



## 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](mailto: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: PLVAR20240504, Municipal File #: A-2024-031**

**Owner: YASH PAL HOLDINGS CORPORATION**

**Location:** The subject property known as 3567 Portage Rd is located on the west side of Portage Road between Huggins Street and O'Neil Street.

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 applicant is proposing to construct an addition on the first floor and a second storey addition onto the existing building. The proposal includes a development kitchen, rooftop garden and a restaurant.



The subject property is zoned General Commercial (GC), in accordance with Zoning By-law No. 79-200. The following variances have been requested:

Provision	Requirement	Proposal	Extent
Minimum rear yard depth where no part of the building is used for residential purposes	3 metres provided that no rear yard is required where the rear lot line abuts a public lane or a public parking lot	2.02 metres	0.98 metres

Provision	Requirement	Proposal	Extent
Parking and access requirements In accordance with section 4.19.1	<p><b><u>Butcher:</u></b>            Bake shop: 1 parking space for each 40 square metres of floor area)  <math>128.8 \text{ sq.m.} / 40 = 3.22</math> parking spaces</p> <p><b><u>Restaurant:</u></b>            1 parking space for every 5 seats –  <math>35 / 5 = 7</math> parking spaces required</p> <p><b><u>Development Kitchen:</u></b>            1 parking space for every 5 seats –            1 parking space required</p> <p>TOTAL PARKING REQUIRED:  <math>3.22 + 7 + 1 = 11.22</math>            12 parking spaces</p>	10 parking spaces	2 parking spaces
Loading Spaces In accordance with 4.20.1	1 loading space 3 m x 9 m	0	1 loading space

**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](mailto:sanderson@niagarafalls.ca).

## SCHEDULE 1

