



**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: PLVAR20250331

Municipal File #: A-2025-057

Owner: 1907693 ONTARIO INC

Location: The subject property known as 8591 Earl Thomas Avenue is located on the west side of Earl Thomas Avenue between Don Murie Street and Progress 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 an addition onto the existing industrial building on the subject property.



The subject property is zoned Light Industrial (LI-31), in accordance with Zoning By-law No. 79-200, as amended by By-law No. 1981-62 in part and General Industrial Zone (GI-32), in accordance with Zoning By-law No. 79-200, as amended by By-law No. 1981-179. The following variances have been requested:

By-law Provision	By-law Requirement	Proposed	Extent
Minimum interior side yard width	3.5 metres	2.53 metres (south)	0.97 metres
Minimum landscaped open space for interior lot	67% of required front yard	42% of the required front yard	25%

Parking and access requirements	<p>Factory: 1 parking space for each 90 square metres 21 parking spaces</p> <p>Office: 1 parking space for every 25 square metres 1.9 parking spaces</p> <p>Total Required – 23 parking spaces</p>	<p>Factory: 1 parking space for each 112 square metres $(1896.5/112 = 17$ parking spaces)</p> <p>Office: 1 parking space for each 25 square metres of floor area $(48\text{sq.m}/25 = 1.9$ parking spaces)</p> <p>Total Proposed – 19 parking spaces</p>	<p>Factory: 1 parking space for each 22 square metres 4 Parking spaces</p>
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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



