



## NOTICE OF REMOTE ELETRONIC PUBLIC COMMITTEE OF ADJUSTMENT HEARING

Tuesday, January 25, 2022 , 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. As a result, the size of public gatherings is restricted in City facilities to ensure public safety. City Hall is holding remote electronic public hearings until further notice. Details are below.

Public input on applications is invited. Pursuant to Section 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 [eroupas@niagarafalls.ca](mailto:eroupas@niagarafalls.ca) or calling 905-356-7521 (Ext. 4239) before 12 noon on January 25, 2022. 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-2021-034**

**Applicant: 12351684 Canada Inc.**

**Location:** The subject land is comprised of two parcels as shown on the attached Schedule 1. Parcel 1 has frontage on Montrose Road and Schisler Road and is legally described as Parts 17, 28, 39, 40 and 41 on Plan 59R-6480. Parcel 1 is approximately 44 hectares. Parcel 2 has frontage on Carl Road and Montrose Road and is legally described as Parts 6, 13 & 42 on Plan 59R-6480. Parcel 2 is approximately 20 hectares.

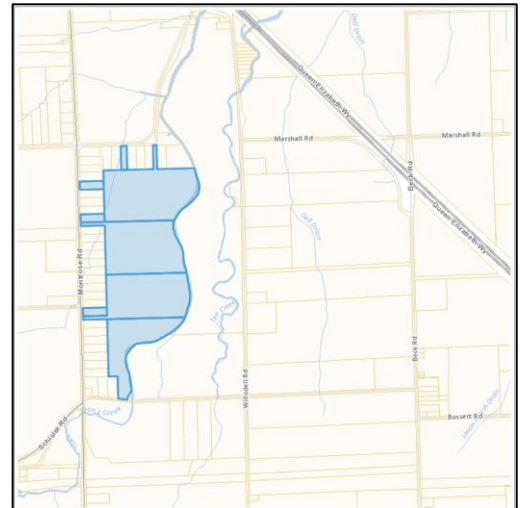
**Proposal:** The application is made for consent to convey Part 17 and Part of Part 41 with an area of 8662 square metres and a frontage of 60 metres, from Parcel 1 to Parcel 2. The conveyance will provide Parcel 2 a lot frontage of 60 metres on Montrose Road. On July 28, 2020, the committee approved the same consent application under Application No. 2020-018, however the applicant did not fulfill conditions of approval within the required one year period.

**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.

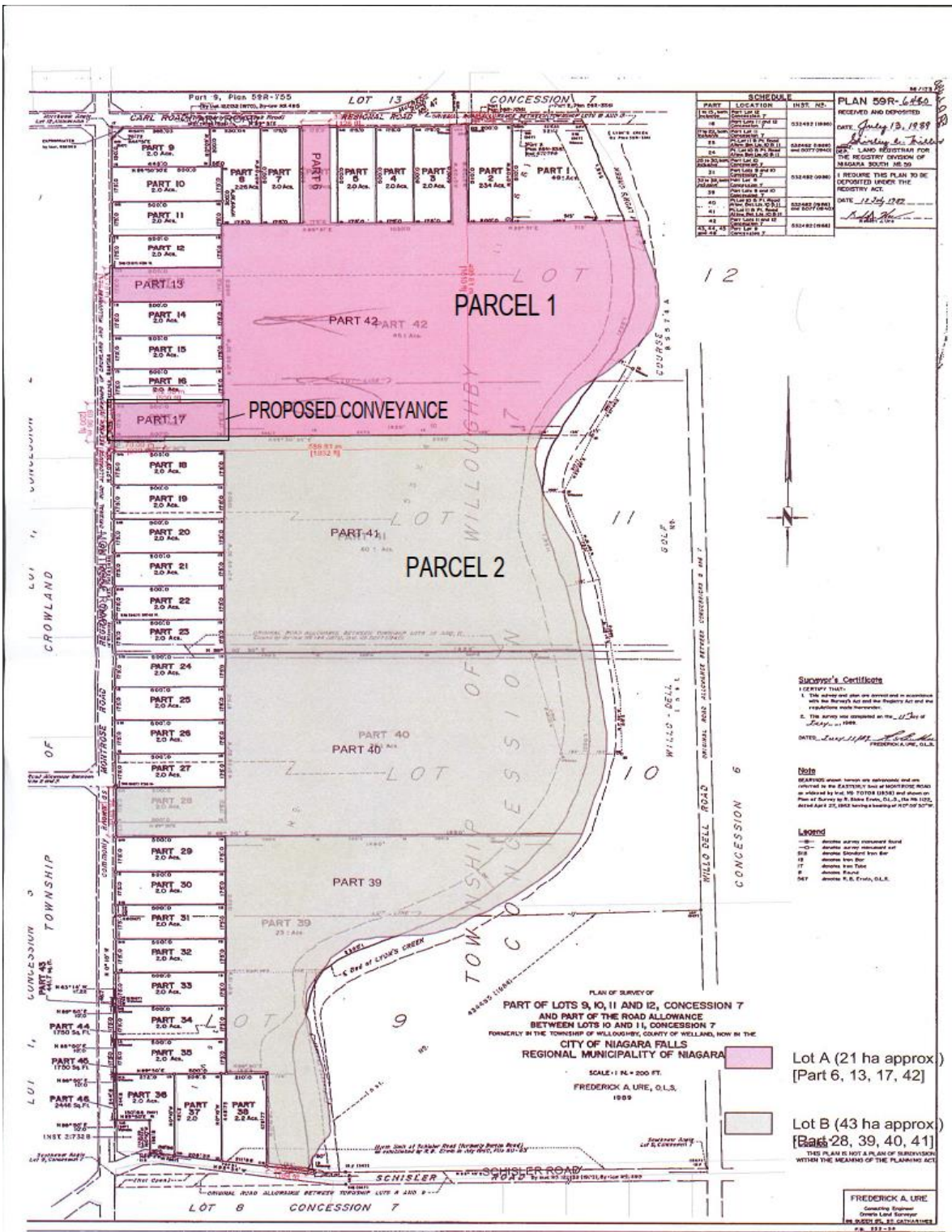
Additional information is available from Planning & Development or by telephoning Ellen Roupas, Secretary-Treasurer Committee of Adjustment at 905-356-7521 ext. 4239 between 8:30 a.m. and 4:30 p.m. Monday to Friday or email [eroupas@niagarafalls.ca](mailto:eroupas@niagarafalls.ca).



Date of Mailing: January 7, 2022

S:\SEVERANCE\2021\Active Files\12351684 Canada Inc. - Carl Rd and Montrose Rd.034\Public Notice - Carl & Montrose.docx

SCHEDULE 1



SCHEDULE		PLAN 59R-6450	
1	CONCESSION 7	INSTR. NO.	533482 (1986)
2	CONCESSION 7	DATE	July 13, 1989
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46	CONCESSION 7	DATE	July 13, 1989

**Surveyor's Certificate**  
 I CERTIFY THAT:  
 1. The survey was made in accordance with the Survey Act and the Regulations made thereunder.  
 2. The survey was completed on the 13th day of July, 1989.  
 DATE: July 13, 1989  
 FREDERICK A. URE, O.L.S.

**Date**  
 RECEIVED AND DEPOSITED  
 LAND REGISTRY FOR THE DISTRICT OF NIAGARA SOUTH N.E. 50  
 DATE: July 13, 1989

**Legend**  
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FREDERICK A. URE  
 Ontario Land Surveyor  
 REG. NO. 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46

9R6480