



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

**File: PLVAR20260008, Municipal File #: A-2026-002**

**Owner: MOHAMMAD ARIF CRYSTAL**

**Location:** The subject property known as 8205 Catalina Street is located on the north side of Catalina Street between Belaire Avenue and Eldorado 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 onto the existing detached dwelling on the above noted property. The subject property is zoned Residential 1D (R1D) 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 depth (Section 5.7 special building setback applies)	13.33 m + 10m from the centreline of Catalina Street	11.88 m + 10.06 m from the centreline of Catalina Street	1.45 metres
Accessory building and accessory structures	No person shall, in any residential zone, erect any accessory building or structure having a greater height than 3 metres, provided that	<b>Treehouse –</b> Wall height - 3.7 metres  Total height – 4.9 metres	Wall height – 0.7 metres  Total height – 0.3 metres

By-law Provision	By-law Requirement	Proposed	Extent
	an accessory building with a pitched roof may be erected to a height not exceeding 4.6 metres but in no event shall any part of the walls or supporting posts excluding any gable or dormer exceed 3 metres in height		
Accessory building and accessory structures	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 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 side lot lines than the minimum interior side yard and exterior side yard widths of the specific zones	Side yard (east) – projects 0.6 metres into the required side yard	To permit the projection of the deck 0.6 metres into the required 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.



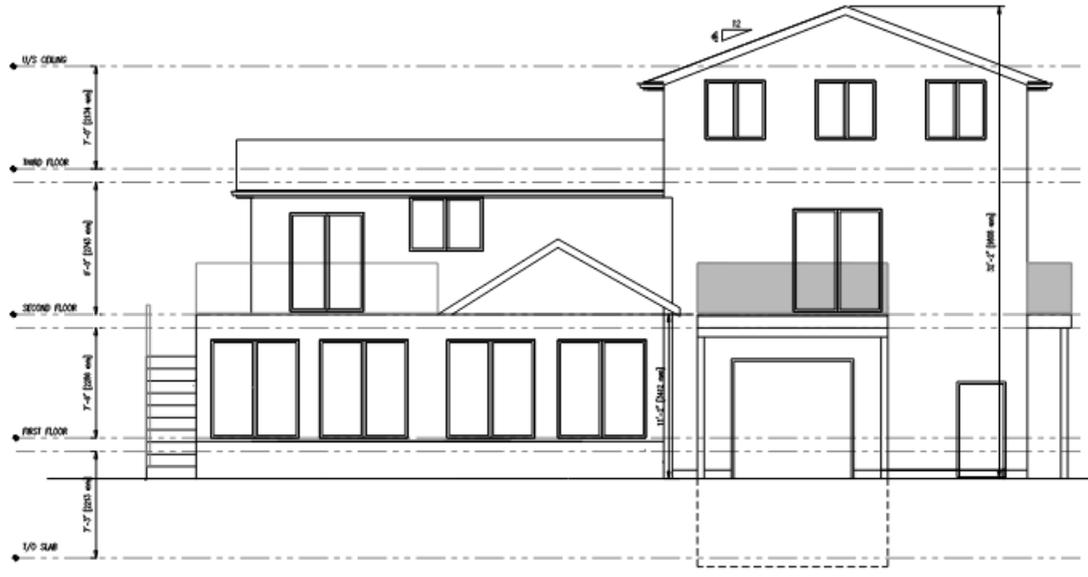
# SCHEDULE 2



PROPOSED FRONT ELEVATION  
SCALE: 1" = 1'-0"



EXISTING FRONT ELEVATION  
SCALE: 1" = 1'-0"



**PROPOSED REAR ELEVATION**  
 SCALE: 1/4" = 1'-0"



**EXISTING REAR ELEVATION**  
 SCALE: 1/4" = 1'-0"