



**NOTICE OF PUBLIC COMMITTEE OF
ADJUSTMENT HEARING**
Tuesday, November 11, 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. 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 or calling (905) 356-7521 (Ext. 4282) before 12 noon on Tuesday November 11, 2025.

File: PLVAR20250327, Municipal File #: A-2025-056

Owner: ANGELES FILOMENA

Location: The subject property known as 5977 BARKER ST is located on the north side of Barker Street in between Drummond Road and Main Street.

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 construct an additional dwelling unit within the rear yard on the subject property.



The subject property is zoned Residential Two Density Zone (R2) Zone in accordance with Zoning By-law No. 79-200.

The following variances are requested:

By-law Provision	By-law Requirement	Proposed	Extent
Accessory Buildings and Accessory Structures- in accordance with sections 4.13 and 4.14	The total lot coverage of all accessory buildings and accessory structures on a lot shall not exceed 15% of the lot area or 93 square metres , whichever is lesser, and in no case shall the total lot coverage of all buildings and structures exceed the maximum lot coverage regulation of the specific zone, save and except for an R4 Zone where a maximum lot coverage of 45% is permitted.	Garage – 41 square metres Additional Dwelling Unit – 93 square metres Total lot coverage for accessory buildings or structures = 134 square metres	41 square metres

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.

