



**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 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: PLVAR20250229, Municipal File #: A-2025-035

Owner: 1931055 ONTARIO LTD

Location: The subject property known as 5056-5096 Montrose Road is located on the east side of Montrose Road between Wanless Street and Preakness 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 a 2-storey addition which will include light industrial units on the subject property.

The subject property is zoned Light Industrial (LI-960), in accordance with Zoning By-law No. 79-200, as amended by By-law No. 2012-084 in-part and Light Industrial (LI) in-part in accordance with Zoning By-law No. 79-200. The following variances have been requested:

LI-960 Zone

By-law Provision	By-law Requirement	Proposed	Extent
Minimum southerly side yard	3 metres	0 metres	3 metres
Minimum landscaped open space	20%	8.5%	11.5%
Minimum Manouuvring aisle	6.3 metres	4.7 metres (Parking space 16)	1.6 metres for parking space 16



LI Zone

By-law Provision	By-law Requirement	Proposed	Extent
Minimum Interior side yard width	3.5 metres	0 metres (north) to the zoning line	3.5 metres (north)
		1.3 metres (south)	2.2 metres (south)
Minimum landscaped open space for an interior lot	67% of required front yard	24%	43%
Parking and access requirements	Retail Store – $127.9\text{sq.m}/25 = 5.1$ Dwelling Units (2) – 2 Use not noted for building addition (most restrictive used) – $1277.5/25 = 51.1$ parking spaces 59 Parking spaces required	56 parking spaces	3 parking spaces

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

SITE PLAN

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