



**NOTICE OF PUBLIC COMMITTEE OF
ADJUSTMENT HEARING**
Tuesday March 24, 2026, 4:00 p.m.
Council Chambers City Hall
4310 Queen Street, Niagara Falls

Public input on applications is invited. Pursuant to Section 45 and Section 53 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 consent (severance) and minor variance 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 or electronically.

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 March 24, 2026 04:00 PM in Council Chambers at City Hall for the Committee of Adjustment to consider this application.

To participate remotely in the public hearing, please pre-register with the Secretary-Treasurer by sending an email to sanderson@niagarafalls.ca or calling (905) 356-7521 (Ext. 4281) before 12 noon on Tuesday March 24, 2026. All registrants will be provided with instructions on how to use their computer, tablet or phone to participate in the remote electronic public hearing.

File: PLVAR20260042, Municipal File #: A-2026-008
File: PLCON20260021, Municipal File #: B-2026-001

Owner: DANIEL HERBERT VARCOE

Location: The subject property known as 7780 Rysdale Street is located on the south east corner of Rysdale Street and Green Avenue.

Proposal: The applicant is proposing to convey Part 2 (474.7 sq m) for future residential use and Part 1 (690.6 sq m) will be retained for continued residential use on the subject property. Part 3 (12.5 sq m) will be dedicated to the City for a daylight triangle. The subject property is zoned Residential 1C (R1C) in accordance with Zoning By-law No. 79-200. The following variances have been requested:



Part 1:

By-law Provision	By-law Requirement	Proposed	Extent
Maximum area of a rear yard which can be used as parking area	40 square metres	54 square metres	14 square metres

Part 2:

By-law Provision	By-law Requirement	Proposed	Extent
Lot area	550 square metres	474.7 square metres	75.3 square metres

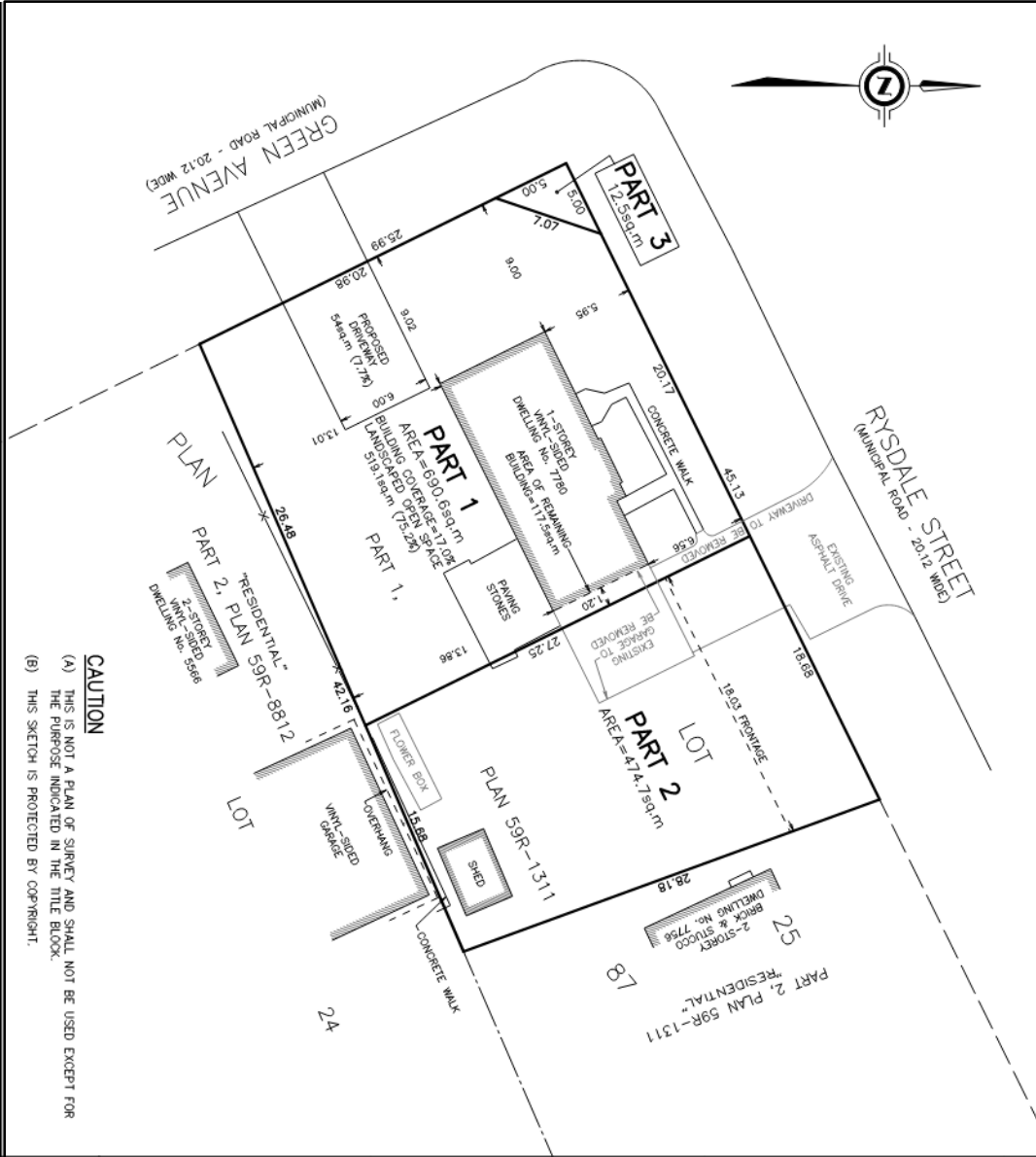
See the sketch (Schedule 1) on the following page for more information

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 Consent, 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 1



CAUTION
 (A) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
 (B) THIS SKETCH IS PROTECTED BY COPYRIGHT.

NOTE: THIS SKETCH IS NOT A PLAN OF SURVEY

SKETCH FOR PLANNING PURPOSES ONLY

7780 RYSDALE STREET

CITY OF NIAGARA FALLS

REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 250



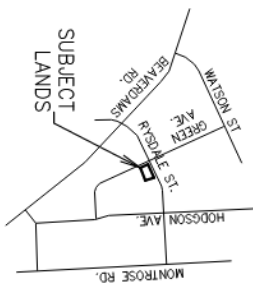
J.D. BARNES LIMITED

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METRIC NOTE

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

KEY PLAN (NOT TO SCALE)



SUBJECT LANDS

CITY OF NIAGARA FALLS

LEGAL DESCRIPTION

PART OF LOT 25, PLAN 87 (BEING PART 1, PLAN 59R-1311)

BOUNDARY INFORMATION HAS BEEN DERIVED FROM A FIELD SURVEY DATED JANUARY 7, 2026... THIS IS NOT A PLAN OF SURVEY.

FEBRUARY 3, 2026
 DATE

DASHA PAJE
 ONTARIO LAND SURVEYOR



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