



NOTICE OF PUBLIC COMMITTEE OF ADJUSTMENT HEARING

July 30, 2024, 4:00 p.m.

Niagara Falls City Hall

4310 Queen Street, Niagara Falls

Public input on applications is invited. Pursuant to Section 53 & 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 applications for consent (severance) and minor variance 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 the applications and offer comments. The public meeting is scheduled to take place on July 30, 2024 in Committee Room 2 at City Hall for the Committee of Adjustment to consider the application.

To participate remotely in the public hearing, please pre-register by sending an email to planningemails@niagarafalls.ca or calling (905) 356-7521 (Ext. 4330) before 12 noon on July 30, 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: PLCON20240462, PLVAR20240484

Municipal File #: B-2024-009 & A-2024-029

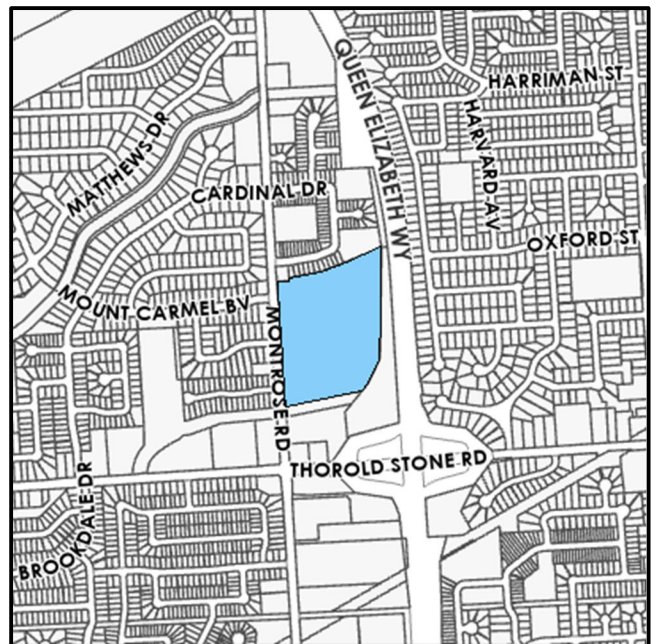
The applicant is requesting the Committee of Adjustment to consider minor variances from provisions of Zoning By-law No. 79-200, as amended, through a process permitted by Section 45(1) and to consider a consent under Section 53 of the *Planning Act* (R.S.O. 1990, c.P.13).

Owner: CASSONE DWELLINGS (BT) INC

Location: The subject property known as 3770 Montrose Rd is located on the east side of Montrose Road between Cardinal Drive and Thorold Stone Road.

Proposal: The applicant is proposing to convey a 5.451 ha parcel of land ("new lot") comprised of Parts 1, 2 3, and 4 (outlined in red on Schedule 1) for future residential development consisting of 18 semi-detached dwellings, 174 townhouse dwellings and 52 stacked townhouse dwellings. The 6.807 ha retained lot, comprised of Parts 5, 6, 7 and 8 (outlined in blue on Schedule 1), will maintain the existing commercial uses. The application also proposes to establish the following easements:

- Part 2: easement for sanitary sewer
- Parts 4, 7 & 8: easements for signal infrastructure
- Parts 6 & 7: easements for a vehicular access
- A blanket easement for overland flow on the retained lot (Part 5 to 8) in favour of the new lot (Parts 1 to 4)



Date of Mailing: July 16, 2024

The new lot, comprised of Parts 1 to 4, is zoned Residential Low Density, Group Multiple Dwelling (R4-1187) Zone, in accordance with Zoning By-law No. 79-200, as amended by By-law 2022-088 and 2023-013 and further amended by Committee of Adjustment Decisions A-2023-014 and A-2024-010.

The retained lot, comprised of Parts 5 to 8, is zoned Planning Shopping Centre Commercial (SC-724) Zone, in accordance with Zoning By-law No. 79-200, as amended by By-law No. 2005-119.

A concurrent minor variance application requesting relief for the retained lot (Parts 5 to 8 on Schedule 1) has been submitted to facilitate the proposed consent. The following variances have been requested:

By-law Provision	By-law Requirement	Proposal	Extent
Minimum lot area (retained lot – Parts 5 to 8 on Schedule 1)	The whole of the land as described in By-law No. 2005-119 and as designated SC-724. (Includes 3770 & 3930 Montrose Road – Parts 1 to 8 on Schedule 1)	Part of the lands as described in By-law No. 2005-119 and designated SC-724. (Parts 5 to 8 on Schedule 1)	To permit a reduction in the minimum lot area for the retained lot (Parts 5 to 8 on Schedule 1)
Minimum northerly side yard setback (By-law No. 2005-119)	18 meters	16.43 metres	1.57 metres

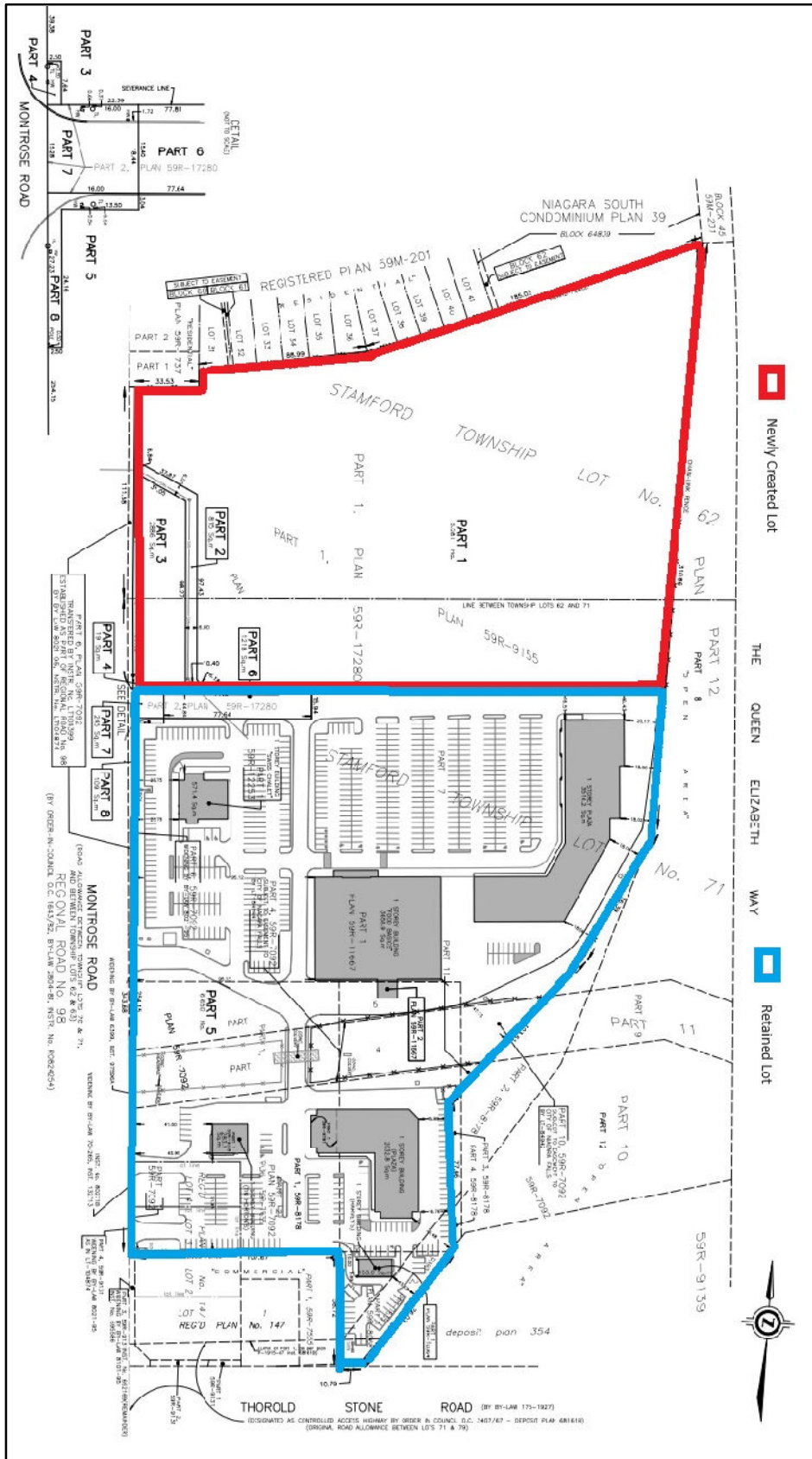
See the sketch (Schedule 1) on the following page for more information

An applicant, the minister, a specified person or public body as defined in the *Planning Act* that has an interest in the matter may appeal the decision(s) of the Committee to the Ontario Land Tribunal within 20 days of the making of the decision(s) 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 Consent and 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 calling (905) 356-7521 ext. 4330 between 8:30 a.m. and 4:30 p.m. Monday to Friday or email planningemails@niagarafalls.ca.

SCHEDULE 1



 Newly Created Lot

THE QUEEN ELIZABETH WAY

 Retained Lot

