



## 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 Section 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 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. 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, September 23, 2025 04:00 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, September 23, 2025.

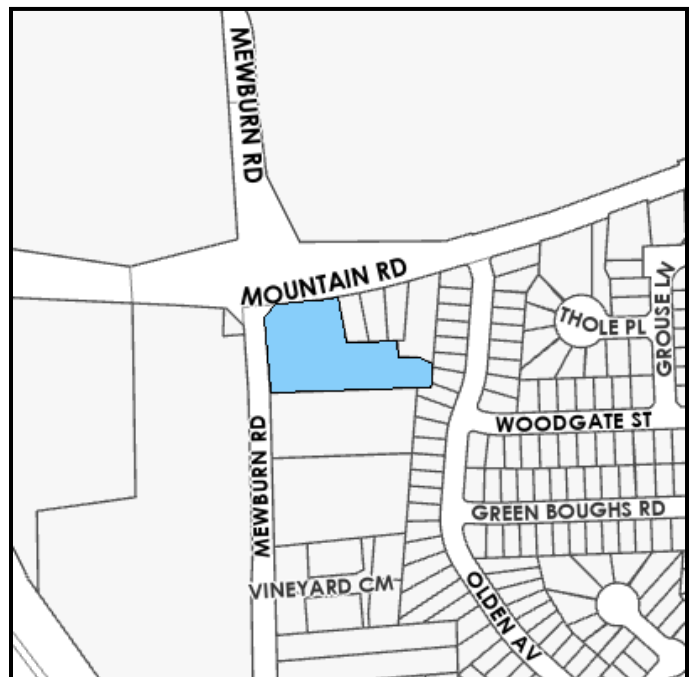
**File: PLVAR20250235, Municipal File #: A-2025-039**

**Owner: RIVER CREST ESTATES LTD**

**Location:** The subject property known as 2626 Mewburn Road is located on the south side of Mountain Road, at the intersection of Mewburn Road and Mountain Road.

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 received Site Plan Approval and building permits to construct a 4-storey, 60-unit apartment dwelling on the subject property. However, the applicant is now proposing to increase the total number of dwelling units to 66. Three townhouse dwelling units already exist on the property. The subject property is zoned Residential Low Density, Grouped Multiple Dwellings (R4-1058) Zone, in accordance with Zoning By-law No. 79-200, as amended by site-specific By-law No. 2019-55.



The following variances are requested:

By-law Provision	By-law Requirement	Proposed	Extent
Minimum lot area	175 square metres for each dwelling unit	161 square metres for each dwelling unit: <ul style="list-style-type: none"> <li>• 66 apartment dwelling units + 3 townhouse dwelling units = 69 dwelling units</li> <li>• 11,117 square metres/69 dwelling units = 161.1 square metres for each dwelling unit</li> </ul>	14 square metres
Parking and access requirements	In accordance with section 4.19.1  1.4 spaces per apartment dwelling unit x 66 units = 92.4 required parking spaces  1.4 spaces per townhouse dwelling unit x 3 units = 4.2 parking spaces  92.4+4.2= <b>97 parking spaces required in total</b>	<ul style="list-style-type: none"> <li>• Apartment dwelling - 84 parking spaces</li> <li>• Townhouse dwellings – 12 parking spaces</li> </ul> <b>84 + 12 = 96 parking spaces proposed in total</b>	1

**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 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

