



NOTICE OF APPLICATION FOR VARIANCE TO THE SIGN BY-LAW

7835-7957 McLeod Road Unit B-02 (Roll No.: 272509000646562)
Sign By-law Variance Application – City File: SV-2024-005 (PLSBL20240669)
Applicant: McLeod Square Inc.
Agent: Priority Permits (Chris West)

DATE OF DECISION

The decision date for this file has been scheduled for:

Date: Wednesday, October 30, 2024

Any public individuals/groups interested in making comments on this application are encouraged to use the methods noted further below.

PROPOSED VARIANCE

An application has been made for variances to the Sign By-law to permit:

- An additional fascia sign for Metro (Building “B-02” in the approved site plan) to be installed on a separate building (Building “G” in the approved site plan);
- The fascia sign to not be within the uniform band of signage; and,
- To update the approved uniformity plan

The Sign By-law requires:

- A uniformity plan where signs are proposed for more than one occupancy or tenant;
- The fascia signs are to maintain a uniform band of signage; and,
- Only one fascia sign is permitted per tenant.

See Schedule 1 and 2 for the site plan and fascia sign details.



HAVE YOUR SAY

Input on the proposed Sign By-law variances are welcome and encouraged. You can provide input by making a written submission.

WRITTEN SUBMISSION

To provide input in writing, or request notice if the proposed Sign By-law variances are approved, please submit a letter to the General Manager of Planning, Building, and Development, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 prior to October 30, 2024. Written submissions may be emailed to Julie Hannah, MCIP, RPP, Manager of Policy Planning, at jhannah@niagarafalls.ca.

MORE INFORMATION

For more information, please contact Julie Hannah, MCIP, RPP, Manager of Policy Planning, at (905) 356-7521 ext 4107 between the hours of 8:30 a.m. and 4:30 p.m. or by email at jhannah@niagarafalls.ca.

A copy of the Planning, Building and Development Department's report on the application will be available at <https://niagarafalls.ca/notices/default.aspx> after 4:00 p.m. the Thursday before the meeting.

LEGAL NOTICE

City Council has delegated approval authority to the General Manager of Planning, Building, and Development, or their designate. The General Manager, or their designate, may grant approval, approval with conditions or refuse the application. In the event of refusal, the applicant has the option to appeal the decision to City Council. City Council's decision on the appeal is final and binding. Further notice shall be provided in the event of an appeal.

Dated at the City of Niagara Falls this 11th day of October 2024.

**SCHEDULE 1
(Site Plan)**



**Metro Location-
Building "B-02"
on the approved
site plan.**

**Proposed Sign Location-
Building "G" on the approved site plan.
Sign proposed to be installed on the
street façade facing the McLeod and
Montrose intersection**

SCHEDULE 2 (Sign Details)



Signage Uniformity Plan

