



**NOTICE OF PUBLIC COMMITTEE OF
ADJUSTMENT HEARING**
Tuesday, February 24, 2026, 4:00 p.m.
Gale Centre, Memorial Room
5152 Thorold Stone Road

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.

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 the Memorial Room at the Gale Centre for the Committee of Adjustment to consider this application.

File: PLVAR20250361, Municipal File #: A-2025-060

Owner: LIWANAG JACQUELYN CORTEZ

Location: The subject property known as 6285 HAWKINS ST is located on the North-East corner of Hawkins Street and Pope 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 on the existing dwelling and to construct an Additional Dwelling Unit within an accessory building on the above noted property. The subject property is zoned Residential 1E Density Zone (R1E) Zone, in accordance with Zoning By-law No. 79-200. The following variances have been requested:

By-law Provision	By-law Requirement	Proposed	Extent
Minimum front yard setback	6 metres	2.9 metres	3.1 metres
Minimum exterior side yard width	4.5 metres	0.56 metres	3.94 metres
Maximum area of a rear yard which can be used as a parking area	40 square metres	59.7 square metres	19.7 square metres

By-law Provision	By-law Requirement	Proposed	Extent
Yards	A deck may project into a required front yard a distance of not more than 2.5 metres and 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 zone	Front yard deck – 0.5 metres from the front lot line	1 metre
		ADU deck – encroaches 1.2 metres into the exterior side yard	To permit the deck to encroach 1.2 metres into the exterior side yard.

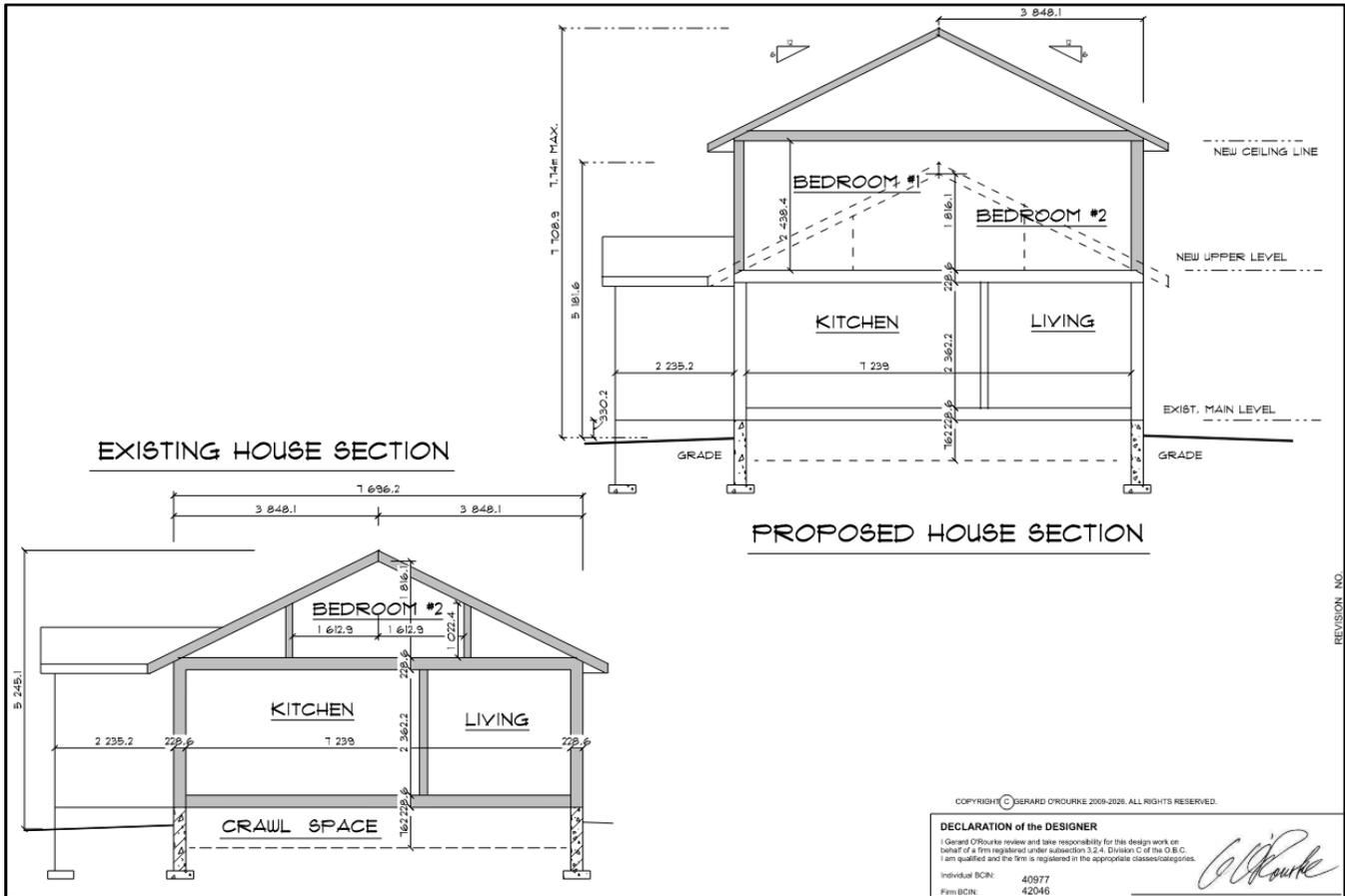
See the sketch (Schedule 1) on the following page for more information

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.

SCHEDULE 2



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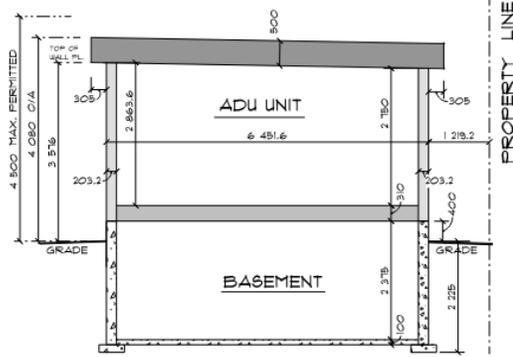
DECLARATION of the DESIGNER

I, Gerard O'Dourke, review and take responsibility for this design work on behalf of a firm registered under subsection 3.2.4, Division C of the O.B.C. I am qualified and the firm is registered in the appropriate class/categories.

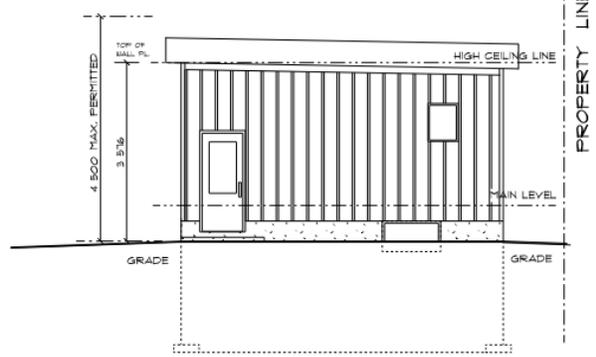
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 Firm BCIN: 42046

Gerard O'Dourke

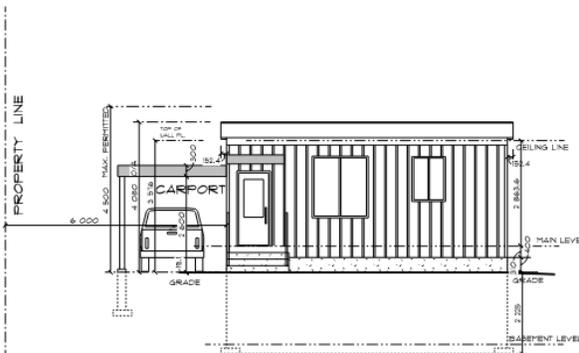
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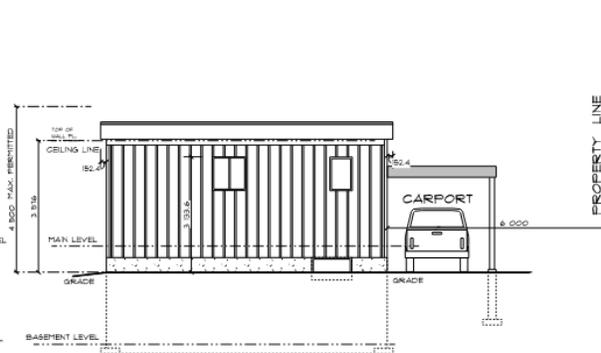
SECTION A - A - 3



SOUTH ELEVATION - 3



WEST ELEVATION - 3



EAST ELEVATION - 3