



**NOTICE OF PUBLIC COMMITTEE
OF ADJUSTMENT HEARING**
Tuesday, September 23, 2025, 4:00 p.m.
Memorial Room, Gale Centre
5152 Thorold Stone Road, 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 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. 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 these applications and offer comments. The public meeting is scheduled to take place on Tuesday, September 23, 2025 04:00 PM in the Memorial Room at the Gale Centre for the Committee of Adjustment to consider these applications.

To participate in the public hearing, please pre-register with the Secretary-Treasurer by sending an email to jmaxwell@niagarafalls.ca or calling (905) 356-7521 (Ext. 4282) before 12 noon on Tuesday, September 23, 2025.

File: PLVAR20250232, PLCON20250217

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

**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 a consent under section 53 of the *Planning Act* (R.S.O. 1990, c.P.13) and a concurrent minor variance from a provision 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 is proposing to convey Part 2 on Schedule 1 to re-establish a parcel that inadvertently merged on title, which contains an existing quadruplex. The lands subject to the proposed severance are zoned Residential Mixed Zone in accordance with Zoning By-law No. 79-200. A previous application for this property was deferred by the Committee of Adjustment at the July 22, 2025 meeting. This application, proposes only to re-establish the lot line of Part 2, and to obtain the necessary minor variance for this specific severance.

The following variance is required for Part 2:

By-law Provision	By-law Requirement	Proposed	Extent
Minimum lot frontage for a quadruplex dwelling on an interior lot	24 m	22.9 m	1.1 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 Consent and 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 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.

SCHEDULE 1

