



## NOTICE OF PUBLIC COMMITTEE OF ADJUSTMENT HEARING

**Tuesday, October 21, 2025, 4:00 p.m.**

**Memorial Room, Gale Centre  
5152 Thorold Stone Rd, Niagara Falls**

Public input on applications is invited. Pursuant to Section 53 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 consent (severance) and 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, October 21, 2025 at 04:00 PM in the Memorial Room of 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 October 21, 2025.

**File: PLCON20250153 & PLCON20250154**

**Municipal File #: B-2025-012 & B-2025-013**

**Owner: CALLAHAN MARIANNE, CALLAHAN DAVID KEITH**

**Location:** The subject properties known as 5981 Dunn Street and 5969 Dunn Street are located on the north side of Dunn Street, and the east side of Orchard Ave between Orchard Ave and Level Ave.

**Proposal:** The applicant proposes to sever the rear portions of 5981 Dunn Street (Part 1, 326.6 m) and 5969 Dunn Street (Part 3, 326.6 m) and merge them to create one lot for future residential use, to adjust the lot line by conveying Part 5 (20.3 m) from Part 4 to Part 2, and to dedicate a 6.3 m road widening (Part 6).



**See the sketch (Schedule 1) on the following page 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 Acting Secretary – Treasurer.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed Consent, you must make a written request to the Acting 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 1

PRELIMINARY SKETCH TO ACCOMPANY AN APPLICATION UNDER THE PLANNING ACT  
**LOTS 31 & 32**  
**REGISTERED PLAN No. 34**  
**CITY OF NIAGARA FALLS**  
**REGIONAL MUNICIPALITY OF NIAGARA**

SCALE 1:200 METRIC  
5m 0 5m 10m

ORCHARD AVENUE  
(BY REGISTERED PLAN No. 34)  
(PUBLIC TRAVELLED ROAD, 15.20M WIDE)  
PIN 64351-0001(LT)

PIN 64351-0027(LT) **LOT 28**  
**REG'D PLAN No. 34**

AREA SCHEDULE	
DESCRIPTION	AREA (m <sup>2</sup> )
PART 1	326.6
PART 2	299.7
PART 3	326.6
PART 4	283.3
PART 5	20.3
PART 6	6.3

KEY PLAN  
NOT TO SCALE

EXISTING  
RESIDENTIAL

1.5m BOARD FENCE  
1.5m HIGH CHAIN LINK FENCE

PART 1  
14.224  
23.000  
23.000  
PART 3  
14.224  
23.000  
23.000  
64351 - 0030 (LT)  
LOT 31

PART 2  
14.195  
20.976  
11.31  
PIN 64351 - 0031 (LT)  
LOT 32  
EXISTING  
10.81  
21.255  
14.173  
MUNICIPAL No. 9981  
EXISTING ONE STOREY DWELLING  
GATE  
1.5m BOARD FENCE  
4.06  
0.90  
0.220  
0.55  
CONCRETE STEP  
0.55 517  
BUILDING ON LINE N/S

PART 5  
13.241  
7.86  
0.49  
EXISTING GARAGE  
GATE  
1.06  
21.535  
3.35  
MUNICIPAL No. 5969  
EXISTING TWO STOREY DWELLING  
PART 4  
PORCH  
13.218  
6.25  
0.955  
28.346

PART 6  
DUNN STREET  
(BY REGISTERED PLAN No. 1)  
(PUBLIC TRAVELLED ROAD, VARIOUS WIDTHS)  
PIN 64351-0158(LT)

1.0m HIGH CHAIN LINK FENCE  
0.220

JANUARY 22, 2025 BRENT LAROUCQUE O.L.S.

**RICHARD LAROUCQUE LIMITED**  
ONTARIO LAND SURVEYORS & CONSULTANTS  
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905-358-8400  
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THIS SKETCH IS PREPARED FOR AN APPLICATION UNDER THE PLANNING ACT AND ALL DIMENSIONS ARE TO BE CONFIRMED BY SURVEY.

NOTE: THE LOT DIMENSIONS ILLUSTRATED HEREON WERE OBTAINED FROM PLANS AND DOCUMENTS ON FILE AT THE LAND REGISTRY OFFICE.

METRIC NOTE: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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DRAWN BY:	CHECKED BY:	DATE:	FILE:
D.B.	B.L.	JAN. 22, 2025	NS2024-025-025 DWG. FILE: NS2024-025-025