



**NOTICE OF PUBLIC COMMITTEE OF
ADJUSTMENT HEARING**

Tuesday, September 24, 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, September 24, 2024 04:00 PM in Committee Room 2 at City Hall for the Committee of Adjustment to consider this application.

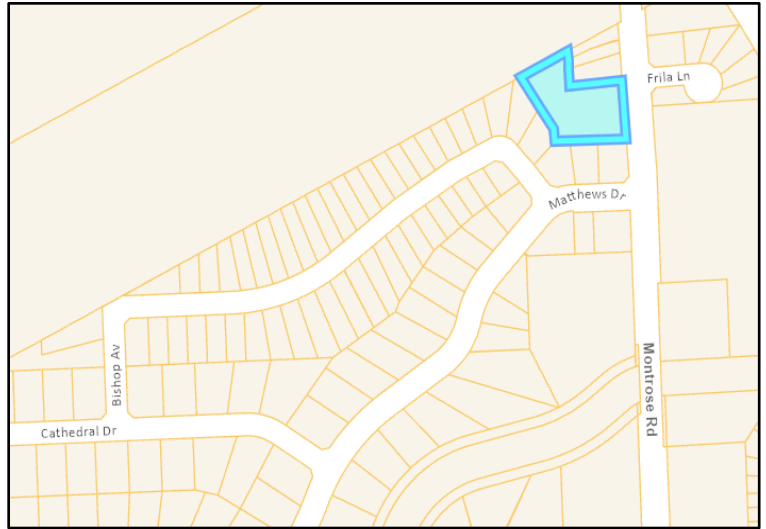
To participate remotely in the public hearing, please pre-register with the Secretary-Treasurer by sending an email to sanderson@niagarafalls.ca or calling (905) 356-7521 (Ext. 4281) before 12 noon on Tuesday, September 24, 2024. All registrants will be provided with instructions on how to use their computer, tablet or phone to participate in the remote electronic public hearing.

File: PLVAR20240573, Municipal File #: A-2024-036

Owner: 1000441695 ONTARIO INC

Location: The subject property known as 3151 Montrose Road is located on the west side of Montrose Road to the north of Matthews 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 subject property is zoned Residential Low Density, Group Multiple Dwelling Zone (R4-1227), in part, and Residential 1E Density (R1E-1228), in part, in accordance with Zoning By-law 79-200, as amended by site specific By-law 2024-002. The applicant is proposing to construct one block of 4 townhouse dwelling units, one block of 5 townhouse dwelling units, one detached dwelling together with one existing dwelling the property zoned R4-1227 and a detached dwelling on the property zoned R1E-1228. The following variances have been requested:

By-law Provision	By-law Requirement	Proposed	Extent
Minimum privacy yard depth for each townhouse dwelling unit, as measured from the exterior wall of	7.5 metres	6 metres	1.5 metres

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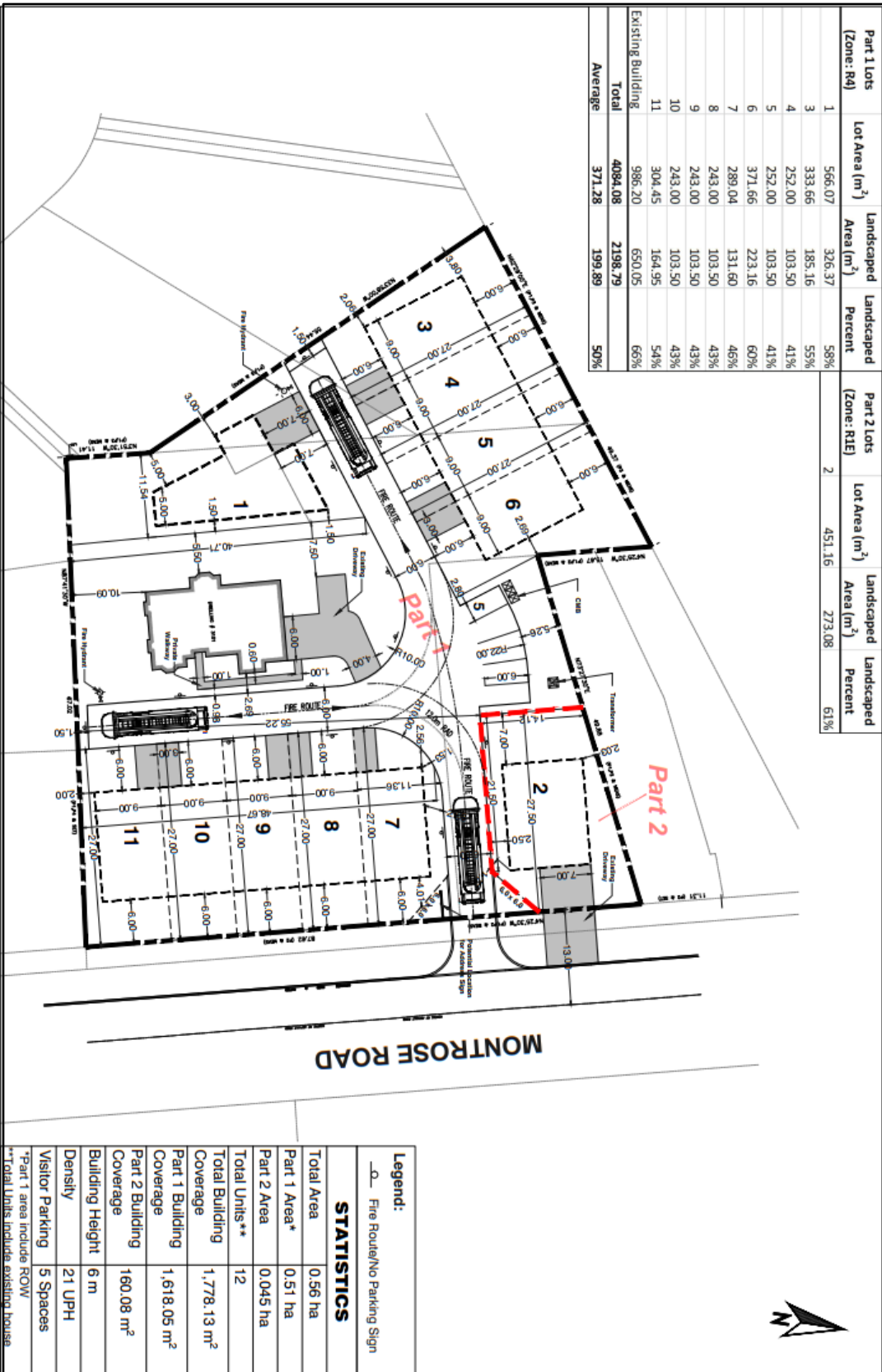
See the sketch (Schedule 1) on the following page for more information

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



Legend:
 -○- Fire Route/No Parking Sign

STATISTICS

Total Area	0.56 ha
Part 1 Area*	0.51 ha
Part 2 Area	0.045 ha
Total Units**	12
Total Building Coverage	1,778.13 m ²
Part 1 Building Coverage	1,618.05 m ²
Part 2 Building Coverage	160.08 m ²
Building Height	6 m
Density	21 UPH
Visitor Parking	5 Spaces

*Part 1 area include ROW
 **Total Units include existing houses