



**REVISED NOTICE OF PUBLIC COMMITTEE OF  
ADJUSTMENT HEARING**  
**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 Sections 53 and 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 a concurrent consent (severance) and minor variance 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<sup>th</sup>, 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](mailto:jmaxwell@niagarafalls.ca) or calling (905) 356-7521 (Ext. 4282) before 12 noon on Tuesday November 11, 2025.

**File: PLCON20250338, Municipal File #: A-2025-058, **A-2025-059**, B-2025-026**

**Owner: HF8 HOLDINGS INC**

**Location:** The subject lands known as 3631 and 3659 Stanley Avenue are located on the west side of Stanley Avenue between Swayze Drive and Thorold Stone Road.

**Proposal:**

The applicant is proposing to convey Part 2 from 3631 Stanley Avenue to merge with Part 3 (3659 Stanley Avenue) for industrial/commercial use. Part 1 will be retained for continued industrial use (storage facility). Part 1 is zoned Light Industrial (LI), in part, and General Industrial (GI-58), in part, in accordance with Zoning By-law No. 79-200, as amended. Part 2 is zoned Light Industrial (LI) in accordance with Zoning By-law 79-200, as amended.

Part 3 (3659 Stanley Avenue) is zoned Light Industrial (LI-671, in part and LI-800, in part) in accordance with Zoning By-law No. 79-200, as amended by site specific By-law Nos. 2004-191, 2007-209 and 2008-134. Reciprocal easements are required over Parts 1, 2, and 3 for access purposes.



The following variances are requested for Part 1 (3631 Stanley Avenue):

<b>By-law Provision</b>	<b>By-law Requirement</b>	<b>Proposed</b>	<b>Extent</b>
Minimum landscaped open space for interior lot	67% of required front yard	50.93% of the required front yard	16.07%
Parking and access requirements	1 parking space for each 90 square metres of floor area for a self-storage facility	0 parking spaces for a self-storage facility	

The following variance is requested for Parts 2 and 3 (3659 Stanley Avenue):

<b>By-law Provision</b>	<b>By-law Requirement</b>	<b>Proposed</b>	<b>Extent</b>
Minimum maneuvering aisle width	6.3 m	0 m (for stalls 102-117 located along the proposed north property line on the site plan dated 10-28-2025)	6.3 m

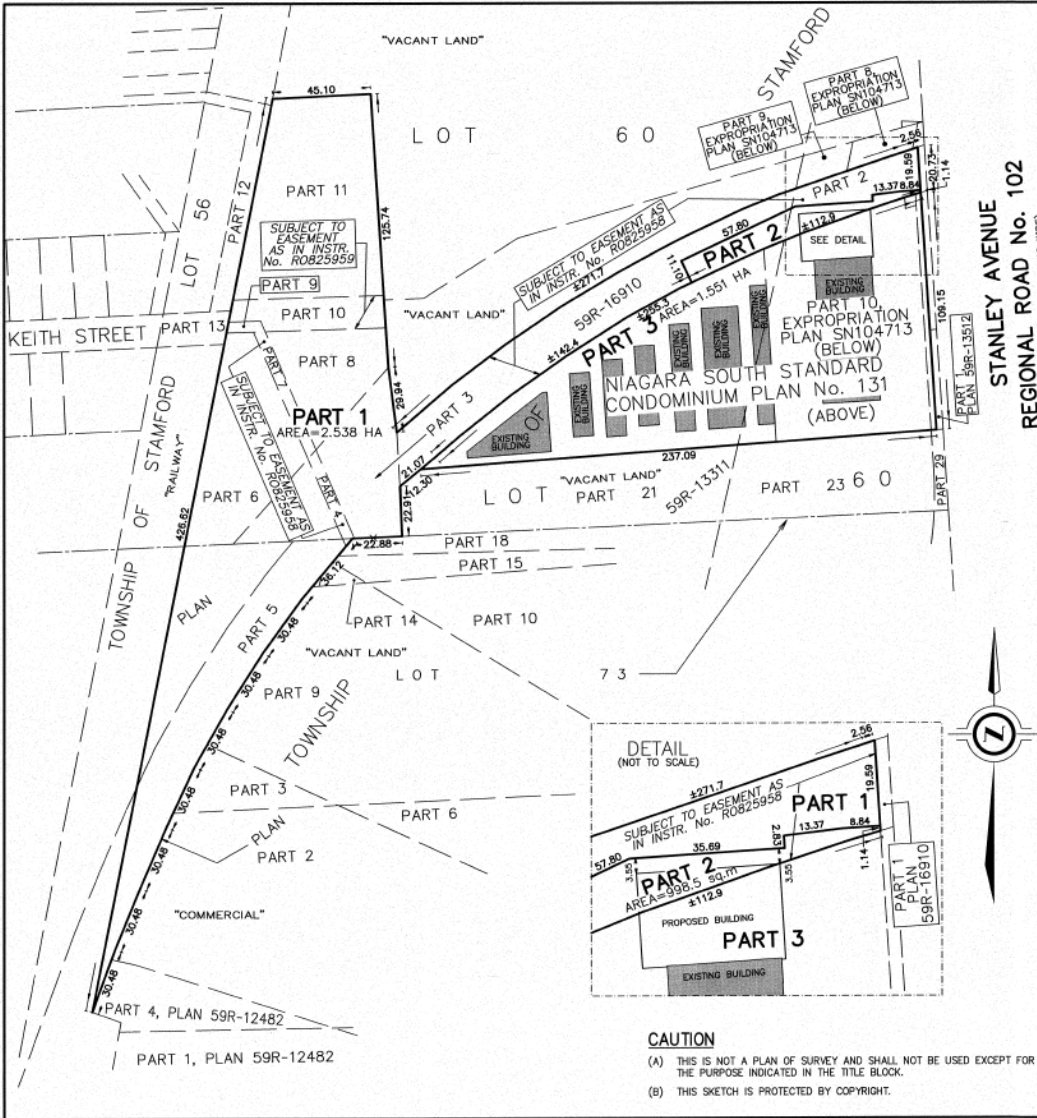
### **See the sketches (Schedule 1 and 2) for more information**

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 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



NOTE: THIS SKETCH IS NOT A PLAN OF SURVEY  
SKETCH FOR PLANNING PURPOSES ONLY

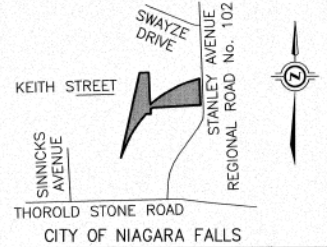
3659 STANLEY AVENUE  
CITY OF NIAGARA FALLS  
REGIONAL MUNICIPALITY OF NIAGARA  
SCALE 1 : 1500

25 0 25 50 75 100 metres

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METRIC NOTE  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE  
CONVERTED TO FEET BY DIVIDING BY 0.3048

KEY PLAN (not to scale)



LEGAL DESCRIPTION

PART OF LOTS 60 AND 73, GEOGRAPHIC TOWNSHIP OF STAMFORD,  
AND NIAGARA SOUTH STANDARD CONDOMINIUM PLAN No. 131

BOUNDARY INFORMATION HAS BEEN DERIVED FROM AVAILABLE  
RECORDS AND/OR FIELD MEASUREMENTS. THIS IS NOT A PLAN OF  
SURVEY.

Sept. 16, 2025  
DATE  
DASHA PAGE  
ONTARIO LAND SURVEYOR



J.D. BARNES LIMITED  
LAND INFORMATION SPECIALISTS  
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TW DEANS  
DP CHEN  
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17-18-435-02

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PLOT DATE: 9/16/2025 10:58 AM

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- (B) THIS SKETCH IS PROTECTED BY COPYRIGHT.

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