



**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 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 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: PLVAR20260010, Municipal File #: A-2026-006

Owner: AMIN KIRAN NATUBHAI

Location: The subject property known as 5738 Byng Avenue is located on the north east side corner of Byng Street and High Street.

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 convert the existing detached garage into an Additional Dwelling Unit on the subject property.

The subject property is zoned Residential Two (R2) Zone in accordance with Zoning By-law No. 79-200. The following variances are required:



By-law Provision	By-law Requirement	Proposed	Extent
Accessory building and accessory structures	No accessory building or accessory structure shall be erected on a corner lot closer than 4.5 metres to the side	3.6 metres to the exterior side lot line	To permit an accessory building to be 3.6 metres from the exterior side lot line.

	lot line abutting a street line or a reserve		
Additional Dwelling Units within Accessory buildings	Shall not be erected on a corner lot closer than 4.5 metres to the side lot line abutting a street line or a reserve, plus any applicable distance specified in section 4.27.1 of this By-law	3.6 metres with a roofed over one-storey porch that is 1.8 metres from the exterior side lot line	To permit the additional dwelling unit within an accessory building to be 3.6 metres from the exterior side lot line with a one-storey roofed over porch that is 1.8 metres from the exterior side lot line

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.

