



**REVISED 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: PLVAR20250326, Municipal File #: A-2025-052

Owner: 1000336208 ONTARIO INC

Location: The subject property known as 7716 GARNER RD is located on the north side of Warren Woods Avenue at the Garner Road and Warren Woods Avenue intersection.

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 increase the maximum floor area permitted as Units C119 & C120 are being combined into one unit within the commercial plaza on the subject property.



The subject property is zoned Neighbourhood Commercial (NC-1043) zone, in accordance with Zoning By-law No. 79-200, as amended by By-law No.2017-044 and further amended by Committee of Adjustment Decision A-2024-002.

The following variance is requested:

By-law Provision	By-law Requirement	Proposed	Extent
Maximum floor area	230 square metres for any permitted use described in clauses (a) to (j) of section 8.1.1	Units C119 and C120 are becoming one unit with a floor area of 431.42 (revised) square metres	201.42 (revised) square metres

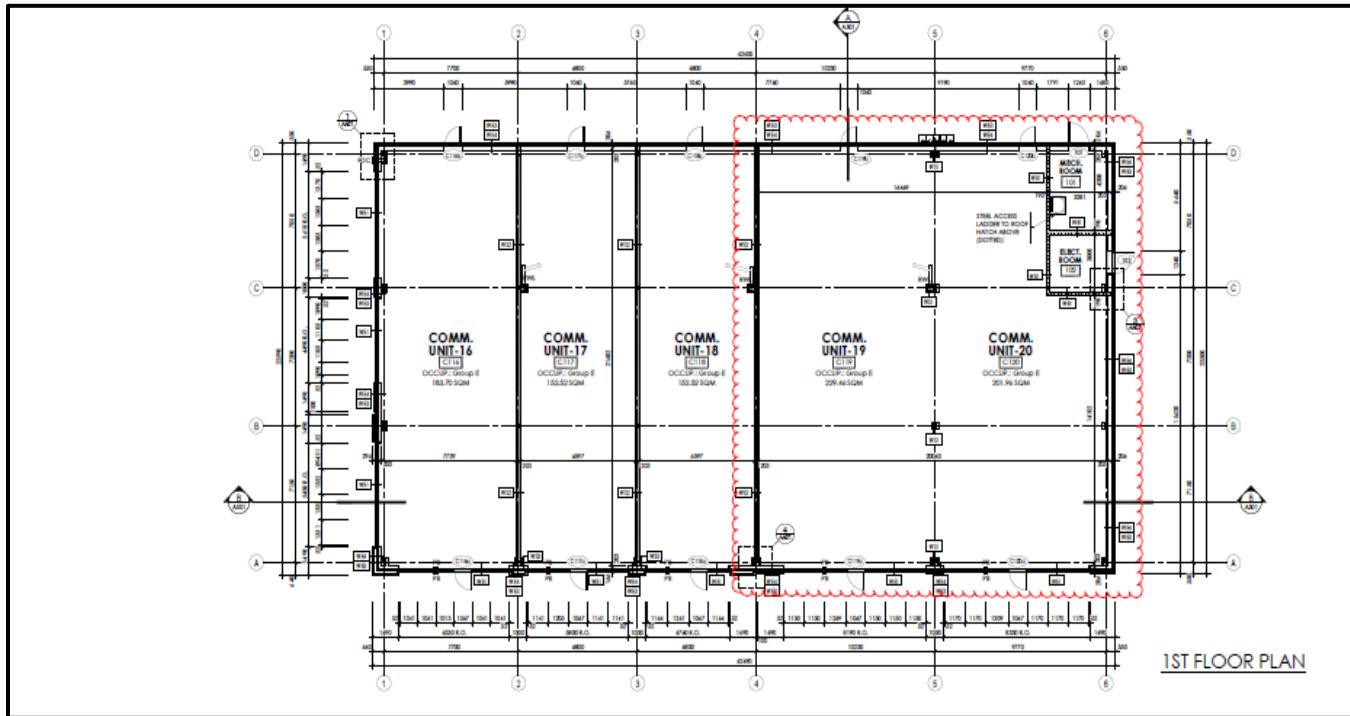
See the sketches (Schedules 1 and 2) on the following pages for more information

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



SCHEDULE 2

WARREN WOODS COMMERCIAL BLOCK

CITY OF NIAGARA FALLS

