



## NOTICE OF PUBLIC COMMITTEE OF ADJUSTMENT HEARING

**Tuesday, December 16, 2025, 4:00 p.m.**

**Niagara Falls City Hall**

**4310 Queen Street, 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. You can also provide oral input by joining the hearing either in person or electronically.

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, December 16, 2025 04:00 PM in Committee Room 2 at City Hall for the Committee of Adjustment to consider this application.

To participate remotely in the public hearing, please pre-register with the Secretary-Treasurer by sending an email to [sanderson@niagarafalls.ca](mailto:sanderson@niagarafalls.ca) or calling (905) 356-7521 (Ext. 4281) before 12 noon on Tuesday, December 16, 2025. All registrants will be provided with instructions on how to use their computer, tablet or phone to participate in the remote electronic public hearing.

**File: PLVAR20250362, Municipal File #: A-2025-061**

**Owner: 1434222 ONTARIO INC**

**Location:** The subject property known as 7171 Reixinger Rd is located on the north side of Reixinger Road between the Queen Elizabeth Way and Dell Road.

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 property is zoned Industrial Willoughby (IW) Zone in accordance with Zoning By-law No. 79-200. The applicant is proposing to construct a self-storage facility on the subject property. The following variances are required:



| By-law Provision         | By-law Requirement                                                                                                        | Proposed     | Extent      |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------|--------------|-------------|
| Maximum lot coverage     | 30%                                                                                                                       | 32.3%        | 2.3%        |
| Minimum front yard depth | Required distance between main front wall and centre line of the original road allowance of Reixinger Road is 31.3 metres | 24.56 metres | 6.74 metres |

Date of Mailing: November 28, 2025

| By-law Provision     | By-law Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Proposed             | Extent                              |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-------------------------------------|
| Parking Requirements | 28 square metres in industrial buildings<br>1187.3 sq.m/28 = 43 parking spaces                                                                                                                                                                                                                                                                                                                                                                                                                                              | 4 parking spaces     | 39 parking spaces                   |
| Loading Facilities   | The owners or occupants of every building or structure used for manufacturing, storage or commercial purposes, or for any purpose involving the use of vehicles for the receipt or distribution of materials or merchandise, shall provide and maintain loading areas on that land that is not part of a highway and no part of the required parking, in such an extent as to render unnecessary any obstruction of, or interference with, traffic upon any street or ally by reason of any loading or unloading operations | 0 loading facilities | No loading facilities are proposed. |

**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 Suzanne Anderson, Secretary-Treasurer Committee of Adjustment at (905) 356-7521 ext. 4281 between 8:30 a.m. and 4:30 p.m. Monday to Friday or email sanderson@niagarafalls.ca.

SCHEDULE 1

