



**NOTICE OF PUBLIC COMMITTEE OF
ADJUSTMENT HEARING**
Tuesday, May 21, 2024, 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 either 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 May 21, 2024 4:00pm in Committee Room 2 at City Hall for the Committee of Adjustment to consider this application.

To participate remotely in the public hearing, 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 Tuesday, May 21, 2024. 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: PLVAR20240284, Municipal File #: A-2024-010

Owner: CASSONE DWELLINGS (BT) INC

Location: The subject property known as 3770 Montrose Rd is located on 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, 174 townhouse dwelling units, and 52 stacked townhouse units for a total of 244 dwelling units. The subject property is zoned Residential Low Density, Group Multiple Dwelling Zone (R4-1187), in accordance with Zoning By-law 79-200, as amended by site specific By-law 2022-088 and 2023-013 and further amended by Committee of Adjustment Decision A-2023-014. The following variances have been requested:



By-law Provision	Requirement	Proposal	Extent
Permitted Uses	All of the uses permitted in the R4-1187 zone	18 Additional Dwelling Units within the Semi-detached dwelling units	To permit (18) additional dwelling units within each of the semi-detached dwellings 18 Additional Dwelling Units
Minimum lot area for a townhouse dwelling	210 square meters for each dwelling unit	152 square metres for each dwelling unit	58 square metres
Minimum front yard depth for a townhouse dwelling	36 metres + 13.1 metres from the original centerline of Montrose Road	5.8 metres + 13.1 metres from centerline	30.2 metres + 13.1 metres from centerline

Minimum rear yard depth for a townhouse dwelling	55 metres	18.8 metres	36.2 metres
Minimum interior side yard width for a semi-detached dwelling	36.5 metres	5.8 metres	30.7 metres
Parking and access requirements	<p>1.4 parking spaces per dwelling unit for stacked townhouses (243.6 parking spaces)</p> <p>1 parking space for each semi-detached dwelling unit (18 parking spaces)</p> <p>1 parking space for each additional dwelling unit (18 parking spaces)</p> <p>352 total parking spaces required</p>	313 parking spaces	39 parking spaces

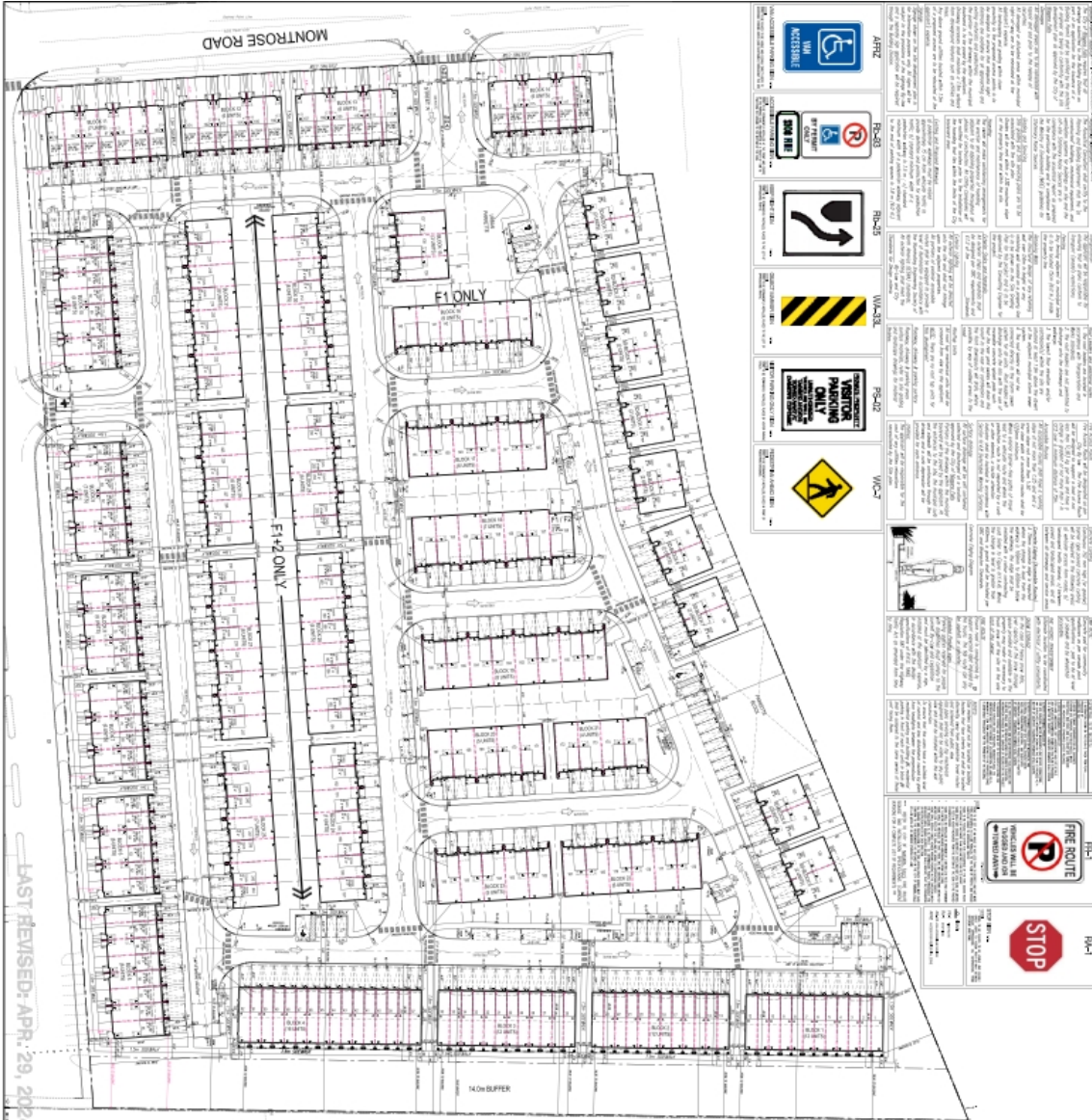
See the sketch on the back for more information

If the applicant, the minister, a specified person or public body as defined in the Planning Act has an interest in the matter may appeal the decision to the committee within 20 days of the making of the decision by filing a notice of appeal with the Secretary Treasurer.

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



LAST REVISED: APR. 29, 2024 KC

SECTION 1: FLOOR PLANS

F1 ONLY

F1+2 ONLY

Architectural floor plans for units F1 ONLY and F1+2 ONLY, showing room layouts, dimensions, and unit numbers.

SECTION 2: STATISTICS

UNIT NO.	SQ. FT.	TYPE	STATUS
101	1,200	1-BR	RESERVED
102	1,200	1-BR	RESERVED
103	1,200	1-BR	RESERVED
104	1,200	1-BR	RESERVED
105	1,200	1-BR	RESERVED
106	1,200	1-BR	RESERVED
107	1,200	1-BR	RESERVED
108	1,200	1-BR	RESERVED
109	1,200	1-BR	RESERVED
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197	1,200	1-BR	RESERVED
198	1,200	1-BR	RESERVED
199	1,200	1-BR	RESERVED
200	1,200	1-BR	RESERVED

SECTION 3: LEGEND

Legend for signs and symbols used in the site plan, including symbols for handicapped parking, bus parking, and other traffic signs.

SECTION 4: NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.

2. UNITS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF KANSAS CITY PLANNING AND ZONING ORDINANCES.

3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

4. THE SITE PLAN SHALL BE SUBMITTED TO THE CITY OF KANSAS CITY FOR REVIEW AND APPROVAL.

5. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

6. THE DEVELOPER SHALL MAINTAIN ALL UTILITIES AND SERVICES IN ACCORDANCE WITH THE CITY OF KANSAS CITY ORDINANCES.

7. THE DEVELOPER SHALL MAINTAIN ALL TRAFFIC AND SAFETY REQUIREMENTS IN ACCORDANCE WITH THE CITY OF KANSAS CITY ORDINANCES.

8. THE DEVELOPER SHALL MAINTAIN ALL ENVIRONMENTAL REQUIREMENTS IN ACCORDANCE WITH THE CITY OF KANSAS CITY ORDINANCES.

9. THE DEVELOPER SHALL MAINTAIN ALL HISTORIC AND CULTURAL REQUIREMENTS IN ACCORDANCE WITH THE CITY OF KANSAS CITY ORDINANCES.

10. THE DEVELOPER SHALL MAINTAIN ALL OTHER REQUIREMENTS IN ACCORDANCE WITH THE CITY OF KANSAS CITY ORDINANCES.

SECTION 5: SIGNAGE

1. ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF KANSAS CITY SIGNAGE ORDINANCES.

2. THE DEVELOPER SHALL MAINTAIN ALL SIGNS IN GOOD REPAIR AND OPERATIONAL CONDITION AT ALL TIMES.

3. THE DEVELOPER SHALL MAINTAIN ALL SIGNAGE REQUIREMENTS IN ACCORDANCE WITH THE CITY OF KANSAS CITY ORDINANCES.

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