



**NOTICE OF PUBLIC COMMITTEE  
OF ADJUSTMENT HEARING  
Tuesday, September 23, 2025, 4:00 p.m.  
Memorial Room, Gale Centre  
5152 Thorold Stone Road, 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. As City Hall is currently under construction and undergoing renovations, this meeting will be held at the Gale Centre in person only.

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 23, 2025 04:00 PM in the Memorial Room at the Gale Centre for the Committee of Adjustment to consider this application.

To participate in the public hearing, please pre-register with the Secretary-Treasurer by sending an email to [jmaxwell@niagarafalls.ca](mailto:jmaxwell@niagarafalls.ca) or calling (905) 356-7521 (Ext. 4282) before 12 noon on Tuesday, September 23, 2025.

**File: PLVAR20250265, Municipal File #: A-2025-041**

**Owner: FURTADO JASSI MEDEIROS**

**Location:** The subject property known as 3318 Garner Road is located on the east side of Garner Road between Reta Street and Mountain 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 requesting variances to recognize the existing 2-storey accessory building (shop) in the rear yard of the above noted property. The subject property is zoned Rural Zone, in part, and Agricultural Zone, in part, in accordance with Zoning By-law No. 79-200, as amended.



The following variances are requested:

By-law Provision	By-law Requirement	Proposed	Extent
Accessory buildings and accessory structures in accordance with section 4.13	An accessory building or accessory structure may be erected in a rear yard of a lot provided that it shall not be less than 0.45 metre from any lot line and no overhanging roof, eaves or gutter shall project more than 0.3 metre into any required yard or be less than 0.15 metre from any lot line	0.31 m interior side yard (south)	0.14 m
Accessory buildings and accessory structures in accordance with section 4.13	No person shall erect an accessory building or accessory structure having a greater height than 3 metres, provided that an accessory building with a pitched roof may be erected to a height not exceeding 4.6 metres, but in no event shall any part of the walls or supporting posts excluding any gable or dormer exceed 3 metres in height.	4.83 m (wall height)	1.83 m

**See the sketches (Schedules 1 and 2) on the following pages 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 Janielle Maxwell, Secretary-Treasurer Committee of Adjustment at (905) 356-7521 ext. 4282 between 8:30 a.m. and 4:30 p.m. Monday to Friday or email [jmaxwell@niagarafalls.ca](mailto:jmaxwell@niagarafalls.ca).



**SCHEDULE 2**  
Front Elevation

