



**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 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: A-2026-066 & B-2025-029

Owner: SHAMMAH INCORPORATED

Location: The subject property known as 6510 DRUMMOND RD is located on the northeast side of Drummond Road and Dixon Street between Dixon Street and Murray Street.

Proposal: The applicant is proposing to convey Part 2 (350 sq m) for future residential use. Part 1 (258 sq m) will be retained for continued residential use. Part 3 will be dedicated to the City for a future road widening, and Part 4 will be dedicated to the City for the purpose of a daylight triangle.

The subject property is zoned Residential 1E Density Zone, in accordance with Zoning By-law No. 79-200. The following variances are required:



Part 1

| By-law Provision | By-law Requirement | Proposed | Extent |
|-----------------------------------|---|---|---------------------|
| Minimum lot area for a corner lot | 450 square metres | 254.6 square metres | 195.4 square metres |
| Minimum front yard depth | 6 metres + 13.0 metres from the centreline of Drummond Road | 3.17 metres +13 metres from the centreline of Drummond Road | 2.83 metres |
| Minimum rear yard depth | 7.5 metres | 3.02 metres | 4.48 metres |

| By-law Provision | By-law Requirement | Proposed | Extent |
|----------------------------------|--|--|-------------|
| Minimum exterior side yard width | 4.5 metres + 11.5 metres from Dixon Street | 1.25 metres + 12.19 metres from Dixon Street | 3.25 metres |

Part 2

| By-law Provision | By-law Requirement | Proposed | Extent |
|---|--|--|--------------------|
| Minimum lot area for an interior lot | 370 square metres | 353.9 square metres | 16.1 square metres |
| Minimum rear yard depth | 7.5 metres | 3.53 metres | 3.97 metres |
| Minimum interior side yard width on each side | 1.2 metres subject to section 5.1(a) where 2.4 metres is required if no garage | 1.2 metres (west) 1.2 metres (east) | 1.2 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.

