



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 public hearing to consider an application for consent (severance) and 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 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 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.

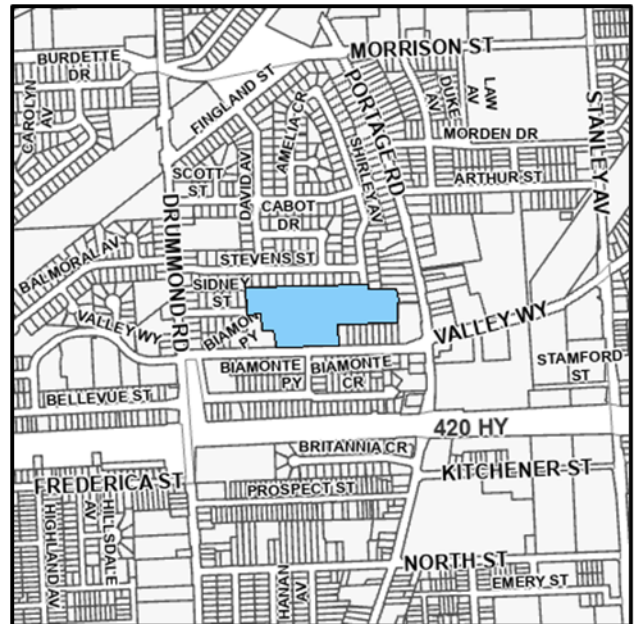
**File: PLCON20250217, PLCON20250216,
PLVAR20250232**

Municipal File #: A-2025-036, B-2025-016, B-2025-015

**Owner: VALLEY WAY NON-PROFIT HOUSING
CORP**

Location: The subject property known as 5961-6017 Valley Way is located on the north side of Valley Way between Drummond Road and Portage Road.

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 applicant is proposing to create 3 distinct parcels of land and a partial discharge of mortgage.

- Part 6 will be conveyed to recreate the municipal lot which inadvertently merged on title, the applicant is proposing to recreate the lot line while keeping the R3 zoning.
- Parts 1, 2, and 3 will be conveyed to create a new lot for future residential use.
- Part 2 is proposed to be an easement for utilities.
- Part 4 will be dedicated to the City for the future construction of a turnaround bulb extending from Shirley Avenue, providing frontage for the future residential development.
- Part 5 will be retained for continued Institutional use.

Date of Mailing: Monday July 7, 2025

The subject property with municipal address 5961-6017 Valley Way is zoned Institutional (I) in part and R3 in-part, in accordance with By-law No. 79-200.

The following variance is required for Parts 1,2,3, and 4:

Bylaw Provision	Bylaw Requirement	Proposed	Extent
Minimum lot frontage for any other use described in clauses (a) to (m) of section 9.1	30 metres	20.21 metres	9.79 metres

The following variance is required for Part 6:

Bylaw Provision	Bylaw Requirement	Proposed	Extent
Minimum lot frontage for a quadruplex dwelling on an interior lot	24 metres	22.9 metres	1.1 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 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 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.

SCHEDULE 1

