



**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 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, Gale Centre for the Committee of Adjustment to consider this application.

File: PLVAR20250397, Municipal File #: A-2025-067

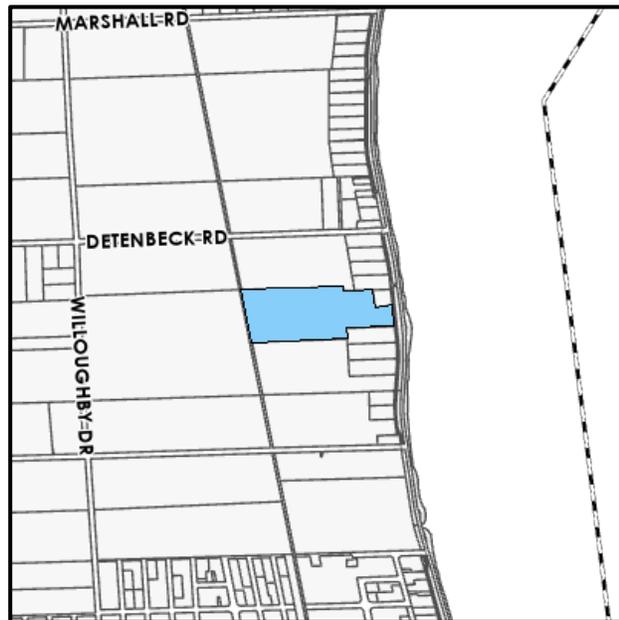
Owner: PARTRIDGE, WADE CARSON

Location: The subject property known as 11743 Niagara River Py is located on the west side of Niagara River Parkway between Detenbeck Road and Bossert 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 to construct an additional dwelling unit within the proposed detached garage on the subject property.

The subject property is zoned Residential Niagara Parkway Zone (RNP) in part and Agricultural 3 (A3) Zone in part in accordance with Zoning by-law No. 79-200, as amended. The following variances are required:



By-law Provisions	By-law Requirement	Proposed	Extent
Permitted Uses	In accordance with Section 12.4.1	Additional dwelling Unit	To permit an additional dwelling unit within a detached accessory building
Additional Dwelling Units in accessory buildings	The total lot coverage of all accessory buildings and accessory structures on a lot shall	232 square metres 0.2%	139 square metres

		not exceed 93 square metres and in no case shall the total lot coverage of all buildings and structures exceed the maximum lot coverage regulation of the specific zone, save and except for an R4 Zone where a maximum lot coverage of 45% is permitted		
Additional Dwelling units in accessory buildings		On a façade facing an interior side or rear lot line, no openings are permitted at a height above 4.5 height	4.8 metres	0.3 metres
Additional Dwelling Units in accessory buildings		An accessory building containing an additional dwelling unit on a parcel of rural land shall not exceed 7 metres in height, but in no event shall any part of the walls or supporting posts, excluding any gable or dormer, exceed 5.5 metres in height.	Highest ridge – 7.5 metres Wall Height – 5.5 metres	Highest ridge – 0.5 metres

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



NORTH EAST RENDERING

