



NOTICE OF PUBLIC COMMITTEE OF ADJUSTMENT HEARING

Tuesday, April 23, 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 April 23, 2024 at 4:00 pm, on 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, April 23, 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: PL20240213

Municipal File #: A-2024-008

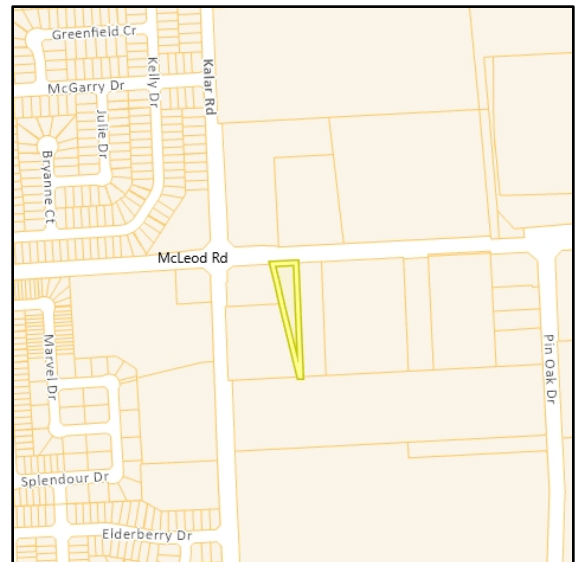
Owner: 1000702741 Ontario Inc.

Location: The subject property known as 8196 McLeod Rd is located on the south side of McLeod Road between Kalar Rd and Pin Oak Dr.

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 lands are zoned Residential Group Multiple Dwellings (R4-1090), in part, and Environmental Protection Area (EPA-1091), in part, in accordance with Zoning By-law No. 79-200, as amended by site specific By-law No. 2019-056. Further varied by Committee of Adjustment Decision A-2019-029.

The applicant is proposing to construct one additional dwelling unit within each existing 5-unit townhouse dwelling and within each semi-detached dwelling on the subject lands. The following variance has been requested:



By-law Provision	By-law Requirement	Proposed	Extent
Permitted Uses (By-law No. 2019-056)	(i) Semi-detached dwelling (ii) Townhouse dwelling containing not more than 5 dwelling units (iii) Accessory buildings and accessory structures	7 Additional Dwelling Unit	To permit (1) additional dwelling unit within each of the semi-detached dwellings and 5 townhouse units. 7 Additional Dwelling Units proposed

See the sketch on the back for more information

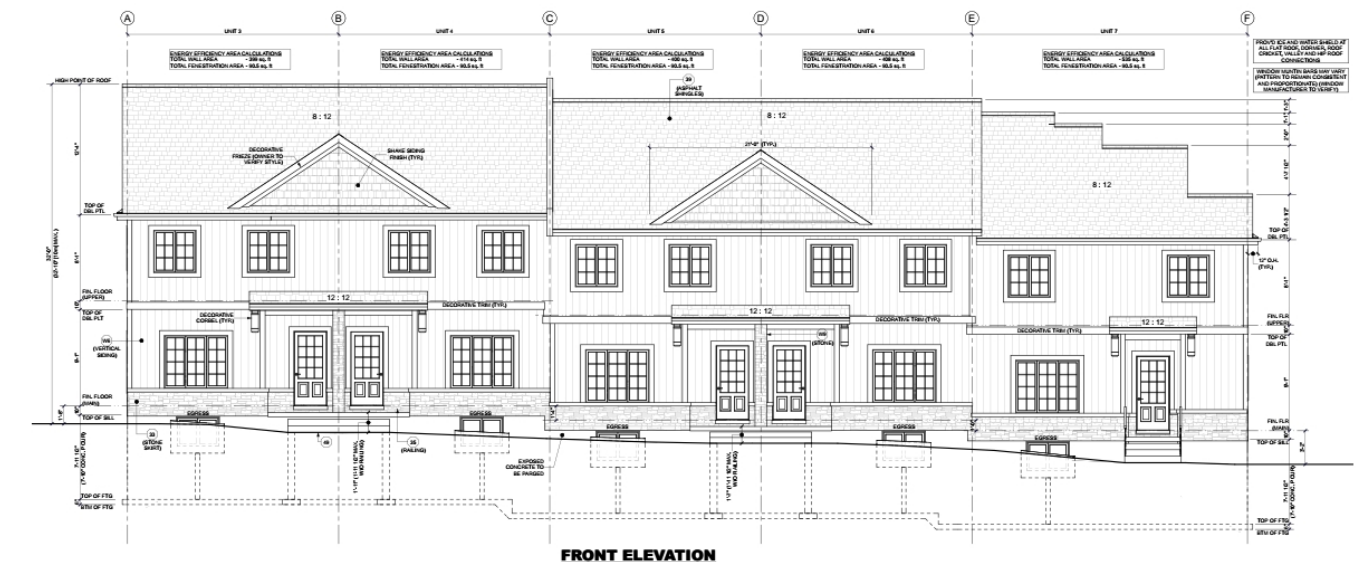
Date of Mailing: April 5, 2024

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

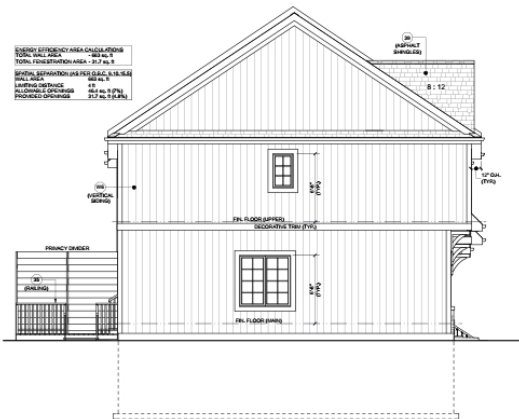
SCHEDULE 1



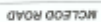
SCALE: 1/4" = 1'-0"



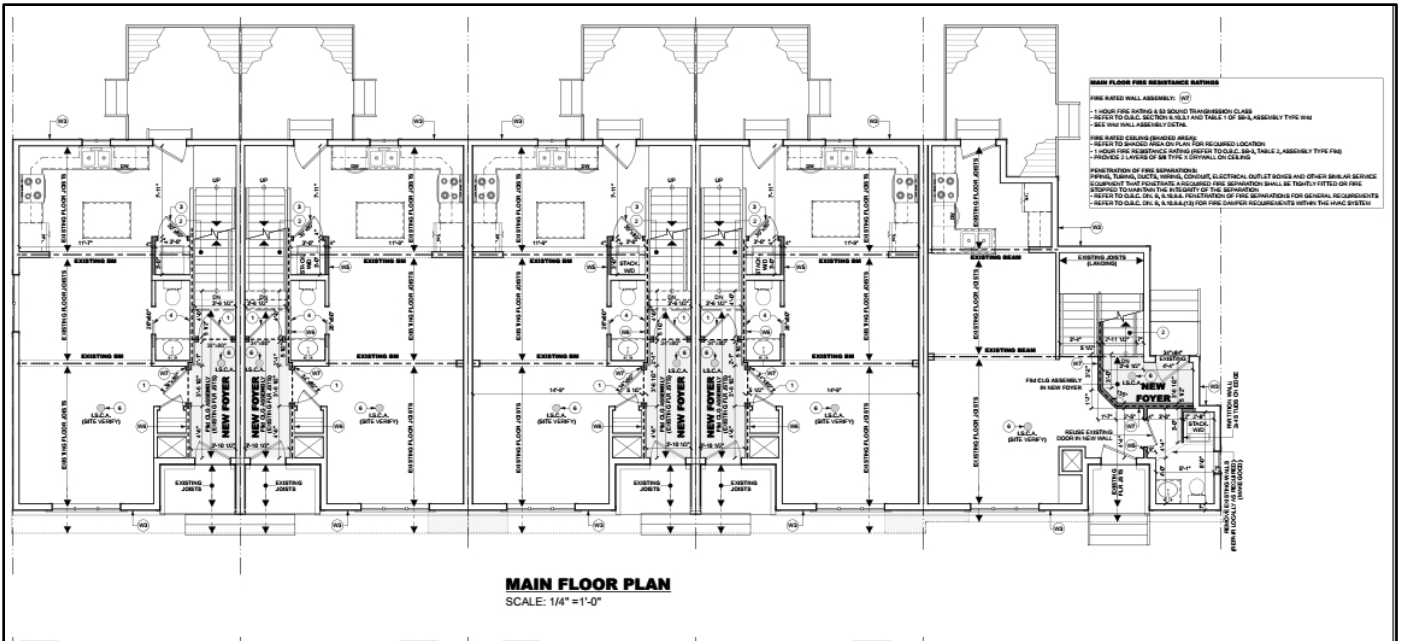
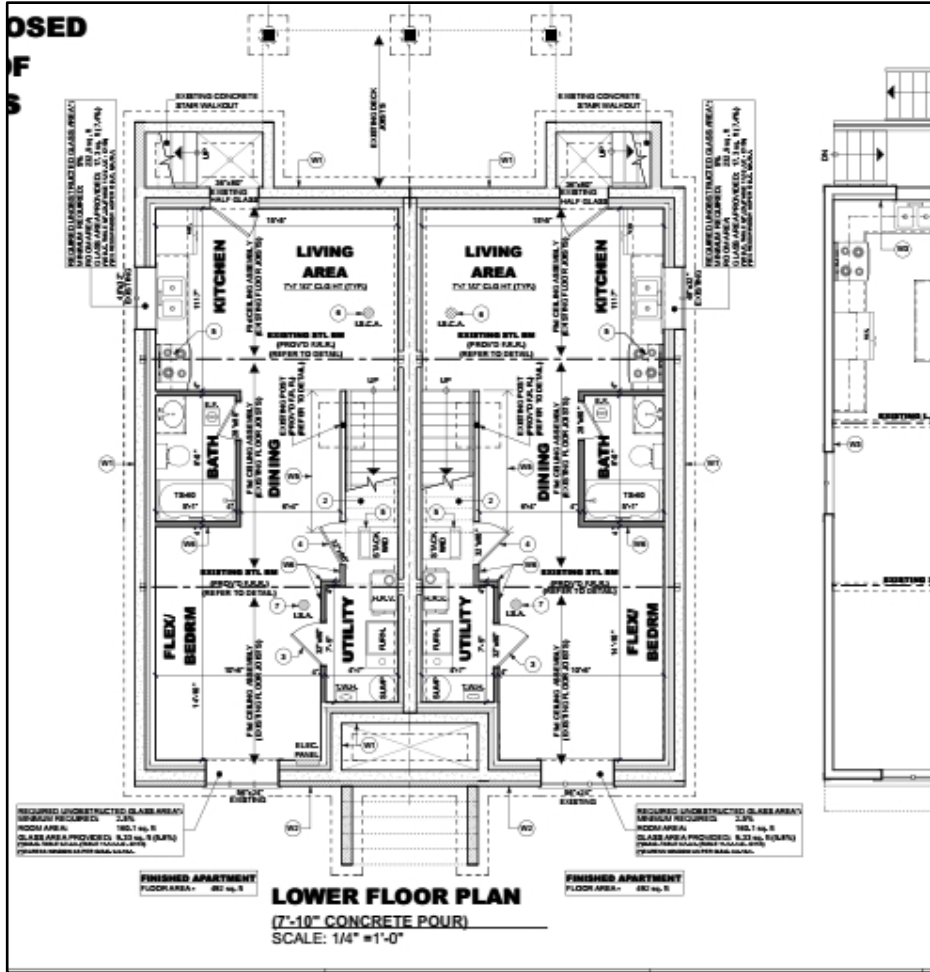
SCHEDULE 2



SCALE: 1/4" = 1'-0"



SCHEDULE 3



SCHEDULE 4

