



**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 a 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 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.

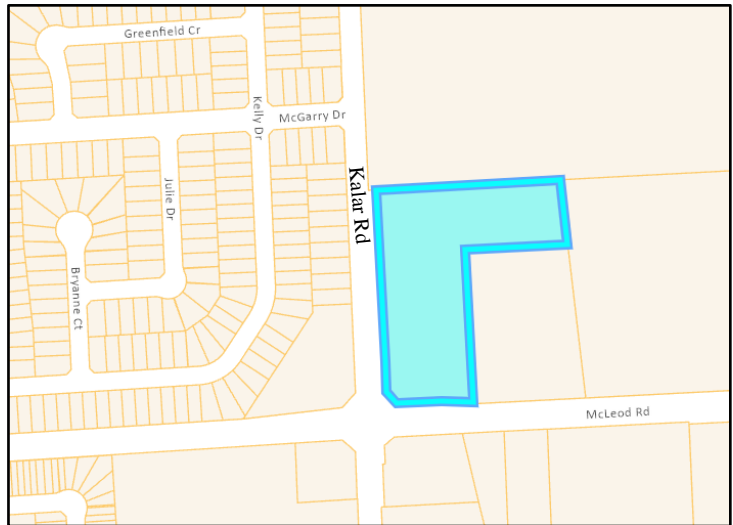
File: PLVAR20240579, Municipal File #: A-2024-038

Owner: THE BUTERA GROUP INC

Location: The subject property known as 2725 090 00600 100 McLeod Road is located on the north-east corner of Kalar Road and McLeod 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 two apartment dwellings 6 to 13 storeys in height, with a total of 487 dwelling units on the subject property. The property is zoned Residential Apartment 5F Density Zone (R5F-1190), in part, and EPA zone in part, in accordance with Zoning By-law 79-200, the R5F-1190 zone is amended by site specific By-law 2022-115. The applicant has applied for the following variance:



By-law Provision	By-law Requirement	Proposed	Extent
Projection of balconies into a required yard	0.45 metres into a required side yard	1.8 metre balcony projection into the required side yard.	Increase of 1.35 metre projection into the required side yard.

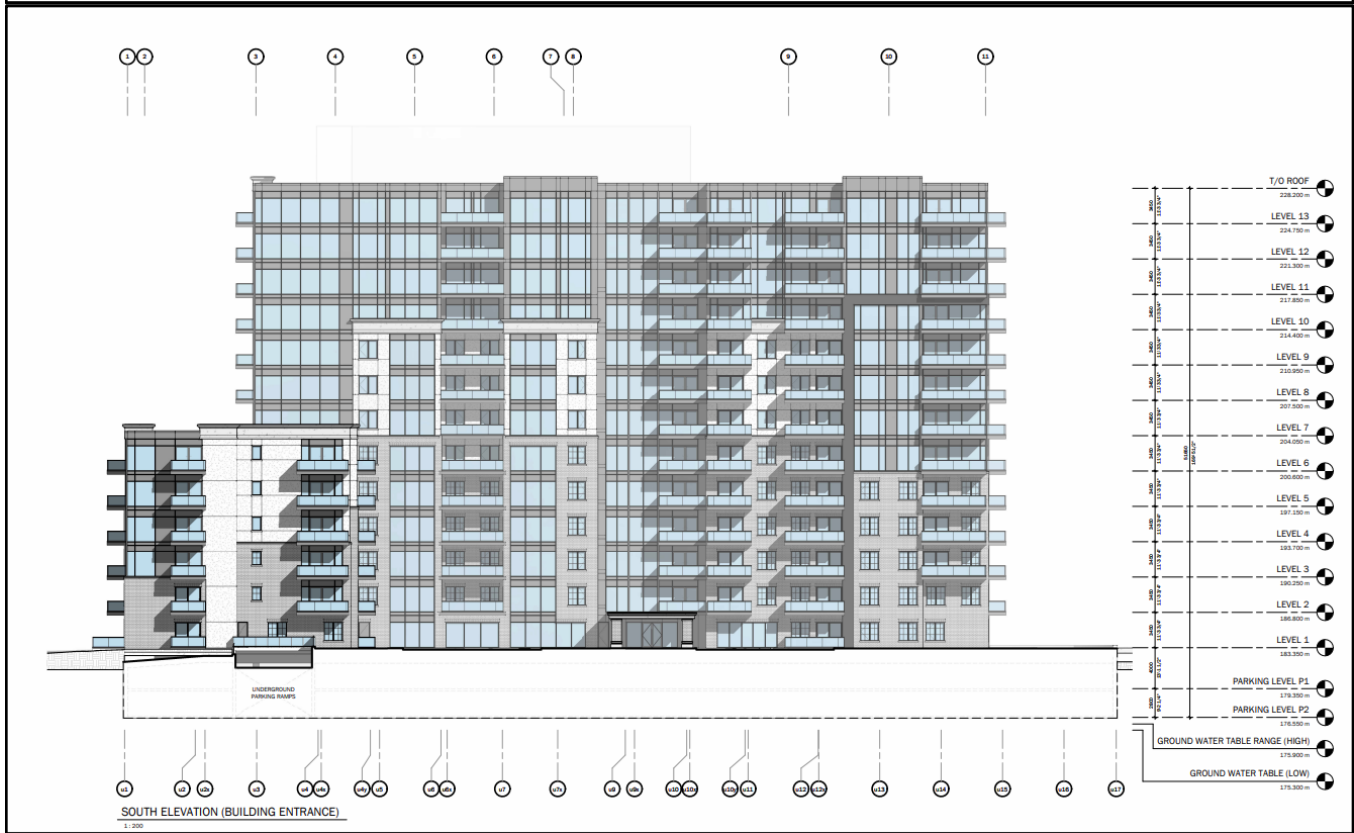
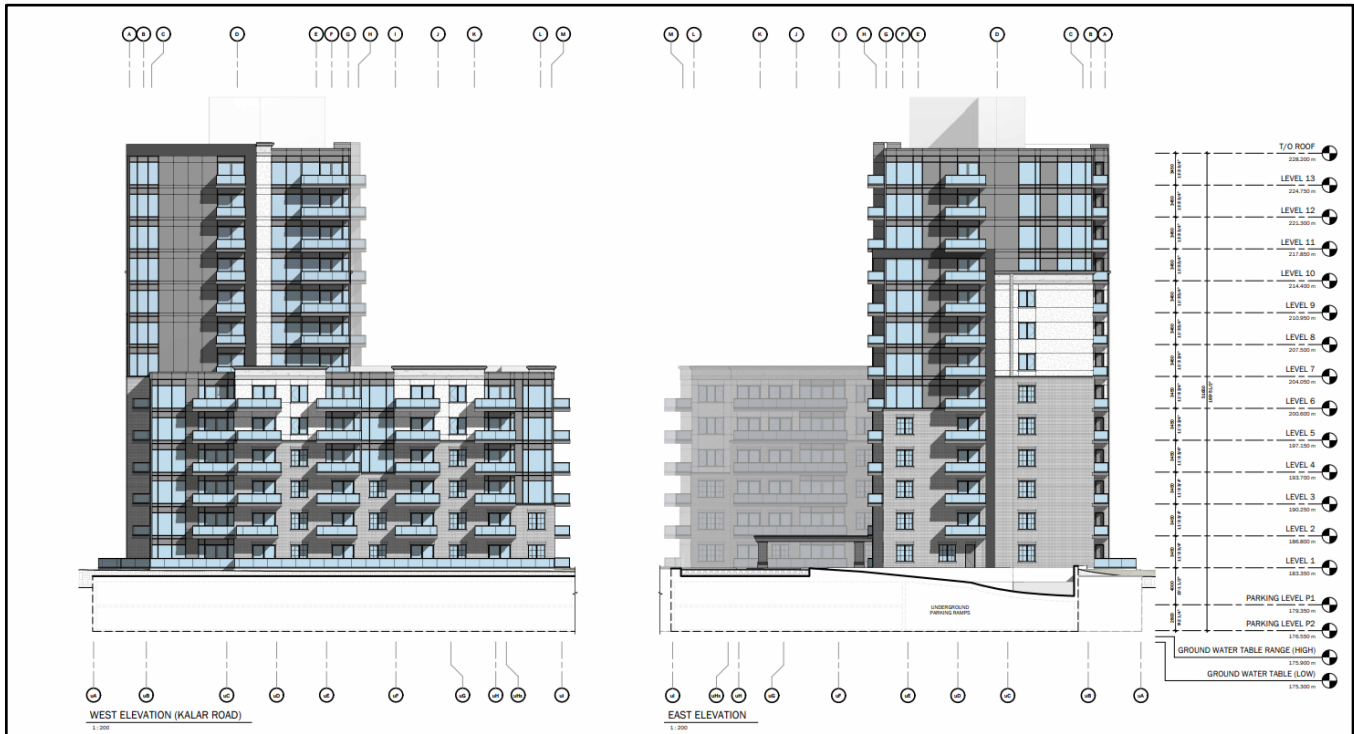
See the sketch (Schedule 1) on the following page for more information

An applicant, the minister, a specified person or public body as defined in the *Planning Act* has an interest in the matter may appeal the decision of the Committee of Adjustment 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 2



SCHEDULE 3

