Breanna Antonio, Secretary-Treasurer Committee of Adjustment at 905-356-7521 ext. 4239 between 8:30 a.m. and 4:30 p.m. Monday to Friday or email bantonio@niagarafalls.ca.



Date of Mailing: October 5, 2020

