



## NOTICE OF PUBLIC COMMITTEE OF ADJUSTMENT HEARING

**Tuesday, November 11, 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/or to forward written comments prior to the hearing. Written comments are the preferred method of receiving public input and may be sent by email. As City Hall is currently under construction and undergoing renovations, this meeting will be held at the Gale Centre in person only. There will be no virtual component.

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, November 11, 2025 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 November 11, 2025.

**File: PLCON20250243, Municipal File #: B-2025-022**

**Owner: 4342 QUEEN ST NIAGARA HOLDINGS INC**

**Location:** The subject property known as 4342 Queen Street is located on the south side of Queen Street between Erie Avenue, and Ontario Avenue, the current property fronts onto both Queen Street, and Ontario Avenue.

**Proposal:** The proponent proposes to sever lands that front on Ontario Avenue (Part 1, 2, 3, and 4) from the northern part of the lands that front on Queen Street (Parts 10, 11, and 12). Parts 5, 6, 7, 8, and 9 will remain as existing right of ways to serve as access for both properties in an existing laneway. The proposed will help facilitate a future residential development.

The subject property is zoned Central Business Commercial Two (CB2) Zone, in accordance with Zoning By-law No. 79-200, as amended by By-law No. 2021-040, as amended by By-law No. 1992-237.



**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.

Date of Mailing: October 24, 2025

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 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

