



NOTICE OF PUBLIC COMMITTEE OF ADJUSTMENT HEARING

Tuesday, June 24, 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 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, June 24, 2025 04:00 PM in Committee Room 2 at City Hall 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 or calling (905) 356-7521 (Ext. 4281) before 12 noon on Tuesday, June 24, 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.

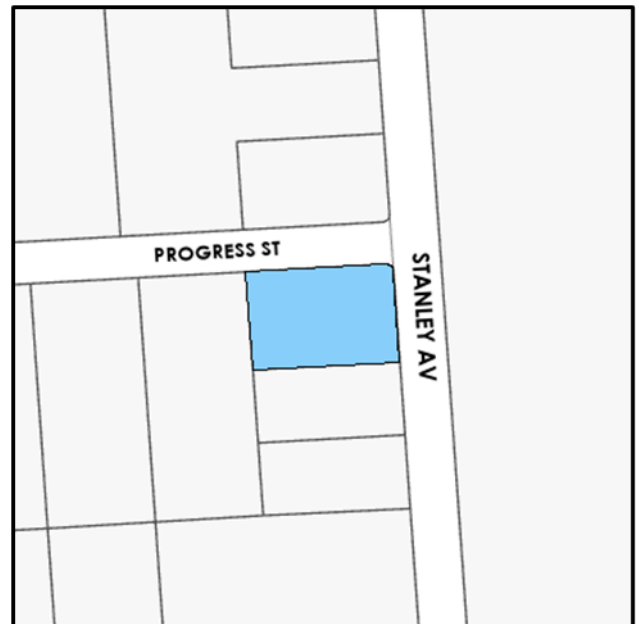
File: PLVAR20250043, Municipal File #: A-2025-004

Owner: HURRICANE HATCHLINGS LTD

Location: The subject property known as 8455 Stanley Ave is located on south-west corner of Progress Street and Stanley 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 is proposing to construct an addition to the existing warehouse on the subject property. The property is zoned Prestige Industrial (PI-31), in part, in accordance with Zoning Bylaw No. 79-200, as amended by By-law No. 1981-062, where a warehouse is a permitted use.



A public notice was previously circulated for the April 29th, 2025 Committee of Adjustment meeting, however the application was not heard as the Niagara Peninsula Conservation Authority (NPCA) required a more extensive review of the application. The following variance has been requested:

Provision	Requirement	Proposal	Extent
Minimum landscape open space for a corner lot	67% of the required front yard and 67% of the required exterior side yard	54.4% (Progress St)	12.6%

Date of Mailing: June 6, 2025

See the Schedule 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.

SCHEDULE 1

8455 STANLEY AVENUE, NIAGARA FALLS, ONTARIO ZONING CHART - PRESTIGE INDUSTRIAL BUILDING				
PROPOSED	EXISTING	COMPL.		
IND. LOT PRESTIGE	30 m	41 m	YES	
IND. LOT PRESTIGE	2000 sq ft	4000 sq ft	YES	
IND. LOT PRESTIGE	1000 sq ft	2000 sq ft	YES	
IND. LOT PRESTIGE	500 sq ft	1000 sq ft	YES	
IND. LOT PRESTIGE	250 sq ft	500 sq ft	YES	
IND. LOT PRESTIGE	125 sq ft	250 sq ft	YES	
IND. LOT PRESTIGE	62.5 sq ft	125 sq ft	YES	
IND. LOT PRESTIGE	31.25 sq ft	62.5 sq ft	YES	
IND. LOT PRESTIGE	15.625 sq ft	31.25 sq ft	YES	
IND. LOT PRESTIGE	7.8125 sq ft	15.625 sq ft	YES	
IND. LOT PRESTIGE	3.90625 sq ft	7.8125 sq ft	YES	
IND. LOT PRESTIGE	1.953125 sq ft	3.90625 sq ft	YES	
IND. LOT PRESTIGE	0.9765625 sq ft	1.953125 sq ft	YES	
IND. LOT PRESTIGE	0.48828125 sq ft	0.9765625 sq ft	YES	
IND. LOT PRESTIGE	0.244140625 sq ft	0.48828125 sq ft	YES	
IND. LOT PRESTIGE	0.1220703125 sq ft	0.244140625 sq ft	YES	
IND. LOT PRESTIGE	0.06103515625 sq ft	0.1220703125 sq ft	YES	
IND. LOT PRESTIGE	0.030517578125 sq ft	0.06103515625 sq ft	YES	
IND. LOT PRESTIGE	0.0152587890625 sq ft	0.030517578125 sq ft	YES	
IND. LOT PRESTIGE	0.00762939453125 sq ft	0.0152587890625 sq ft	YES	
IND. LOT PRESTIGE	0.003814697265625 sq ft	0.00762939453125 sq ft	YES	
IND. LOT PRESTIGE	0.0019073486328125 sq ft	0.003814697265625 sq ft	YES	
IND. LOT PRESTIGE	0.00095367431640625 sq ft	0.0019073486328125 sq ft	YES	
IND. LOT PRESTIGE	0.000476837158203125 sq ft	0.00095367431640625 sq ft	YES	
IND. LOT PRESTIGE	0.0002384185791015625 sq ft	0.000476837158203125 sq ft	YES	
IND. LOT PRESTIGE	0.00011920928955078125 sq ft	0.0002384185791015625 sq ft	YES	
IND. LOT PRESTIGE	0.000059604644775390625 sq ft	0.00011920928955078125 sq ft	YES	
IND. LOT PRESTIGE	0.0000298023223876953125 sq ft	0.000059604644775390625 sq ft	YES	
IND. LOT PRESTIGE	0.00001490116119384765625 sq ft	0.0000298023223876953125 sq ft	YES	
IND. LOT PRESTIGE	0.000007450580596923828125 sq ft	0.00001490116119384765625 sq ft	YES	
IND. LOT PRESTIGE	0.0000037252902984619140625 sq ft	0.000007450580596923828125 sq ft	YES	
IND. LOT PRESTIGE	0.00000186264514923095703125 sq ft	0.0000037252902984619140625 sq ft	YES	
IND. LOT PRESTIGE	0.000000931322574615478515625 sq ft	0.00000186264514923095703125 sq ft	YES	
IND. LOT PRESTIGE	0.0000004656612873077392578125 sq ft	0.000000931322574615478515625 sq ft	YES	
IND. LOT PRESTIGE	0.00000023283064365386962890625 sq ft	0.0000004656612873077392578125 sq ft	YES	
IND. LOT PRESTIGE	0.000000116415321826934814453125 sq ft	0.00000023283064365386962890625 sq ft	YES	
IND. LOT PRESTIGE	0.0000000582076609134674072265625 sq ft	0.000000116415321826934814453125 sq ft	YES	
IND. LOT PRESTIGE	0.00000002910383045673370361328125 sq ft	0.0000000582076609134674072265625 sq ft	YES	
IND. LOT PRESTIGE	0.000000014551915228366851806640625 sq ft	0.00000002910383045673370361328125 sq ft	YES	
IND. LOT PRESTIGE	0.0000000072759576141834259033203125 sq ft	0.000000014551915228366851806640625 sq ft	YES	
IND. LOT PRESTIGE	0.00000000363797880709171295166015625 sq ft	0.0000000072759576141834259033203125 sq ft	YES	
IND. LOT PRESTIGE	0.000000001818989403545856475830078125 sq ft	0.00000000363797880709171295166015625 sq ft	YES	
IND. LOT PRESTIGE	0.0000000009094947017729282379150390625 sq ft	0.000000001818989403545856475830078125 sq ft	YES	
IND. LOT PRESTIGE	0.00000000045474735088646411895751953125 sq ft	0.0000000009094947017729282379150390625 sq ft	YES	
IND. LOT PRESTIGE	0.000000000227373675443232059478759765625 sq ft	0.00000000045474735088646411895751953125 sq ft	YES	
IND. LOT PRESTIGE	0.0000000001136868377216160297393798828125 sq ft	0.000000000227373675443232059478759765625 sq ft	YES	
IND. LOT PRESTIGE	0.00000000005684341886080801486968994140625 sq ft	0.0000000001136868377216160297393798828125 sq ft	YES	
IND. LOT PRESTIGE	0.000000000028421709430404007434844970703125 sq ft	0.00000000005684341886080801486968994140625 sq ft	YES	
IND. LOT PRESTIGE	0.0000000000142108547152020037174224853515625 sq ft	0.000000000028421709430404007434844970703125 sq ft	YES	
IND. LOT PRESTIGE	0.00000000000710542735760100185871124267578125 sq ft	0.0000000000142108547152020037174224853515625 sq ft	YES	
IND. LOT PRESTIGE	0.000000000003552713678800500929355621337890625 sq ft	0.00000000000710542735760100185871124267578125 sq ft	YES	
IND. LOT PRESTIGE	0.0000000000017763568394002504646778106689453125 sq ft	0.000000000003552713678800500929355621337890625 sq ft	YES	
IND. LOT PRESTIGE	0.00000000000088817841970012523233890533447265625 sq ft	0.0000000000017763568394002504646778106689453125 sq ft	YES	
IND. LOT PRESTIGE	0.00000000000044408920985006261616945266723828125 sq ft	0.00000000000088817841970012523233890533447265625 sq ft	YES	
IND. LOT PRESTIGE	0.000000000000222044604925031308084726333619140625 sq ft	0.00000000000044408920985006261616945266723828125 sq ft	YES	
IND. LOT PRESTIGE	0.0000000000001110223024625156540423631668095703125 sq ft	0.000000000000222044604925031308084726333619140625 sq ft	YES	
IND. LOT PRESTIGE	0.000000000000055511151231257827021181583402853515625 sq ft	0.0000000000001110223024625156540423631668095703125 sq ft	YES	
IND. LOT PRESTIGE	0.0000000000000277555756156289135105907917214267578125 sq ft	0.000000000000055511151231257827021181583402853515625 sq ft	YES	
IND. LOT PRESTIGE	0.00000000000001387778780781445675529539586071337890625 sq ft	0.0000000000000277555756156289135105907917214267578125 sq ft	YES	
IND. LOT PRESTIGE	0.000000000000006938893903907228377647697930355689453125 sq ft	0.00000000000001387778780781445675529539586071337890625 sq ft	YES	
IND. LOT PRESTIGE	0.0000000000000034694469519536141387238489651777265625 sq ft	0.000000000000006938893903907228377647697930355689453125 sq ft	YES	
IND. LOT PRESTIGE	0.000000000000001734723475976807069361924482588869230625 sq ft	0.0000000000000034694469519536141387238489651777265625 sq ft	YES	
IND. LOT PRESTIGE	0.000000000000000867361737988403534680962241294434619140625 sq ft	0.000000000000001734723475976807069361924482588869230625 sq ft	YES	
IND. LOT PRESTIGE	0.0000000000000004336808689942017673404811206472173095703125 sq ft	0.000000000000000867361737988403534680962241294434619140625 sq ft	YES	
IND. LOT PRESTIGE	0.00000000000000021684043449710088367024056032360865478515625 sq ft	0.0000000000000004336808689942017673404811206472173095703125 sq ft	YES	
IND. LOT PRESTIGE	0.0000000000000001084202172485504418351202801618043273928125 sq ft	0.00000000000000021684043449710088367024056032360865478515625 sq ft	YES	
IND. LOT PRESTIGE	0.00000000000000005421010862427522091756014008090216369628125 sq ft	0.0000000000000001084202172485504418351202801618043273928125 sq ft	YES	
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IND. LOT PRESTIGE	0.0000000000000000135525271560688052293900350202255409240703125 sq ft	0.000000000000000027105054312137610458780070040451081848140625 sq ft	YES	
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IND. LOT PRESTIGE	0.000000000000000003388131789017201307347508755056385231017578125 sq ft	0.00000000000000000677626357803440261469501751011277046203515625 sq ft	YES	
IND. LOT PRESTIGE	0.0000000000000000016940658945086006536737543777781926155087890625 sq ft	0.000000000000000003388131789017201307347508755056385231017578125 sq ft	YES	
IND. LOT PRESTIGE	0.00000000000000000084703294725430032683687718888895825775439453125 sq ft	0.0000000000000000016940658945086006536737543777781926155087890625 sq ft	YES	
IND. LOT PRESTIGE	0.000000000000000000423516473627150163418438594444479128877197265625 sq ft	0.00000000000000000084703294725430032683687718888895825775439453125 sq ft	YES	
IND. LOT PRESTIGE	0.0000000000000000002117582368135750817072192972222395644385986328125 sq ft	0.00000000000000000042351647362715016341843859444479128877197265625 sq ft	YES	
IND. LOT PRESTIGE	0.0000000000000000001058791184067875408536096486111197822192993140625 sq ft	0.0000000000000000002117582368135750817072192972222395644385986328125 sq ft	YES	
IND. LOT PRESTIGE	0.0000000000000000000529395592033937704268048243055598911096496703125 sq ft	0.0000000000000000001058791184067875408536096486111197822192993140625 sq ft	YES	
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IND. LOT PRESTIGE	0.000000000000000000013234889800848442606701206076138972777412192890625 sq ft	0.00000000000000000002646977960169688521340241215277994555482483515625 sq ft	YES	
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IND. LOT PRESTIGE	0.0000000000000000000004135903062765138314593876898793430544163102783203125 sq ft	0.000000000000000000000827180612553027662918775379758686110883262056640625 sq ft	YES	
IND. LOT PRESTIGE	0.00000000000000000000020679515313826916772969384493967152720815513916015625 sq ft	0.0000000000000000000004135903062765138314593876898793430544163102783203125 sq ft	YES	
IND. LOT PRESTIGE	0.000000000000000000000103397576569134583864846922469835763604077569580078125 sq ft	0.00000000000000000000020679515313826916772969384493967152720815513916015625 sq ft	YES	
IND. LOT PRESTIGE	0.0000000000000000000000516987882845672919324234612349428818020387847900390625 sq ft	0.000000000000000000000103397576569134583864846922469835763604077569580078125 sq ft	YES	
IND. LOT PRESTIGE	0.00000000000000000000002584939414228364596621173061972144010119394239501953125 sq ft	0.0000000000000000000000516987882845672919324234612349428818020387847900390625 sq ft	YES	
IND. LOT PRESTIGE	0.000000000000000000000012924697071141822983105865309860720050596971975009765625 sq ft	0.00000000000000000000002584939414228364596621173061972144010119394239501953125 sq ft	YES	
IND. LOT PRESTIGE	0.0000000000000000000000064623485355709114915529326549303602529848859875048828125 sq ft	0.000000000000000000000012924697071141822983105865309860720050596971975009765625 sq ft	YES	
IND. LOT PRESTIGE	0.00000000000000000000000323117426778545574577796632746651801264744294375244140625 sq ft	0.0000000000000000000000064623485355709114915529326549303602529848859875048828125 sq ft	YES	
IND. LOT PRESTIGE	0.0000000000000000000000016155871338927278728889831637332590063237214718762203125 sq ft	0.00000000000000000000000323117426778545574577796632746651801264744294375244140625 sq ft	YES	
IND. LOT PRESTIGE	0.00000000000000000000000080779356694636393644449158186662503161186073593811015625 sq ft	0.0000000000000000000000016155871338927278728889831637332590063237214718762203125 sq ft	YES	
IND. LOT PRESTIGE	0.000000000000000000000000403896783473181968222245790933312501555930367969055578125 sq ft	0.00000000000000000000000080779356694636393644449158186662503161186073593811015625 sq ft	YES	
IND. LOT PRESTIGE	0.0000000000000000000000002019483917365909841111228954665625077796518339845277890625 sq ft	0.000000000000000000000000403896783473181968222245790933312501555930367969055578125 sq ft	YES	
IND. LOT PRESTIGE	0.00000000000000000000000010097419586829549205556144773328125038898271699226389453125 sq ft	0.0000000000000000000000002019483917365909841111228954665625077796518339845277890625 sq ft	YES	
IND. LOT PRESTIGE	0.00000000000000000000000005048709793414774602777807236664062519449136996131947265625 sq ft	0.00000000000000000000000010097419586829549205556144773328125038898271699226389453125 sq ft	YES	</