



NOTICE OF PUBLIC COMMITTEE OF ADJUSTMENT HEARING

Tuesday, June 24, 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, June 24, 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, June 24, 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: PLVAR20250124, Municipal File #: A-2025-021

Owner: PANORAMIC PROPERTIES INC

Location: The subject property known as 8485 Montrose Road is located on the south-west corner of Montrose Road and Blackburn Py.

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 one-storey addition onto the west side of the existing warehouse and to permit required parking spaces within the exterior side yard.

The subject property is zoned Prestige Industrial (PI-849), in accordance with Zoning By-law No. 79-200, as amended by By-laws 2016-054 & 2010-003. The following variance has been requested:



By-law Provision	By-law Requirement	Proposed	Extent
Location of parking (By-law 2010-003)	No person shall provide more than 15% of the total parking in any front yard and more than 20% in any exterior side yard (15.4 spaces)	Exterior side yard - 62 parking spaces (79.5%)	47 parking spaces 59.5%

Date of Mailing: June 6, 2025

See the Schedule 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.

SCHEDULE

