



**NOTICE OF PUBLIC COMMITTEE OF
ADJUSTMENT HEARING**
Tuesday, February 24, 2026, 4:00 p.m.
Gale Centre, 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 in person.

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, February 24, 2026 04:00 PM in Memorial Room at Gale Centre for the Committee of Adjustment to consider this application.

File: PLVAR20250396, Municipal File #: A-2026-001

Owner: HADI Kamali

Location: The subject property known as 5311 Bridge Street is located on the north-east corner of Bridge Street and Homewood 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 two additional dwelling units within the existing detached dwelling on the above noted property.

The subject property is zoned Transition Residential Multiple Zone (TRM) in accordance with Zoning By-law No. 79-200. The following variances are required:



By-law Provision	By-law Requirement	Proposed	Extent
Parking and access requirements	Maximum area of a rear yard which can be used as a surface parking area – 40 square metres	56.6 square metres	16.6 square metres
Accessory buildings and accessory structures	A deck may project into a required front yard a distance of not more than 2.5 metres and	Deck projects 0.91 metres in the required interior side yard	To permit a deck to project 0.91 metres in the required interior side yard.

	<p>into a required rear yard or privacy yard of a block townhouse dwelling unit a distance of not more than 4 metres and in no event, and subject to said Section 4.27.1, shall any part of such deck be closer than 1.5 metres from any street line and closer to the interior and exterior side lot lines than the minimum interior side yard and exterior side yard widths of the specific zones.</p>		
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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.

