



**NOTICE OF PUBLIC COMMITTEE OF  
ADJUSTMENT HEARING**  
**Tuesday, November 28, 2023, 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 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 November 28, 2023 at 4:00 pm, in Committee Room 2 at City Hall for the Committee of Adjustment to consider this application.

To participate in the remote electronic public hearing and to provide input orally, 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 November 28, 2023. All registrants will be provided with instructions on how to use their computer, tablet or phone to participate in the remote electronic public hearing.

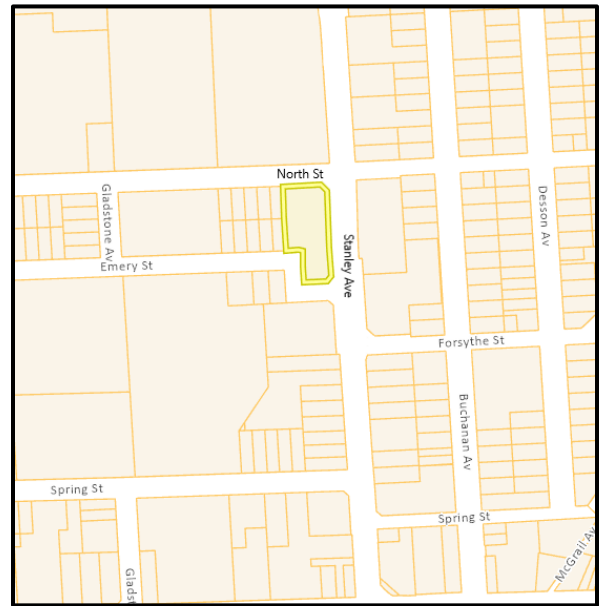
**File:** A-2023-027

**Owner:** 1771069 Ontario Inc. (Abul Kalam Azad Chowdhury)

**Location:** The subject property known as 5619 Stanley Avenue is located on the west side of Stanley Avenue between North Street and Emery 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 two-storey building containing a restaurant (KFC, Taco Bell) and an office on the subject property which currently contains a retail store and a 10 seat restaurant. The applicant is also proposing a separate structure for a car wash on the subject property. The subject property is zoned Tourist Commercial (TC) in accordance with Zoning By-law 79-200, as amended by By-law 2012-060. The TC zone regulations for a retail store and restaurant, and section 8.6.4 (regulations for gasoline bars in accordance with section 8.9.3 in the AS zone) would apply for this proposal:



By-law Section	By-law Requirement	Proposed	Extent of variance
Car Wash waiting lane	4 parking spaces in line per bay	2 x 2 parking spaces in line per bay  (4 in total)	2 parking spaces in line
Exterior side yard width	12.0 metres & 15.25 metres from centreline of Stanley Avenue	8.75 metres & 15.25 metres from centreline of Stanley Avenue	3.25 metres

**See the sketch on the back for more information.**

If a specified person or public body that files an appeal of a decision of the Committee of Adjustment for the City of Niagara Falls in respect of the proposed minor variance does not make written submissions to the Committee before it gives or refuses approval, the Ontario Land Tribunal may dismiss the appeal.

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).

