



REVISED NOTICE OF PUBLIC COMMITTEE OF ADJUSTMENT HEARING

Tuesday, November 11, 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. There will be no virtual component.

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, November 11, 2025 04:00 PM in the Memorial Room of 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 or calling (905) 356-7521 (Ext. 4282) before 12 noon on Tuesday November 11, 2025.

File: PLVAR20250330, Municipal File #: A-2025-050

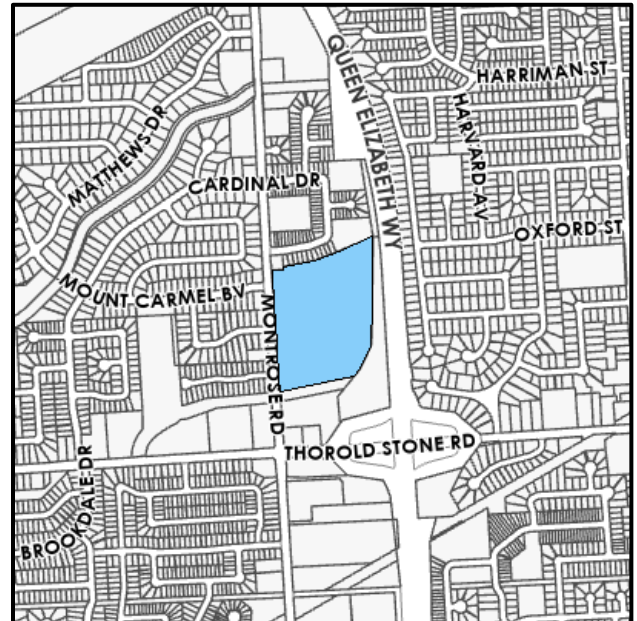
Owner: CASSONE DWELLINGS (BT) INC

Location: The subject property known as 3736-3770 MONTROSE RD is located on the north side of Thorold Stone Road between the Queen Elizabeth Way and Montrose 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 is proposing the redevelopment of the subject site resulting in the construction of 260 new dwelling units, which will include a mix of stacked townhouses, rear lane townhouses and a private road network on the subject property.



The property is zoned Residential Low Density, Group Multiple Dwelling Zone (R4-1187), in accordance with Zoning By-law 79-200, as amended by site specific By-law 2022-088 and 2023-013 and further amended by Committee of Adjustment Decision A-2023-014 and A-2024-010, A-2024-029 in-part and Planning Shopping Centre Commercial (SC-724), in accordance with Zoning By-law 79-200, as amended by site specific By-law 2005-119 in-part.

Date of Mailing: October 28, 2025

The following variances are requested:

| By-law Provision | By-law Requirement | Proposed | Extent |
|--|---|---|---|
| Minimum front yard depth for a townhouse dwelling | 36 metres + 13.1 metres from the original centreline of Montrose Road | 5.5 metres | 30.5 metres |
| Minimum rear yard depth for a townhouse dwelling | 55 metres | 17.6 metres | 37.4 metres |
| Minimum interior side yard width for an apartment dwelling | 5.5 metres to the north property line | 3.3 metres | 2.2 metres |
| Minimum interior side yard width for a townhouse dwelling By-law No. 2022-088 | 36.5 m | 6.9 metres (north-Block 11) 7 metres (north) 7.1 metres (west to Block 29) 29.74 metres (north/west to Block 12) 5.9 metres (south) | 29.6 metres 29.5 metres 29.4 metres 6.76 metres 30.6 metres |
| Minimum Landscaped Open Space Area A-2023-014 | 77 square metres for each dwelling unit | 71.8 square metres for each dwelling unit | Revised 5.2 square metres for each dwelling unit |
| Minimum privacy yard depth as measured from the exterior rear wall of every dwelling unit for a townhouse dwelling A-2023-014 | 5.5 metres for a townhouse dwelling | Block 7: 2.3 metres Block 6: 2.3 metres Block 5: 2.3 metres Block 4: 2.3 metres Block 3: 2.3 metres Block 22: 2.3 metres Block 24: 2.3 metres Block 26: 2.3 metres Block 28: 2.3 metres Block 27: 2.3 metres Block 25: 2.3 metres Block 23: 2.3 metres Block 21: 2.3 metres Block 20: 2.3 metres | 3.2 metres for each listed block |

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.

MONROSE ROAD

THE QUEEN ELIZABETH WAY

150' BUFFER

VEHICLE PARKING ONLY

WALKWAY

BICYCLE

VEHICLE