



**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 at 4:00 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: PLVAR20250337, Municipal File #: A-2025-054

Owner: CENTENNIAL HOMES (NIAGARA) INC

Location:

The subject lands form part of 6357 Progress Street and are located on the north side of Chippawa Parkway between Dorchester Road and Kister Road. More specifically, the lands are identified as Blocks 176 to 181 (inclusive) and Blocks 223 to 228 (inclusive) on the Riverfront Phase 2 Draft Plan of Subdivision, dated March 4th, 2025.

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 on-street townhouse dwellings on Blocks 176 to 181 (inclusive) and Blocks 223 to 228 (inclusive) on the Riverfront Phase 2 Draft Plan of Subdivision, dated March 4th, 2025.

The subject lands are zoned Residential Mixed (R3-1286) Zone, in part, and Residential Low Density, Grouped Multiple Dwelling (R4-1287) Zone, in part, in accordance with Zoning By-law No. 79-200, as amended by By-law No. 2025-057.

The applicant is requesting variances from the provisions of the R3-1286 Zone for Blocks 176 to 181 (inclusive) on the Riverfront Phase 2 Draft Plan of Subdivision, dated March 4th, 2025 (Blocks 57 to 62 (inclusive) on Schedule 1):

By-law Provision	By-law Requirement	Proposed	Extent
Maximum height of building or structure	10 metres, subject to section 4.7 of By-law No. 79-200	12 metres, subject to section 4.7	2 metres
Maximum width of a driveway or parking area in the front yard of a lot	60% of the lot frontage for an on-street townhouse dwelling	75% of the lot frontage	15%

The applicant is requesting variances from the provisions of the R4-1287 Zone for Blocks 223 to 228 (inclusive) on the Riverfront Phase 2 Draft Plan of Subdivision, dated March 4th, 2025 (Blocks 63 to 74 (inclusive) on Schedule 1):

By-law Provision	By-law Requirement	Proposed	Extent
Maximum height of a building or structure for an on-street townhouse dwelling	10 metres, subject to section 4.7 of By-law No. 79-200	12 metres, subject to section 4.7 of By-law No. 79-200	2 metres
Minimum landscaped open space for an on-street townhouse dwelling	25% of the lot area	22% of the lot area	3%
Parking within a front yard in an R4 Zone	<p>No person shall use any portion of the front yard of any lot for the parking or storing of any motor vehicle unless either a landscaped open space strip or a decorative wall or decorative fence and a landscaped open space strip is provided and maintained along the part of every front lot line and side lot line which abuts a street, except that part thereof crossed by an access driveway or sidewalk, and in accordance with the following regulations:</p> <p>(i) If only a landscaped open space is provided such landscaped open space strip shall have a minimum width of 3 metres, unless a decorative wall or decorative fence in accordance with subsection ii is provided; in which</p>	Parking in the front yard without a landscaped open space strip or decorative wall/fence	To permit parking in the front yard without a landscaped open space strip or decorative wall/fence

	<p>case the landscaped open space strip shall have a minimum width of 1.5 metres</p> <p>(ii) The height of a decorative wall or fence shall be a minimum of 1 metre above the average level of the parking area in the front yard</p> <p>(iii) Any such decorative wall or fence shall be located a minimum of 1 metre inside the abutting street line</p> <p>(iv) Where a daylighting triangle is required, no such decorative wall or decorative fence shall be located within such daylighting triangle</p>		
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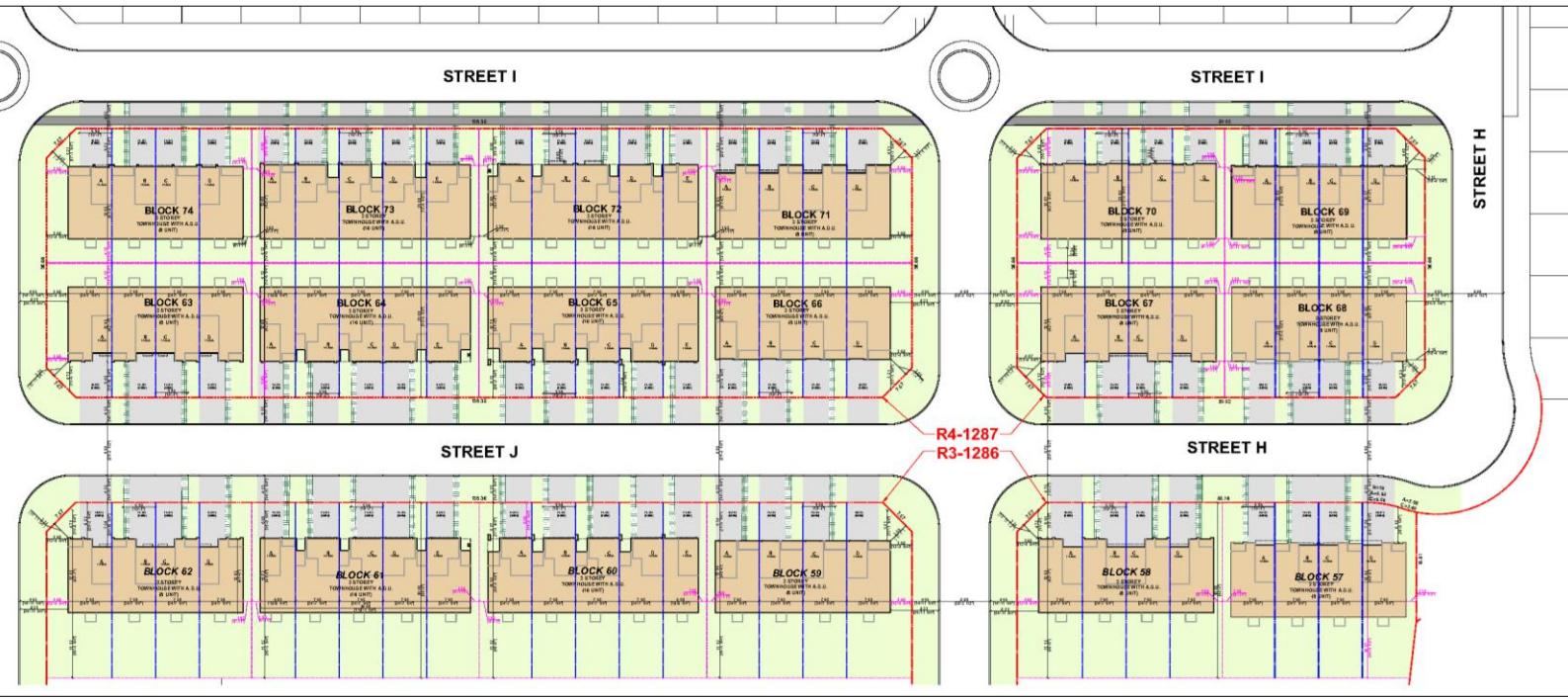
See the sketches (Schedule 1 & 2) on the following page for more information

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.

SCHEDULE 1



SCHEDULE 2

