



## NOTICE OF PUBLIC COMMITTEE OF ADJUSTMENT HEARING

**Tuesday, July 22, 2025, 4:00 p.m.**

**Niagara Falls City Hall  
4310 Queen Street, Niagara Falls**

Public input on applications is invited. Pursuant to Sections 53 and 45 of the *Planning Act*, the Committee of Adjustment for the City of Niagara Falls invites you to participate in a remote public hearing to consider an application for consent (severance) and 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 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 virtually on Tuesday, July 22, 2025 04:00 PM 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, July 22, 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:** PLCON20250117, PLVAR20250118  
**Municipal File #:** B-2025-011, A-2025-025

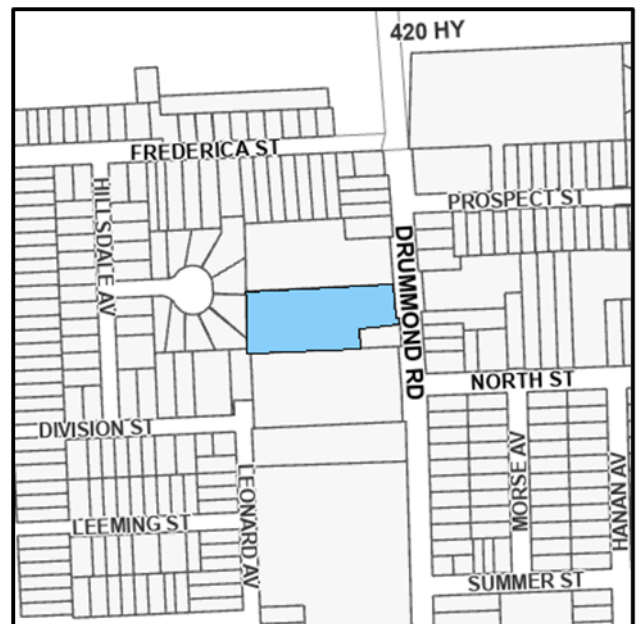
**Owner:** NIAGARA FALLS PROPERTY  
MANAGEMENT INC

**Location:** The subject property known as 5555 DRUMMOND RD is located on the west side of Drummond Road between Frederica Street, and Lundy's Lane.

The applicant is requesting the Committee of Adjustment to consider minor variances and consents from provisions of Zoning By-law No. 79-200 as amended, through a process permitted by section 45(1) and to consider a consent under section 53 of the Planning Act (R.S.O. 1990, c.P.13).

**Proposal:** The Minor Variance for 5555 Drummond Road is part of a larger application that consists of a Consent to Sever a portion of the land from 5555 Drummond Road that will be combined with the lands of 5575 Drummond Road to facilitate the creation of 8 Stacked townhouses. There is a 4-storey 60-unit apartment building on the 5555 Drummond Road property and will remain as is during the project. There is presently a 1-storey single detached dwelling that will be demolished to construct the proposed 3-storey 8-unit stacked townhouse unit.

The subject property is zoned Residential Apartment 5B Density Zone (R5B) Zone in accordance with Zoning By-law No. 79-200, as amended.



The following variances are required for Part 2 and Part 4:

Bylaw Provision	Bylaw Requirement	Proposed	Extent
Minimum lot frontage	30 metres	27.09 metres	2.91 metres
Minimum front yard depth	7.5 metres + 13 metres from the centerline of Drummond Road	5.0 metres + 13 m from centreline of Drummond Road	2.5 metres
Minimum Interior Side Yard Width	One-half the height of the building Building Height – 9.8 metres Required – 4.9 metres	3.55 metres (north)	1.35 metres
Yards in accordance with section 4.14	Open balconies not covered by a roof or canopy may project into any required front yard or rear yard a distance of not more than 1.8 metres and into any required side yard a distance of not more than 0.45 metres, notwithstanding open balconies not covered by a roof or canopy in an R4 or R5 zone may project into any required side yard a distance of not more than 1.8 metres	North – projects 2.13 metres into the required side yard (if approved)	

The following variances are required for Part 5:

Bylaw Provision	Bylaw Requirement	Proposed	Extent
Minimum lot area	133 square metres for each dwelling unit 133 square metres x 60 units = 10640 square metres	106.02 x 60 units = 6361.2 sq. m	4278.8 sq. m
Minimum interior side yard width	One-half the height of the building Building Height – 12.17 m Required 6.09 m	5.7 metres (N)	0.39 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 to the committee within 20 days of the making of the decision for the minor variance and 20 days from the date of mailing of the decision for the consent 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 and 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](mailto:sanderson@niagarafalls.ca).

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