



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 Section 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 a 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 on Tuesday, July 22, 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, 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.

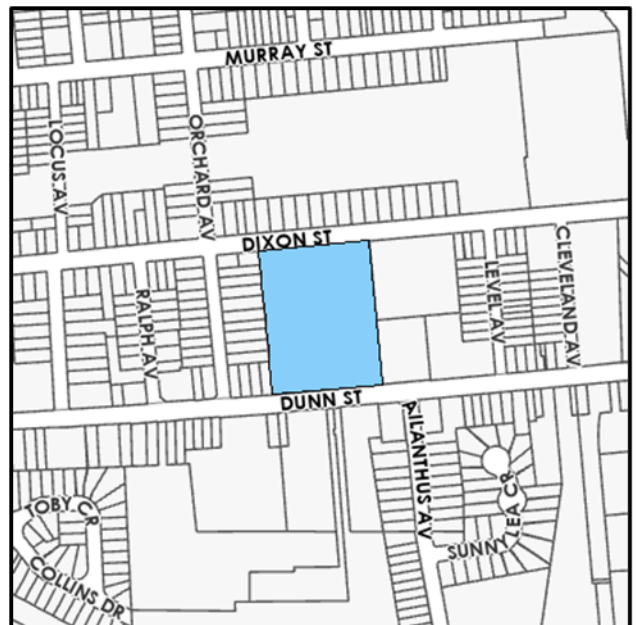
File: PLVAR20250215, Municipal File #: A-2025-034

Owner: 1984351 ONTARIO LTD

Location: The subject property known as 5881-5897 Dunn Street is located on the north side of Dunn Street in between Orchard Avenue and Level Avenue.

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 has been granted provisional consent on the subject lands where Part 1 was to be retained to facilitate the proposed development of 30 townhouses. In order to facilitate the construction of the proposed development the applicant has identified variances that are required. The subject property is zoned Residential Low Density, Group Multiple Dwelling (R4-1166 & R4- 1171) zone in accordance with Zoning By-law No. 79-200, as amended by By-law No. 2022-063, as amended by By-law No. 2022-064. The following variances are required:



Bylaw Provision	Bylaw Requirement	Proposed	Extent
Maximum height of building or structure	10 metres subject to 4.7	10.915 m	0.915 m

Date of Mailing: Monday July 7, 2025

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 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.

2 BARRIER-FREE CURB RAMP DETAIL
SCALE: 1/8" = 1'-0"

3 BARRIER-FREE PARKING SPACE
SCALE: 1/8" = 1'-0"

4 SIGNAGE POST DETAIL
SCALE: 1/8" = 1'-0"

5 SIGNAGE DETAILS
SCALE: 1/8" = 1'-0"

1 SITE PLAN
SCALE: 1/8" = 1'-0"

SCHEDULE 1 TO BY-LAW NO. 2023-064

CHAPMAN MURRAY ASSOCIATES ARCHITECTS INC.
2221-143
MV.1

SCHEDULE 2

