



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 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 consent (severance) 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: PLVAR20250281, Municipal File #: A-2025-047
File: PLCON20250306, Municipal File #: B-2025-023

Owner: THI VON SANH

Location: The subject property known as 7960 Woodbine St is located on the south east corner of Paddock Trail Street and Woodbine Street.

Proposal: The applicant is proposing a partial discharge of mortgage and to convey a parcel of land (Part 1) for a future detached dwelling. Part 2 will be retained for continued residential use containing a detached dwelling (7960 Woodbine Street). Part 3 will be dedicated to the city for a future road widening and Part 4 will be dedicated to the City for a daylight triangle.



The subject property is zoned Residential Two Zone (R2) in accordance with Zoning By-law No. 79-200, as amended. The following variances are required:

Part 1 (newly created parcel)

By-law Provision	By-law Requirement	Proposed	Extent
Minimum lot area for a detached dwelling	370 square metres	335.28 square metres	34.72 square metres
Minimum lot frontage for a detached dwelling on an interior lot	12 metres	11 metres	1 metres

Part 2 (Retained parcel)

By-law Provision	By-law Requirement	Proposed	Extent
Minimum rear yard depth	7.5 metres	5.95 metres	1.55 metres
Minimum exterior side yard width	4.5 metres + 11.5 metres from the original centreline of Woodbine Street (between Kalar Road and Montrose Road)	3.02 metres + 11.5 metres from the original centreline of Woodbine Street	1.48 metres
Maximum driveway width in a front yard	60% of the lot frontage but in no case more than 9 metres	14.7 metres 71%	11% and 5.7 metres

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 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 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

