



NOTICE OF PUBLIC COMMITTEE OF ADJUSTMENT HEARING

Tuesday, December 19, 2023, 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 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 December 19, 2023 at 4:00 pm, in Committee Room 2 at City Hall for the Committee of Adjustment to consider this application.

To participate in the remote electronic public hearing and to provide input orally, 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 December 19, 2023. All registrants will be provided with instructions on how to use their computer, tablet or phone to participate in the remote electronic public hearing.

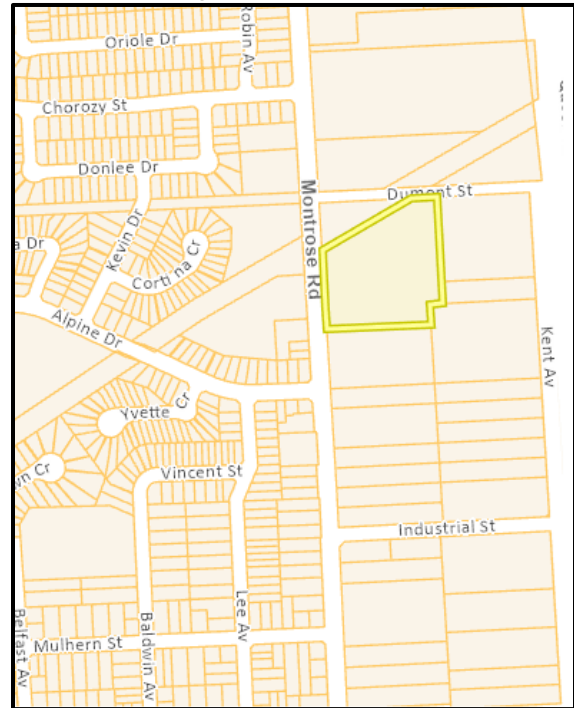
File: A-2023-044

Owner: Joseph DeSantis (Provincial Construction Niagara Falls Ltd.)

Location: The subject property known as 4382 Montrose Road is located on the east side of Montrose Road between Dumont Street and Industrial Street.

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 Light Industrial (LI), in accordance with Zoning By-law NO. 79-200. The applicant is proposing to construct a self-storage facility on the subject property. A warehouse (self-storage facility) is a permitted use in the LI zone. The following variances have been requested:



By-law Section	By-law Requirement	Proposed	Extent of variance
Minimum Front yard depth	10 metres to Dumont Street	7.6 metres	2.4 metres
Minimum landscaped open space for interior lot	67 % of required front yard	45.4 % (Dumont Street)	21.6 % (Dumont Street)
Parking and access requirements	Warehouse – 121.35 parking spaces Office – 14.91 parking spaces Total required – 136.26 parking spaces	48 Parking Spaces	88 Parking spaces

Date of Mailing: December 4, 2023

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See the sketch on the back for more information.

If a specified person or public body that files an appeal of a decision of the Committee of Adjustment for the City of Niagara Falls in respect of the proposed minor variance does not make written submissions to the Committee before it gives or refuses approval, the Ontario Land Tribunal may dismiss the appeal.

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.

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LEGEND

	INTERIOR BUILDING		ACCESSIBLE PARKING SIGN
	EXTENDING BUILDING OR PILE		VALET/LO/CHANGING ROOM
	LAPPED OR JAIL		BOLDED
	CONCRETE STRUCTURE		ENTRANCE OR EXIT LOCATION
	SHEAR WALL MARKING		PIEDPONT ENTRANCE
	CLIMBERS		FENCE & GATE
	NO PAVING SURFACINGS		TRAFFIC DIRECTION
	CANAL		NON-PAVED SURFACING
	EXPANDED CANAL		ENTRY TO ELECTRICAL
	TACTILE SURFACE INDICATION		TACTILE WARNING SURFACE
	SHEAR WALL CONNECTION		ELECTRONIC PARKING SYSTEM
	SHEAR WALL MARKING		FIRE DOOR ACCESS
	THERMAL AND/OR EMI SHIELD		ADDITIONAL CONTROL ON SIGNAGE
	DOOR		IMPROVED WALKWAY SURFACES
	FIRE RESISTANT		IMPROVED WALKWAY SURFACES
	TOWING BUILDING OR TRAILER		

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