



**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: PLVAR20250360, Municipal File #: A-2025-063**

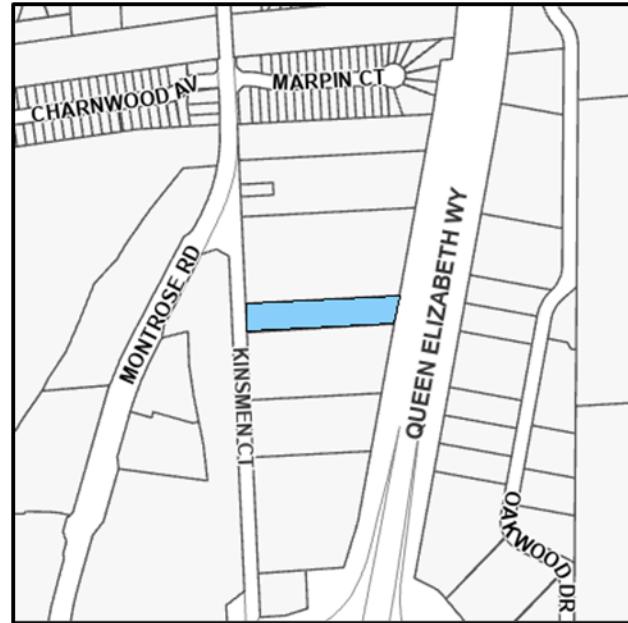
**Owner: FALLS WHOLESALE LTD**

**Location:** The subject property known as 6868 Kinsmen Ct is located on the east side of Kinsmen Court, south of Montrose 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 applicant is proposing to construct a detached office building in front of the existing building on the above noted property.

The subject property is zoned Light Industrial (LI-672) zone, in accordance with Zoning By-law No. 79-200, as amended by By-law No. 2004-163. The following variances are required:



<b>By-law Provision</b>	<b>By-law Requirement</b>	<b>Proposed</b>	<b>Extent</b>
Permitted uses	The uses permitted within the LI zone and By-law No. 2004-163	Office use (not an accessory use – stand alone building)	To permit a stand alone office use.
Minimum front yard depth	10 metres	4.6 metres	5.4 metres
Minimum height of exterior walls – minimum vertical height	2.5 metres above the elevation of the finished	1.5 metres (proposed office building)	1 metre (proposed office building)

of each exterior wall of any such building or structure	ground level at the mid-point of the subject wall		
Minimum landscaped open space	A 10 metre strip, parallel and adjacent to the easterly limits of Kinsmen Court save and except for 1 driveway	4.6 metre wide strip	5.4 metres
Parking and access requirements	<p>In accordance with section 4.19.1</p> <p><u>Warehouse:</u> 1 parking space for each 90 square metres (2316.69 sq.m/90 q.m = 25.74 spaces)</p> <p><u>Office uses:</u> 1 parking space for each 25 square metres (281 sq.m. + 203.19 sq.m.) / 25 sq.m. = 19.4 spaces</p> <p><b>Required Parking:</b> 46 parking spaces</p>	39 Parking Spaces	7 Parking Spaces
Minimum manoeuvring aisle	6.3 metres	5.5 metres	0.8 metres

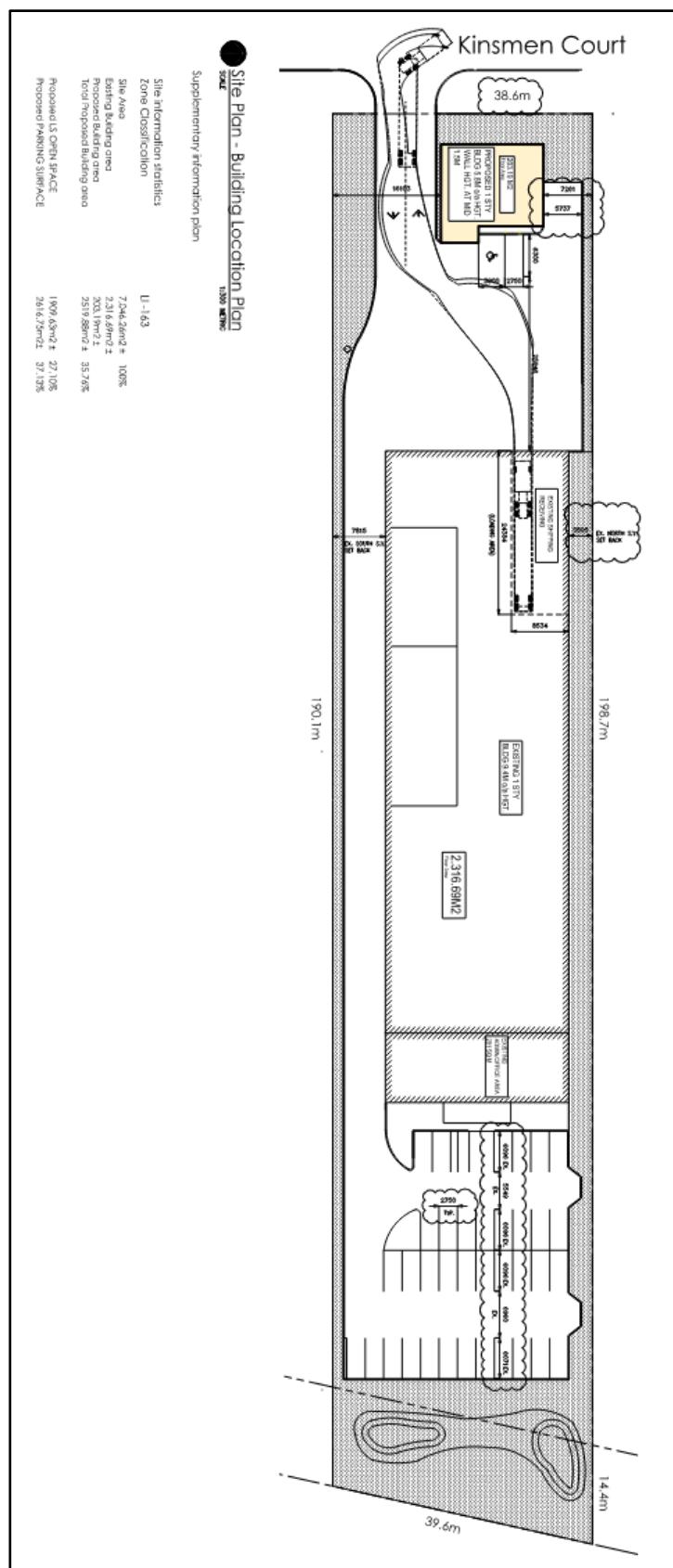
**See the sketch (Schedule 1) on the following page for more information**

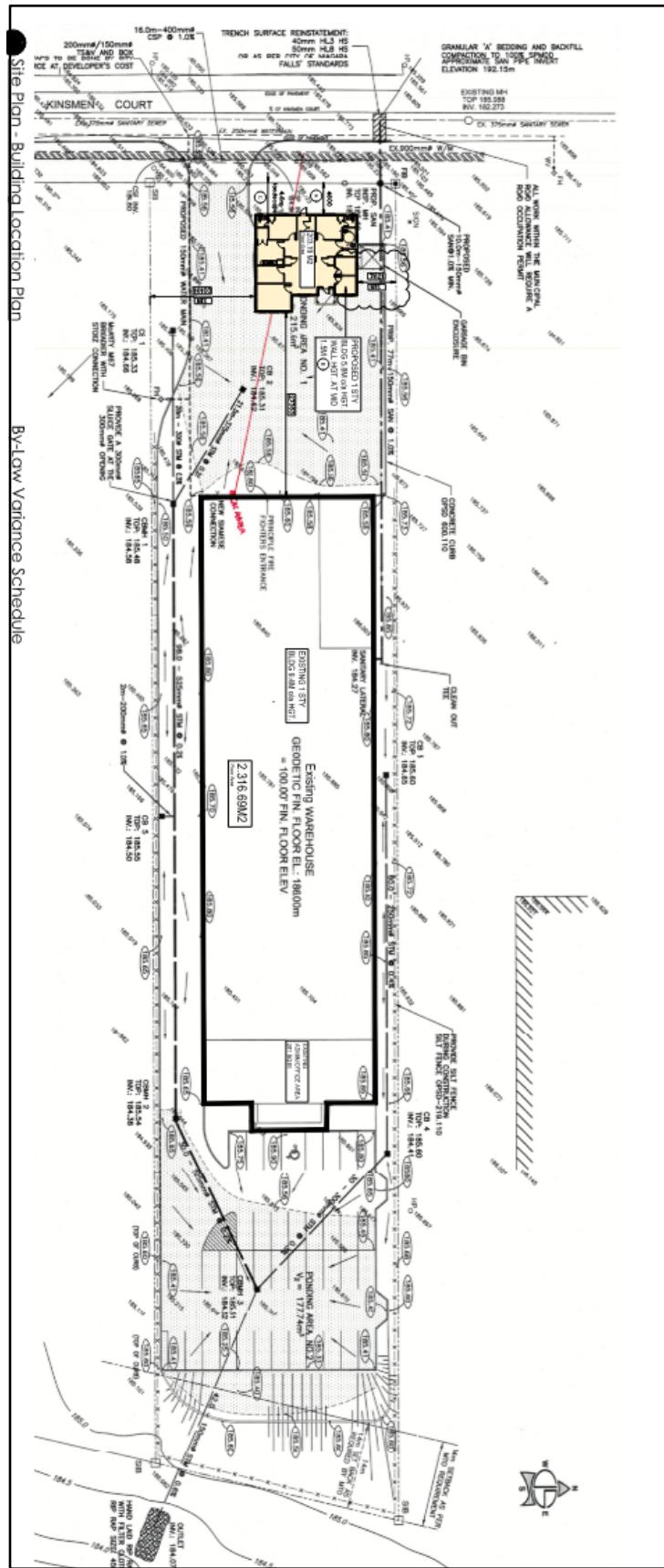
If the applicant, the minister, a specified person or public body as defined in the *Planning Act* has an interest in the matter may appeal the decision to the committee within 20 days of the making of the decision by filing a notice of appeal with the Secretary – Treasurer.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed 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](mailto:sanderson@niagarafalls.ca).

## SCHEDULE 1





Site Plan - Building Location Plan

## By-Law Variance Schedule

