



**NOTICE OF PUBLIC COMMITTEE OF
ADJUSTMENT HEARING**
Tuesday, January 13, 2026, 4:00 p.m.
Gale Center, Memorial Room
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. You can also provide oral input by joining the hearing either in person or 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, January 13, 2026 04:00 PM in Memorial Room, Gale Center 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 sanderson@niagarafalls.ca or calling (905) 356-7521 (Ext. 4281) before 12 noon on Tuesday, January 13, 2026.

File: PLVAR20250380, Municipal File #: A-2025-065

Owner: MALMER HOLDINGS LTD

Location: The subject property known as 5686 Lewis AV is located on the south-east side of Lewis Avenue between Centre Street and Magdalen Street.

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 is proposing to add a new penthouse hotel suite within an existing servicing room on the fourth floor of the existing building. The subject property is zoned Tourist Commercial (TC & TC-161) in accordance with Zoning By-law No. 79-200, as amended by By-law No. 2012-060, as amended, in part, by By-law No. 1986-259. The following variances are required:



| By-law Provision | By-law Requirement | Proposed | Extent |
|---|--|--|-------------|
| Minimum front yard depth | 10 metres from the original centreline of Lewis Avenue | 8.42 metres from the original centreline of Lewis avenue | 1.58 metres |
| Maximum height of building or structure | 12 metres | 14.9 metres | 2.9 metres |
| Minimum manoeuvring aisle | 6.9 metres | 6.0 metres | 0.9 metres |

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.

SITE PLAN
1 : 250

EXISTING 3-STORY HOTEL
MV1

McGRAY HOTEL

LEWIS AVE

McGRAY AVE

MINOR VARIANCE CHART

| TYPE | MINOR VARIANCE | MAJOR VARIANCE |
|------------------------|----------------|----------------|
| 1. LOT AREA | YES | NO |
| 2. LOT COVERAGE | YES | NO |
| 3. LOT FRONT SETBACK | YES | NO |
| 4. LOT SIDE SETBACK | YES | NO |
| 5. LOT REAR SETBACK | YES | NO |
| 6. LOT FRONT YIELD | YES | NO |
| 7. LOT SIDE YIELD | YES | NO |
| 8. LOT REAR YIELD | YES | NO |
| 9. LOT FRONT SETBACK | YES | NO |
| 10. LOT SIDE SETBACK | YES | NO |
| 11. LOT REAR SETBACK | YES | NO |
| 12. LOT FRONT YIELD | YES | NO |
| 13. LOT SIDE YIELD | YES | NO |
| 14. LOT REAR YIELD | YES | NO |
| 15. LOT FRONT SETBACK | YES | NO |
| 16. LOT SIDE SETBACK | YES | NO |
| 17. LOT REAR SETBACK | YES | NO |
| 18. LOT FRONT YIELD | YES | NO |
| 19. LOT SIDE YIELD | YES | NO |
| 20. LOT REAR YIELD | YES | NO |
| 21. LOT FRONT SETBACK | YES | NO |
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| 106. LOT SIDE SETBACK | YES | NO |
| 107. LOT REAR SETBACK | YES | NO |
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