



**NOTICE OF REMOTE ELECTRONIC PUBLIC
COMMITTEE OF ADJUSTMENT HEARING**
Tuesday, June 28, 2022, 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 eroupas@niagarafalls.ca or calling 905-356-7521 (Ext. 4239) before 12 noon on June 28, 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.

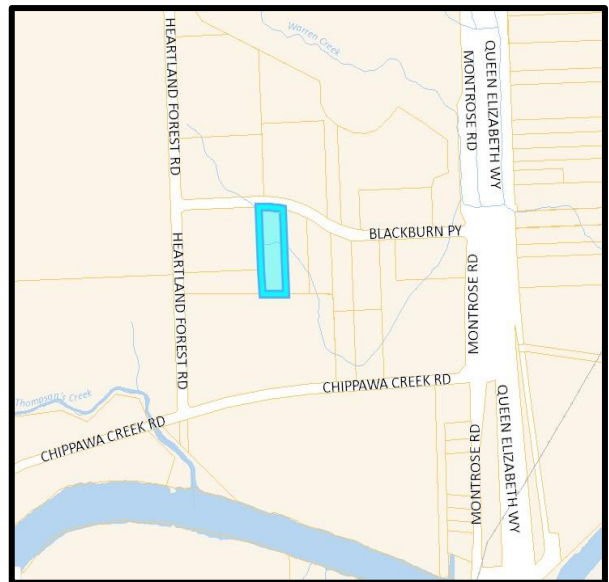
File: A-2022-030

Applicant: Allison Teves, Mallot Creek Group Inc.

Location: The subject property known as Part of Lot 209, 59R-16028, Part 10 Blackburn Parkway located on the south side of Blackburn Parkway, between Chippawa Creek Road and Brown 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 applicant is proposing to construct a pet food manufacturing facility on the subject property. The subject property is zoned Prestige Industrial (PI-849), in accordance with Zoning By-law No. 79-200, as amended by site specific By-law No. 2010-03 and By-law No. 2016-054. Whereas By-law section 7.(k) of site specific By-law No. 2010-03 requires a minimum 5m landscaped open space strip provided along every side lot line, a 3.17 metre landscape open space strip is provided on the east side. Whereas By-law section 7.(s) of site specific By-law No. 2010-03 requires that no person shall provide more than 15% of the total parking in any front yard (max. 6 parking spaces), 87.8% of the total parking is proposed in the front yard (36 parking spaces). Respective variances of 1.83 metres and 72.8% of parking in the front yard (30 parking spaces) are requested.



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 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 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

Date of Mailing: June 10, 2022

SCHEDULE 1

