



**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(2) 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 extension/enlargements and change of legal non-conforming uses 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 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.

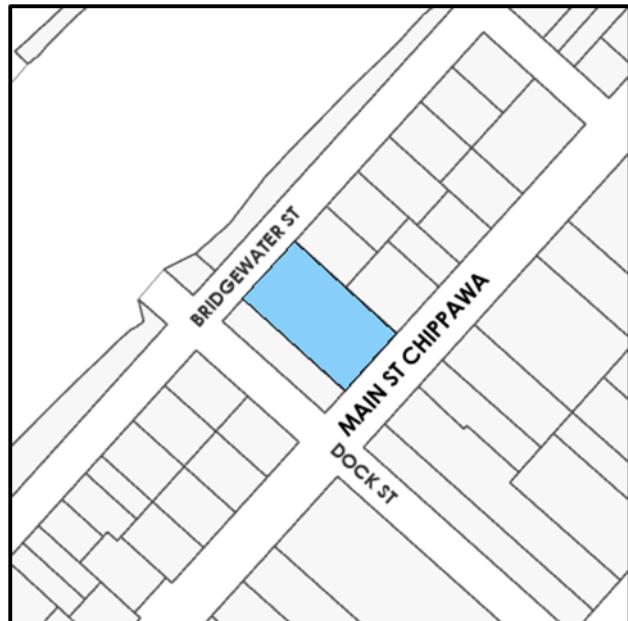
File: PLVAR20250312, Municipal File #: A-2025-053

Owner: 1984281 ONTARIO INC

Location: The subject property known as 3843 Main Street, Chippawa is a through lot which has lot frontage on Main Street and Bridgewater Street located between Laura Secord Place and Dock Street.

The applicant is requesting the Committee of Adjustment to consider a change of a legal non-conforming use, through a process permitted by Section 45(a)(i) and 45(2) of the Planning Act (R.S.O. 199, c.P.13).

Proposal: The applicant is proposing to change the use of the legal non-conforming 17-unit apartment dwelling to a 18-unit apartment dwelling by converting the existing office on the lower level to a bachelor unit. Additionally, the applicant is applying to recognize the existing parking spaces (21) located on the subject property.



The property is zoned General Commercial (GC), in accordance with Zoning By-law No. 79-200.

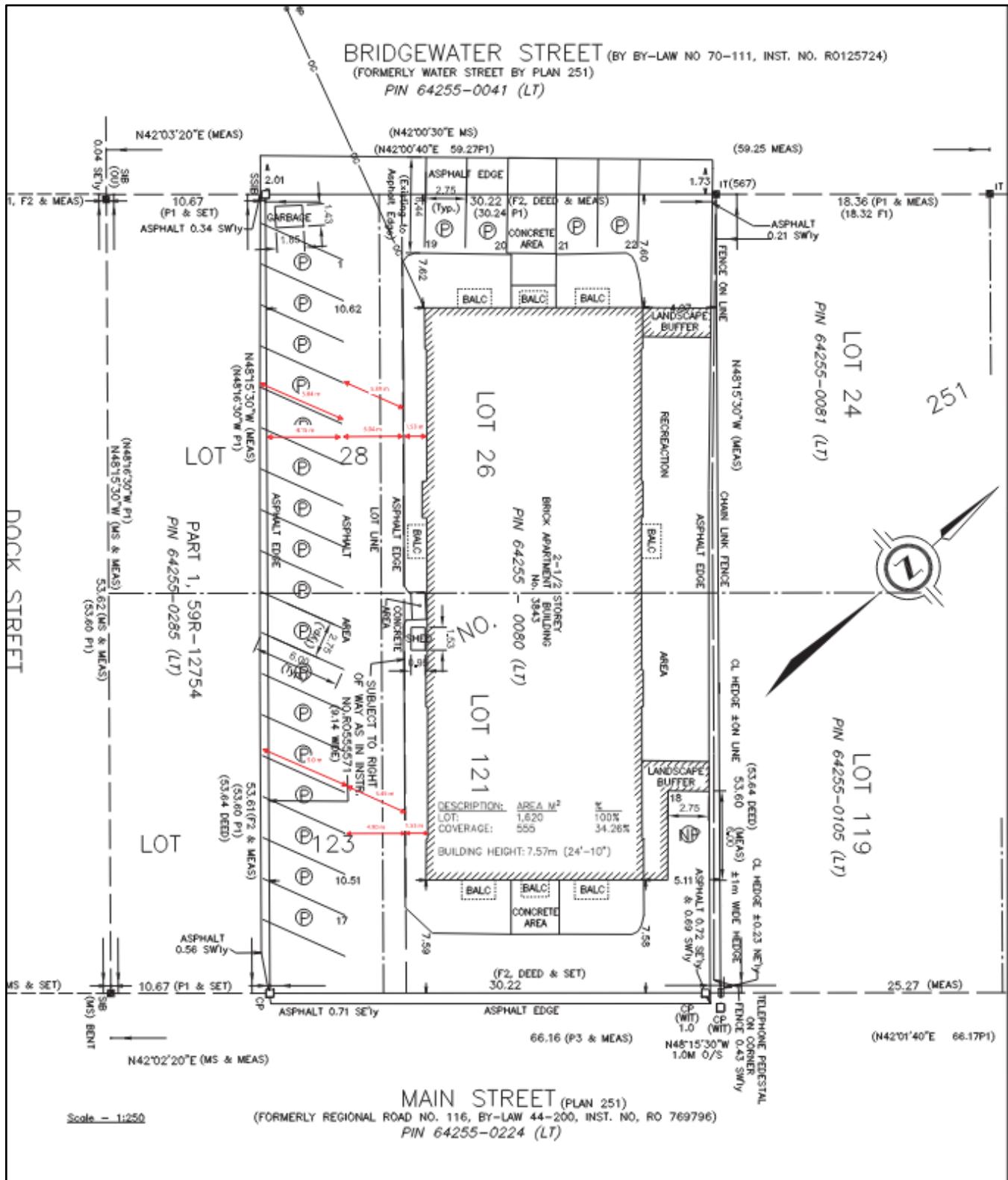
See the sketch (Schedule 1) on the following page for more information

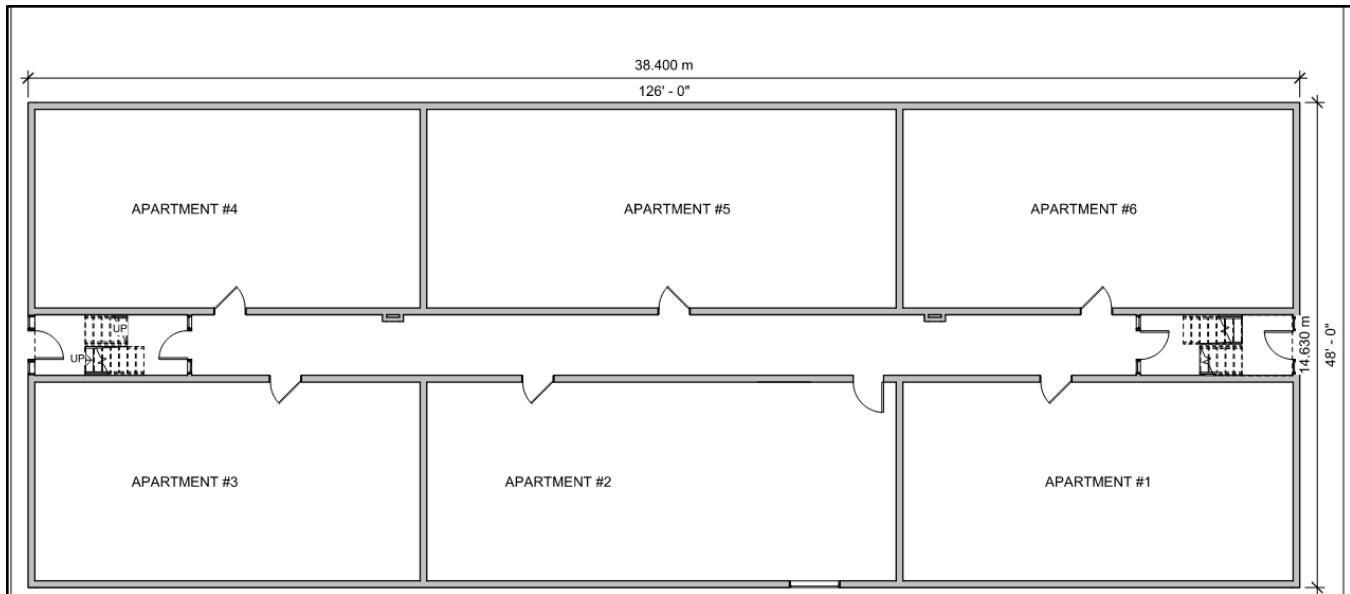
If the applicant, the minister, a specified person or public body as defined in the *Planning Act* has an interest in the matter may appeal the decision to the committee within 20 days of the making of the decision by filing a notice of appeal with the Secretary – Treasurer.

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

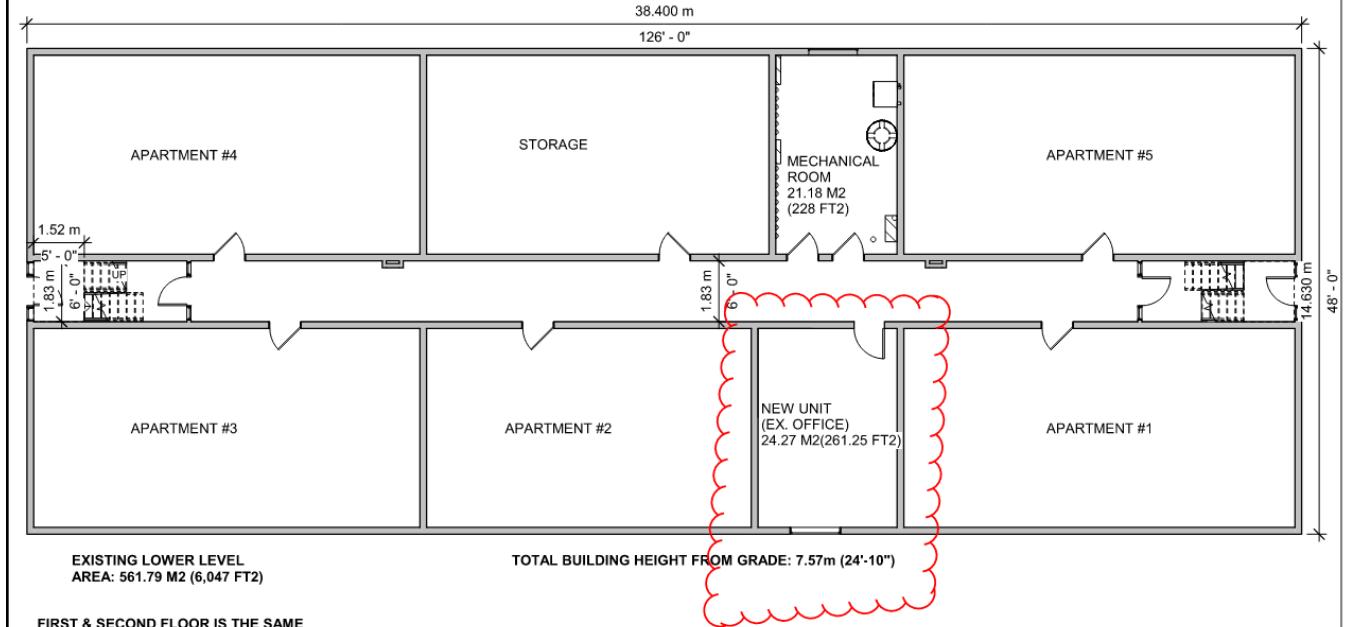




EXISTING SECOND & THIRD LEVEL
UNIT COUNTS:
SECOND FLOOR: 6 EXISTING UNITS
THIRD FLOOR: 6 EXISTING UNITS
AREA: 561.79 M² (6,047 FT²)

TOTAL BUILDING HEIGHT FROM GRADE: 7.57m (24'-10")

EXISTING 3 STOREY APARTMENT BUILDING 3843 MAIN ST. NIAGARA FALLS, ON. LSG 6B4	EXIST. 2ND & 3RD FLOOR	A1.1
	Date: 2024-03-20	Dimensions to be site verified
	Drawn by:	1/8" = 1'-0"



EXISTING LOWER LEVEL
AREA: 561.79 M² (6,047 FT²)

TOTAL BUILDING HEIGHT FROM GRADE: 7.57m (24'-10")

FIRST & SECOND FLOOR IS THE SAME

EXISTING 3 STOREY APARTMENT BUILDING 3843 MAIN ST. NIAGARA FALLS, ON. LSG 6B4	EXISTING LOWER LEVEL	A1
	Date: 2024-03-20	Dimensions to be site verified
	Drawn by:	1/8" = 1'-0"