



**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 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.

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

A horizontal scale bar with markings at 5m, 0, 5m, and 10m. The 0 mark is at the center. The 5m marks are on either side of the 0. The 10m mark is at the right end. The 5m and 10m labels are placed above the scale bar, and the 0 label is placed below it.

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

ORCHARD AVENUE
SUBJECT LANDS
DUNN STREET

KEY PLAN
NOT TO SCALE

PIN 64351-0027(LT)

203 28

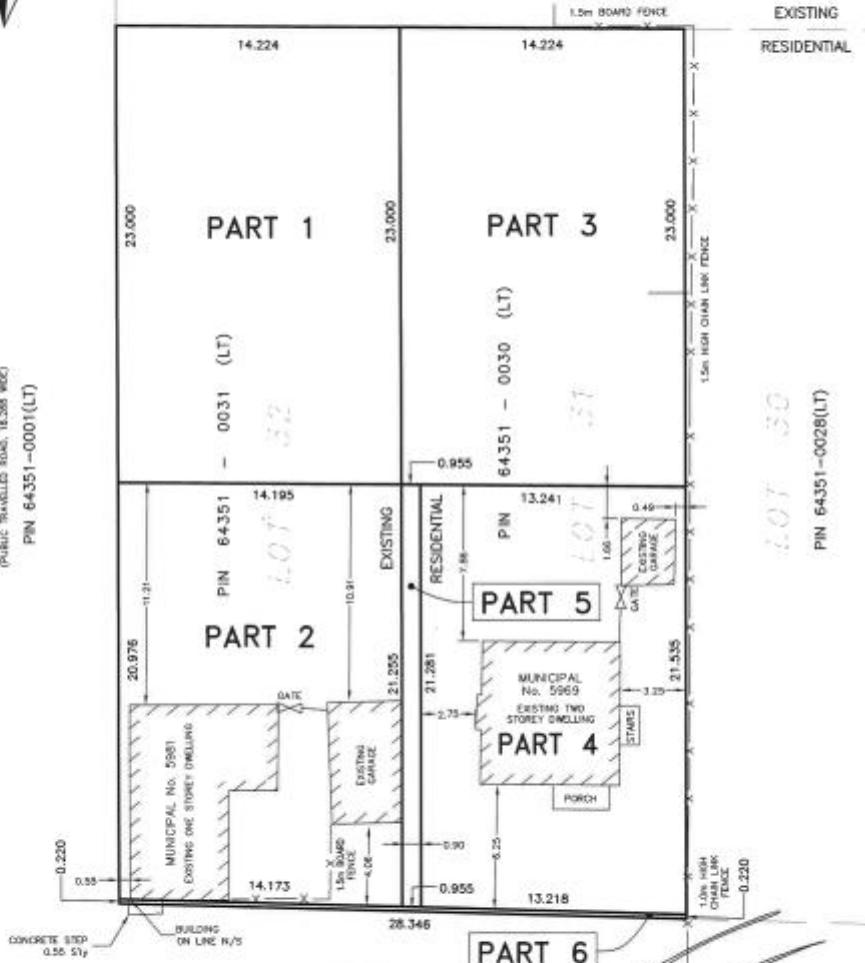
REG'D PLAN No. 54

ORCHARD AVENUE

[BY REGISTERED MAIL NO. 344]
PUBLIC TRAVELLED ROAD, 18,2005 (WDC)

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PN 64351-0001(LT)



DUINN STREET

[BY REGISTERED PLAN No. 1]
(PUBLIC TRAVELED ROAD, VARIOUS WIDTHS)

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

THIS SKETCH IS PREPARED FOR AN
APPLICATION UNDER THE PLANNING ACT
AND ALL DIMENSIONS ARE TO BE
CONFIRMED BY SURVEY.

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: NS2024-025
D.B. B.L JAN. 22, 2025 DNG. FILE: NS2024-025-04

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