



## NOTICE OF PUBLIC COMMITTEE OF ADJUSTMENT HEARING

**Tuesday, February 18, 2025, 4:00 p.m.**

**Niagara Falls City Hall**

**4310 Queen Street, Niagara Falls**

Public input on applications is invited. Pursuant to Section 53 & 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), minor variance 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, February 18, 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, February 18, 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: Municipal File #: B-2025-001, B-2025-002, B-2025-003, B-2025-004, B-2025-005, B-2025-006, A-2025-001, A-2025-002**

**Owner: MARINELAND OF CANADA INC**

**Location:** The subject properties are known as 7657 Portage Road & 2725 110 00100 285 Stanley Avenue.

7657 Portage Road is located on the south side of Portage Road between Stanley Avenue and Norton Street.

2725 110 00100 285 Stanley Avenue is located on the northeast corner of Stanley Avenue and Chippawa Parkway



**Proposal:** Applications have been made for:

- A partial discharge of mortgage;
- To create 4 distinct parcels of land;
- To establish reciprocal blanket easements across all of the lands (Part 1 – Part 4); and
- To facilitate the land severances, minor variances are required for Part 1 and Part 3.

The subject lands are operated as Marineland Canada, a theme park with a range of marine mammals, land animal exhibits, amusement rides along with ancillary uses in support of the theme park. The main portion of Marineland consists of the park amusements including the marine mammal exhibitions, land animal exhibits and rides lie within Part 1 and Part 3. The proposed severances pertain to Part 2 and 4 which are undeveloped land or lands used for ancillary purposes. The proposed consent applications will allow the retained parcels of land (Part 1 and 3), containing the theme park, including the marine and land animals, to be separated from the rest of the property (Part 2 and 4).

Date of Mailing: February 4, 2025

**B-2025-001 – Easement**

An application has been made for a blanket easement on Part 1 in favour of Parts 2, 3 and 4.

**B-2025-002 – Easement**

An application has been made for a blanket easement on Part 2 in favour of Parts 1, 3 and 4.

**B-2025-003 – Easement**

An application has been made for a blanket easement on Part 3 in favour of Parts 1, 2 and 4.

**B-2025-004 - Easement**

An application has been made for a blanket easement on Part 4 in favour of Parts 1, 2 and 3.

**B- 2025-005 & A-2025-001**

An application has been made for a partial discharge of mortgage and to convey a parcel of land (Part 2), with a lot area of 14.75 ha.

To facilitate the consent the following variances are required for Part 1:

By-law Provision	By-law Regulation	Proposed	Extent
Maximum lot coverage	10%	14.9%	4.9%
Minimum maneuvering aisle	6.9 metres	6.0 metres (driveway)	0.9 metres

**B-2025-006 & A-2025-002**

An application has been made for a partial discharge of mortgage and to convey a parcel of land (Part 4), with a lot area of 170.82 ha.

To facilitate the consent the following variances are required for Part 3:

By-law Provision	By-law Regulation	Proposed	Extent
Minimum side yard width on each side	10 metres	Building A – 8.8m	Building A – 1.2m
		Building B – 4.6 m & 8.9 m	Building B – 5.4m & 1.1 m
		Structure C – 1 m	Structure C – 9 m
		LSS (north) – 7.79 m	LSS (north) – 2.21 m

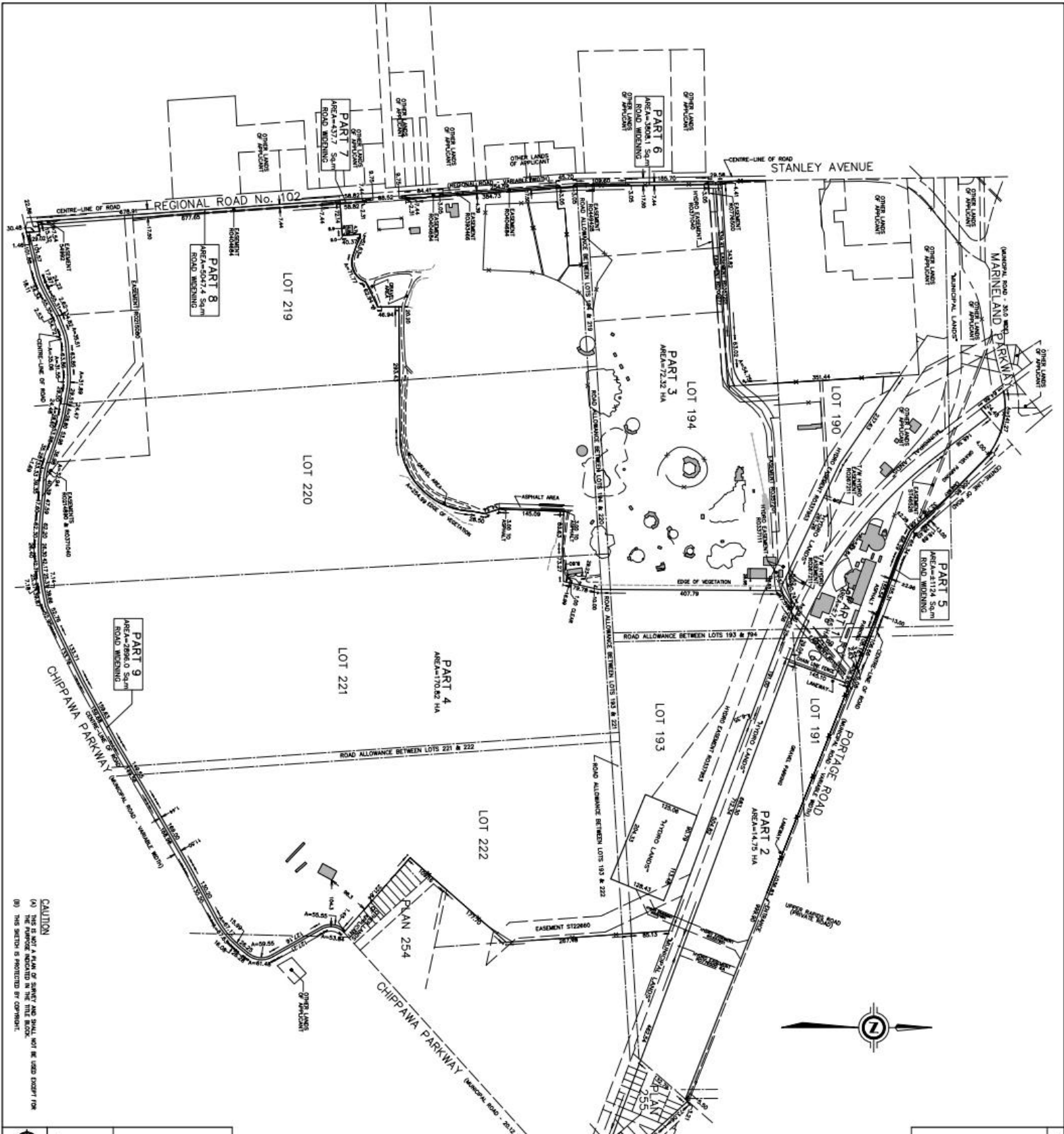
**See the sketches on the following page for more information**

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 (minor variance) and 20 of the mailing 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**



**CAUTION**  
 (A) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES SPECIFIED HEREIN.  
 (B) THIS SECTION IS PROTECTED BY COPYRIGHT.

NOTE: THIS SKETCH IS NOT A PLAN OF SURVEY  
 SPECIFIC FOR PLANNING PURPOSES ONLY  
**MARINELAND**  
**CITY OF NIAGARA FALLS**  
**REGIONAL MUNICIPALITY OF NIAGARA**  
 SCALE 1 : 4000  
 J.D. BARNES LIMITED  
 © Copyright 2023  
 METRIC NOTE  
 DIMENSIONS SHOWN ARE IN METERS AND CAN BE  
 SUBSTITUTED BY FEET BY DIVIDING BY 0.3048

**LEGAL DESCRIPTION**  
 PART OF LOTS 193 & 194, PART OF LOTS 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**J.D. BARNES LIMITED**  
 17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100





PART 5  
AREA = 1124 SQM  
ROAD WIDENING

PART 1  
AREA = 765 HA

PART 2  
AREA = 1419 HA

PART 4  
AREA = 17032 HA

MAIN BUILDING & STRUCTURES

CHIPPAWA PARKWAY



**SITE STATISTICS**

PART 1 PARKING	1,194
PART 3 PARKING	68
PART 4 PARKING	30
PART 1 LOT COVERAGE	14.8%
PART 3 LOT COVERAGE	1.08%
PART 4 LOT COVERAGE	0.087%
PART 1 BUILDING & RIDE CAPACITY	5,344
PART 3 BUILDING & RIDE CAPACITY	329

**LEGEND**

- Main Building & Structures
- Accessory Building & Structure

**SITE PLAN  
PART 2**

7857 PORTAGE ROAD  
 Prepared for: Metropolitan of Canada Inc.  
 Drawing No.: 20200103.01  
 Scale: 1:4,500  
 Date: January 29, 2025

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