



## NOTICE OF PUBLIC COMMITTEE OF ADJUSTMENT HEARING

**Tuesday, April 29, 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, April 29, 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 [arussom@niagarafalls.ca](mailto:arussom@niagarafalls.ca) or calling (905) 356-7521 (Ext. 4362) before 12 noon on Tuesday, April 29, 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: PLVAR20250092, Municipal File #: A-2025-013**

**Owner: 4437 QUEEN STREET LTD**

**Location:** The subject property known as 4431-4455 QUEEN ST, is located on the Northern side of Queen Street and West of St Clair Avenue between St. Clair Avenue and Ontario Avenue.

The applicant is requesting the Committee of Adjustment 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 property is zoned Central Business Commercial (CB-317) Zone, in accordance with Zoning By-law No. 79-200, as amended by By-law 1992-160 and 1981-199.



The applicant is proposing to convert the rear portion of the commercial building into dwelling units and to construct a third storey addition on the subject property. Thirty-nine residential units are proposed, including 7 units on the ground floor. The ground-floor commercial space will be retained along Queen Street.

The applicant is requesting relief from the zoning by law for permitted uses, minimum rear yard depth, Front yard depth, maximum height.

Date of Mailing: April 14, 2025

Provision	By-law	Proposal	Extent
Permitted uses	Dwelling units in a building in combination with one or more of the uses listed in clauses (a) to (jj) inclusive, provided that not more than 75% of the total floor area of such building is used for dwelling units and further provided that such dwelling units except entrances thereto are located entirely above the ground floor	7 ground floor units  Residential Units  Ground floor – 585.75 sq.m Second floor - 935 sq.m Third Floor – 935 sq. m Total – 2455.7 sq.m $2455.7/2936.7 = 84\%$	Residential use not permitted on ground floor and 9%
Minimum front yard depth	11.5 metres from the original centreline of Queen Street  0 metres to St. Clair Avenue	<b>Existing (Queen St)</b> - 0 metres + 9.3 m from the centreline of the road  <b>Proposed (Queen St)</b> - 0 metres proposed following existing building line + 9.6 m from the centreline of the road  15.2 m (St. Clair)	2.2 metres
Minimum rear yard depth	None of the provisions of clause c(i) of section 8.5.2 shall apply to prevent the use of an existing building on the land having a rear yard of less than 10 metres from being used for residential purposes by converting the second floor of the existing building into dwelling units	4.6 metres	5.4 metres
Maximum height of a building or a structure	12 metres subject to section 4.7	13.5 metres	1.5 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 of the committee to the Ontario Land Tribunal 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 Abraham Russom, Secretary-Treasurer Committee of Adjustment at (905) 356-7521 ext. 4362 between 8:30 a.m. and 4:30 p.m. Monday to Friday or email [arussom@niagarafalls.ca](mailto:arussom@niagarafalls.ca).

# SCHEDULE 1

