



## 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: PLVAR20250077, Municipal File #: A-2025-016**

**Owner: 1631601 ONTARIO INC**

**Location:** The subject property known as 8001 Blackburn Py is located on the north-west corner of Blackburn Py and Heartland Forest Rd.

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 add an outdoor patio as a permitted use.

The property is zoned Prestige Industrial (PI-849, in accordance with Zoning By-law No. 79-200 as amended by site specific By-law No. 2010-003 and By-law No. 2016-054). The following variances have been requested:



By-law Provision	By-law Regulation	Proposed	Extent
Permitted Uses	As per section 11., By-law 2010-03, By-law 2016-054	Outdoor patio	To permit an outdoor patio containing 135 seats
Minimum Landscaped open strip shall be provided, at the width specified along each and every lot line	6 metres along every front lot line, plus 5 metres along every side lot line and reserve thereto except	1.21 metres (northerly lot line)	4.8 metres (northerly lot line)

Date of Mailing: June 10, 2025

By-law Provision	By-law Regulation	Proposed	Extent
(By-law No. 2010-03)	for those parts required for sidewalks or driveways crossing said landscaped area, plus an additional 5 metres of landscaped open space for every front and side lot line abutting a road allowance which is adjacent to a Provincial highway inclusive of any reserve thereto		
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. Total number of parking spaces – 90 Front yard 90 spaces x 15% = 13.5 Exterior side yard 90 spaces x 20% = 18 parking spaces	25 Parking spaces provided in the exterior side yard	7 parking spaces within the exterior side yard

**See the sketch 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

