



## NOTICE OF PUBLIC COMMITTEE OF ADJUSTMENT HEARING

**Tuesday, August 19, 2025, 4:00 p.m.**

**Memorial Room, Gale Centre  
5152 Thorold Stone Road, Niagara Falls**

Public input on applications is invited. Pursuant to Section 45(2)(a)(i) 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 the enlargement of a legal non-conforming use 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 in person. As City Hall is currently under construction and undergoing renovations, this meeting will be held at the Gale Centre in person only.

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, August 19, 2025 at 4:00 PM in the Memorial Room at the Gale Centre for the Committee of Adjustment to consider this application.

To participate in the public hearing, please pre-register with the Secretary-Treasurer by sending an email to [jmaxwell@niagarafalls.ca](mailto:jmaxwell@niagarafalls.ca) or calling (905) 356-7521 (Ext. 4282) before 12 noon on Tuesday, August 19, 2025.

**File:** PLVAR20250238,  
**Municipal File #:** A-2025-037

**Owner:** SHANE BENVENUTI

**Location:** The subject property known as 8780 Brown Road is located on the south side of Brown Road, and south of the Garner Road and Brown Road intersection.

The applicant is requesting the Committee of Adjustment to consider an extension/enlargement of a legal non-conforming use, through a process permitted by Section 45(a)(i) and 45(2)(a)(ii) of the *Planning Act* (R.S.O. 1990, c.P.13). Provisions of Zoning By-law No 79-200, as amended, do not apply to a legal non-conforming use.

**Proposal:** The applicant is proposing to enlarge the legal non-conforming detached dwelling to facilitate a 147.65 m<sup>2</sup> addition, consisting of habitable area, a two-car garage, and a covered deck. The subject property is zoned Heavy Industrial (HI), in accordance with Zoning By-law No. 79-200, as amended. The regulations of the HI zone do not apply to the legal non-conforming use.



Date of Mailing: August 1<sup>st</sup>, 2025

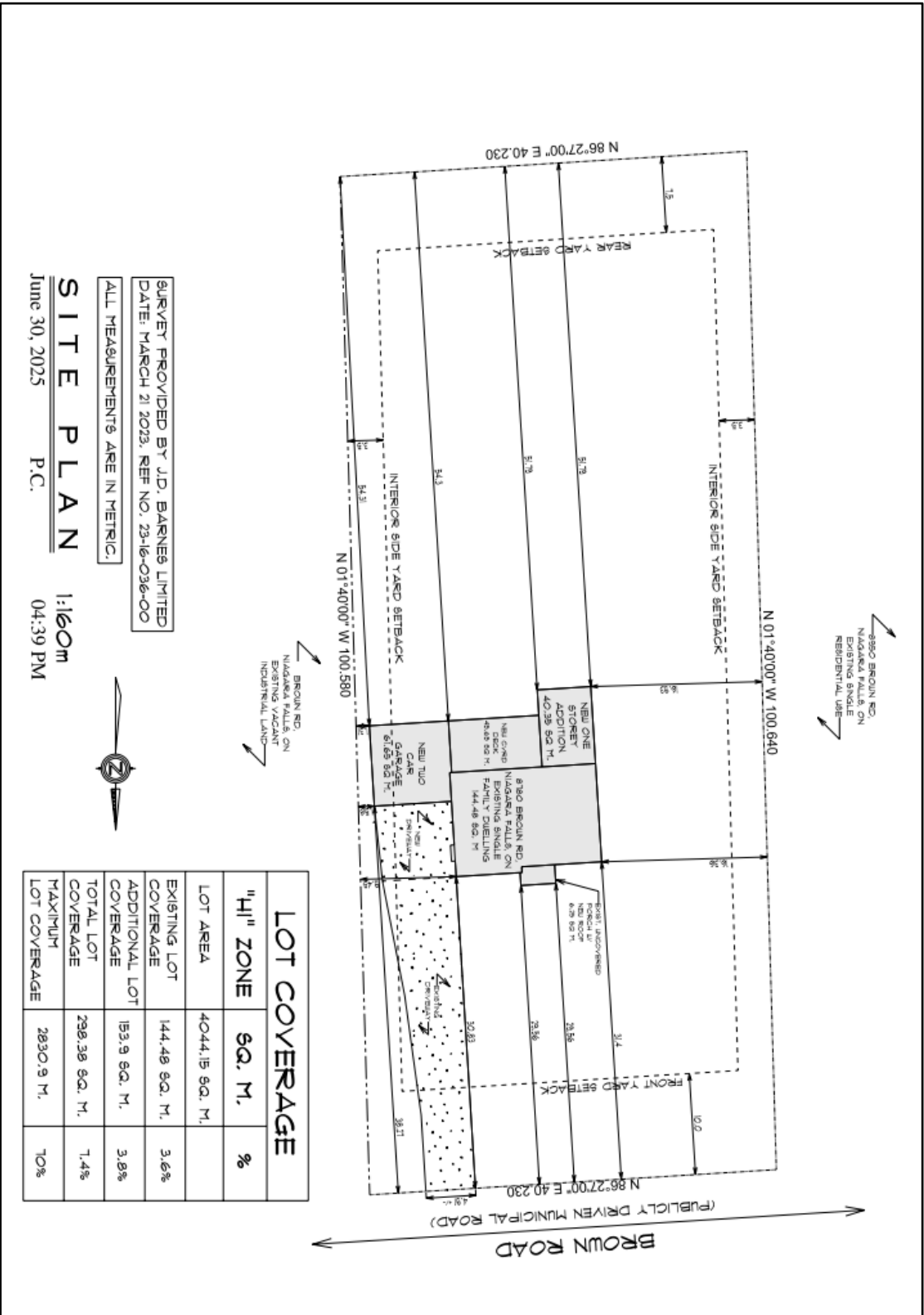
**See the sketches (Schedules 1 and 2) on the following page for more information.**

If a specified person or public body that files an appeal of a decision of the Committee of Adjustment for the City of Niagara Falls in respect of the proposed extension/enlargement and change of a legal non-conforming use does not make written submissions to the Committee before it gives or refuses approval, the Ontario Land Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed extension/enlargement of a legal non-conforming use, 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 Janielle Maxwell, Secretary-Treasurer, Committee of Adjustment at (905) 356-7521 ext. 4282 between 8:30 a.m. and 4:30 p.m. Monday to Friday or email [jmaxwell@niagarafalls.ca](mailto:jmaxwell@niagarafalls.ca).

SCHEDULE 1



## SCHEDULE 2

