



NOTICE OF PUBLIC COMMITTEE OF ADJUSTMENT HEARING

Tuesday, October 21, 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, 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.

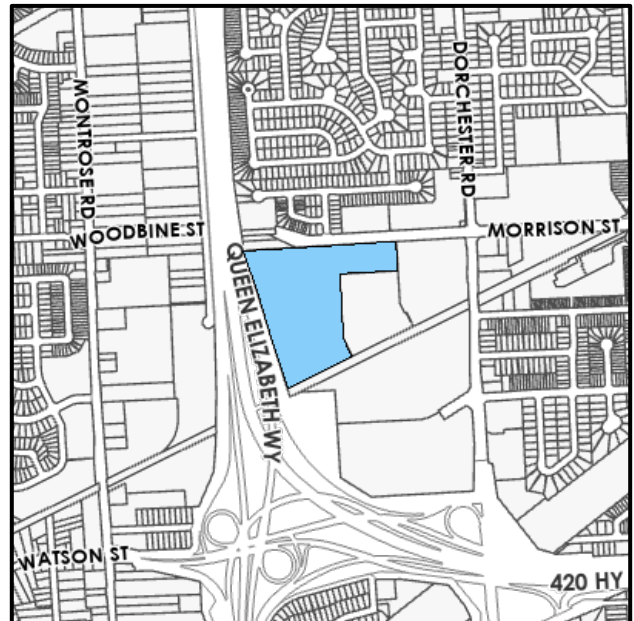
File: PLVAR20250300, Municipal File #: A-2025-046

Owner: CANADIAN TIRE PROPERTIES INC

Location: The subject property known as 7190 Morrison Street is located on the south side of Morrison Street between Dorchester Road and the Queen Elizabeth Way.

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 proposing to add an office use which includes an insurance broker to the permitted uses on the subject property. There are 10 existing retail stores. The property is zoned Planned Shopping Centre Commercial (SC-605), in accordance with Zoning By-law No. 79-200, as amended by site specific By-law No. 2003-38, and further amended by Committee of Adjustment decision A-2012-005 and A-2018-029.



The following variances are requested:

By-law Provision	By-law Requirement	Proposed	Extent
Permitted Uses	In accordance with Section 8.4.1, as amended by By-law 2003-038 and by Committee of Adjustment decisions A-2012-005 and 2018-029	Office use which includes an insurance broker	Not applicable

By-law Provision	By-law Requirement	Proposed	Extent
Minimum gross leasable floor area of a maximum of six retail stores, each having a gross leasable floor area of less than 465 square metres	2790 sq. m	4650 sq. m	1860 sq. m
	6 retail stores	10 retail stores	4 retail stores
	Less than 465 sq. m	Staples- 2379 sq. m Mark's- 876 sq. m Dollarama- 1019 sq.m Sportchek- 1255 sq. m Moore's- 465 sq. m	Staples-1914 sq.m Mark's-411 sq.m Dollarama-554 sq.m Sportchek-790 sq. m Moore's- 1 sq. m

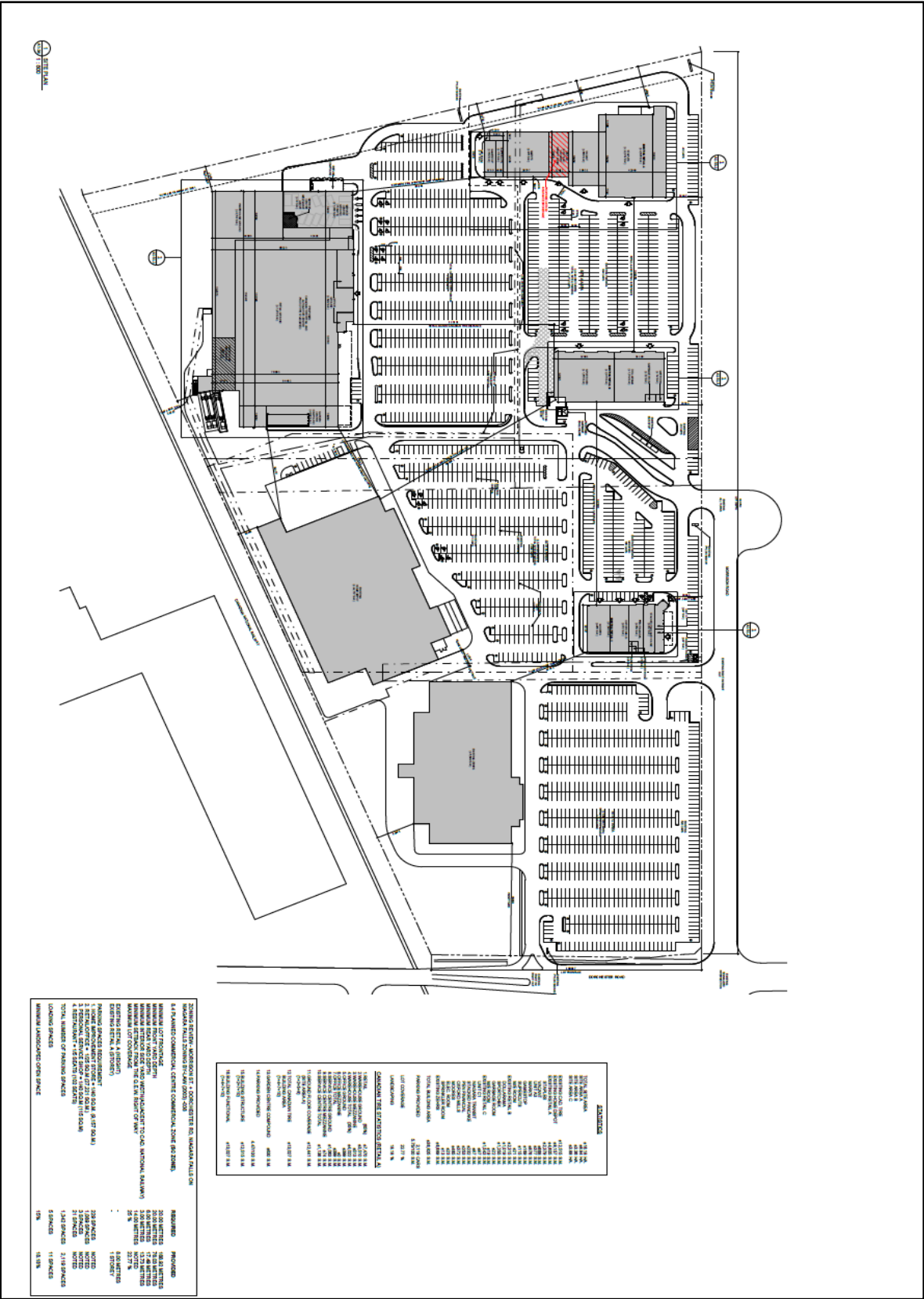
See the sketch (Schedule 1) on the following page for more information

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 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.

SCHEDULE 1



EXISTING		
EXISTING TOTAL AREA	14,300 SQ. FT.	
EXISTING BUILDING AREA	14,300 SQ. FT.	
EXISTING PARKING AREA	14,300 SQ. FT.	
EXISTING LANDSCAPE AREA	14,300 SQ. FT.	
EXISTING TOTAL	14,300 SQ. FT.	
PROPOSED		
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PROPOSED BUILDING AREA	14,300 SQ. FT.	
PROPOSED PARKING AREA	14,300 SQ. FT.	
PROPOSED LANDSCAPE AREA	14,300 SQ. FT.	
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