



## REVISED 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 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.

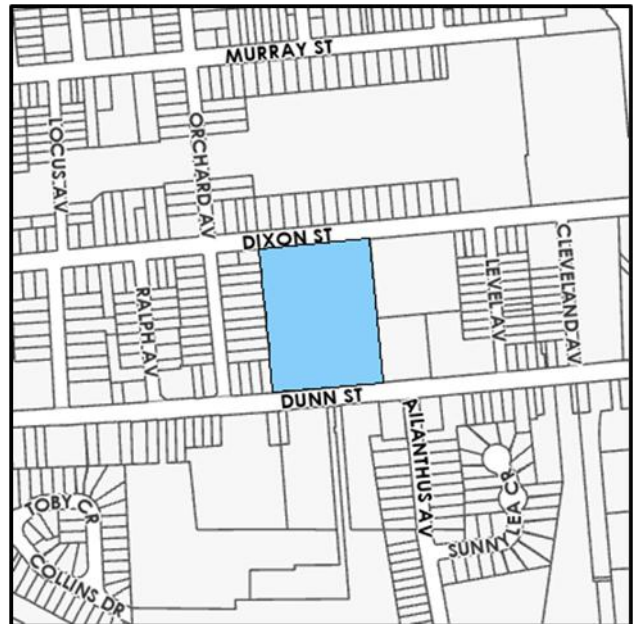
**File: PLVAR20250215, Municipal File #: A-2025-034**

**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

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

**Architectural Details:**

- Barrier-Free Curb Ramp Detail:** Shows a cross-section of a curb ramp with a sloped surface, tactile paving, and a barrier-free path.
- Barrier-Free Parking Space:** Shows a parking space with a wheelchair symbol, a sloped surface, and a barrier-free path.
- Signage Post Detail:** Shows a vertical post with a sign and a barrier-free path.

**Schedule of Materials:**

Item	Material	Quantity	Unit
1. Concrete	Concrete	100	m³
2. Steel	Steel	100	m³
3. Brick	Brick	100	m³
4. Glass	Glass	100	m²
5. Wood	Wood	100	m³
6. Paint	Paint	100	m²
7. Fencing	Fencing	100	m
8. Landscaping	Landscaping	100	m²
9. Lighting	Lighting	100	m²
10. Signage	Signage	100	m²

## SCHEDULE 2

