



NOTICE OF PUBLIC COMMITTEE OF ADJUSTMENT HEARING

Tuesday, March 24, 2026, 4:00 p.m.
Niagara Falls City Hall
4310 Queen Street, Niagara Falls

Public input on applications is invited. Pursuant to Section 53 and 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 applications 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 Committee Room 2 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: PLCON20260039, Municipal File #: A-2026-013
-A-2026-020, B-2026-002 - B-2026-009**

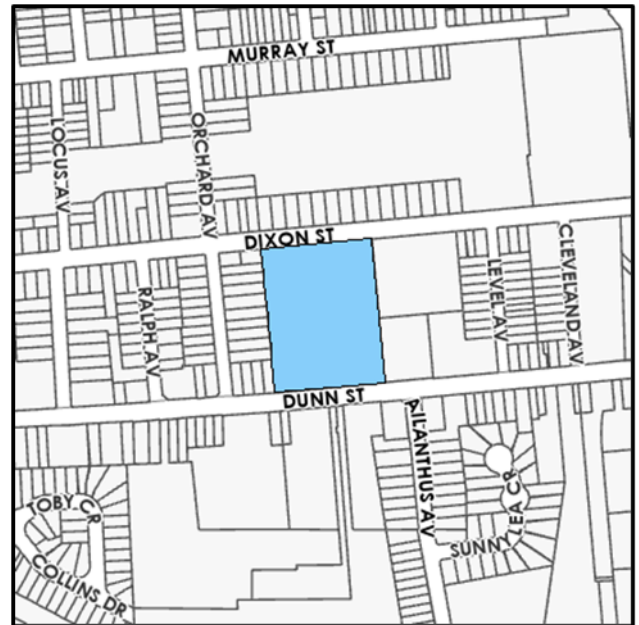
Owner: 1984351 ONTARIO LTD

Location: The subject property known as 5881-5897
Dunn Street is located on the north side of Dunn Street
between Orchard Avenue and Level 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) and to consider a consent under section 53 of the Planning act (R.S.O. 1990,c.P.13).

Proposal: The applicant is proposing a partial discharge of mortgage and is proposing a residential development on the subject property. The applicant is proposing to separate the on-street townhouses which are proposed to front onto Dixon Street into eight (8) freehold lots with easements. The following has been proposed:

- **B-2026-002 & A -2026-019** - Part 1 is being conveyed for future residential use.
 - Retained lots are Parts 2-19
 - Part 16, part of the retained lots, is an easement in favour of the conveyed parcel.
- **B-2026-003 & A-2026-018** - Parts 2 and 3 are being conveyed for future residential use
 - Part 3 easement for stormwater
 - Retained lots are Parts 1, 4-19
 - Part 16, part of the retained lots, is an easement in favour of the conveyed parcel
- **B-2026-004 & A-2026-017** - Parts 4 and 5 are being conveyed for future residential use



- Part 5 is an easement for stormwater and maintenance of the catch basin and catch basin leads
- Retained lots are Parts 1-3 and 6-19
- Part 16, part of the retained lots, is an easement in favour of the conveyed parcel
- **B-2026-005 & A-2026-016** - Parts 6 and 7 are being conveyed for future residential use
 - Part 7 is an easement for stormwater and maintenance of the catch basin and catch basin leads
 - Retained lots are Parts 1-5, 8-19
 - Part 16, part of the retained lots, is an easement in favour of the conveyed parcel
- **B-2026-006 & A-2026-015**- Parts 8 and 9 are being conveyed for future residential use
 - Part 9 is an easement for stormwater and maintenance of the catch basin and catch basin leads
 - Retained lots are Parts 1-7, 10-19
 - Part 16, part of the retained lots, is an easement in favour of the conveyed parcel
- **B-2026-007 & A-2026-014** - Parts 10 and 11 are being conveyed for future residential use
 - Part 11 is an easement for stormwater and maintenance of the catch basin and catch basin leads
 - Retained lots are Parts 1-9, 12-19
 - Part 16, part of the retained lots, is an easement in favour of the conveyed parcel
- **B-2026-008 & A-2026-013** - Part 12 and 13 are being conveyed for future residential use
 - Part 13 is an easement for stormwater and maintenance of the catch basin and catch basin leads
 - Retained lots are Parts 1-11, 14-19
 - Part 16, part of the retained lots, is an easement in favour of the conveyed parcel
- **B-2025-009 & A-2026-020** - Parts 14 and 15 are being conveyed for future residential use
 - Part 15 is an easement for stormwater and maintenance of the catch basin and catch basin leads
 - Retained lots are Parts 1-13, 16-19
 - Part 16, part of the retained lots, is an easement in favour of the conveyed parcel

The subject property is zoned Residential Low Density, Group Multiple Dwelling (R4-1166 & R4-1171) zone in accordance with Zoning By-law No. 79-200, as amended by By-law No. 2022-063, as amended by By-law No. 2022-064 and minor variance decision A-2025-034.

The following variances have been requested:

Part 1 (A-2026-019)

By-law Provision	By-law Requirement	Proposed	Extent
Minimum interior side yard width	Between points A and B – 4.8 metres	Between points A and B – 2.41 metres	2.39 metres
	One half of the building height of the building – 5.5 metres	2.40 metres	3.1 metres

<p>Section 4.19.3. (c)</p> <p>Within the R4 zone no person shall use any portion of the front yard of any lot for the parking or storing of any motor vehicle unless either a landscape open space strip or a decorative wall or decorative fence and a landscaped open space strip is provided and maintained along the part of every front lot line and side lot line which abuts a street</p>	<p>If only a landscaped open space is provided such landscaped open space strip shall have a min. width of 3 metres, unless a decorative wall or decorative fence is provided in which case the landscaped open space strip shall be a min. width of 1.5 metres</p>	None	<p>To permit parking within the front yard of Part 1 without either a landscape open space strip or a decorative wall or decorative fence and without landscaped open space strip being provided and maintained along the part of every front lot line and side lot line which abuts a street</p>
	<p>The height of a decorative wall or fence shall be a minimum of 1 metres above the average level of the parking area in the front yard</p>	None	
	<p>The height of a decorative wall or fence shall be a minimum of 1 metres above the average level of the parking area in the front yard Any such decorative wall or fence shall be located a min. 1 metre inside the abutting street line</p>	None	

Parts 2&3(A-2026-018), 4&5 (A-2026-017), 6&7 (A-2026-016), 8&9 (A-2026-015), 10&11 (A-2026-014), 12&13 (A-2026-013)

By-law Provision	By-law Requirement	Proposed	Extent
Minimum interior side yard width	Between points A and B – 4.8 metres	Between points A and B – 2.41 metres	2.39 metres
	One half of the building height of the building – 5.5 metres	2.40 metres	3.1 metres

Maximum lot coverage	45%	56%	11%
Section 4.19.3. (c) Within the R4 zone no person shall use any portion of the front yard of any lot for the parking or storing of any motor vehicle unless either a landscape open space strip or a decorative wall or decorative fence and a landscaped open space strip is provided and maintained along the part of every front lot line and side lot line which abuts a street	If only a landscaped open space is provided such landscaped open space strip shall have a min. width of 3 metres, unless a decorative wall or decorative fence is provided in which case the landscaped open strip shall be a min. width of 1.5 metres	None	To permit parking within the front yard of Part 2-3, Part 4&5, Parts 6&7, Parts 8&9, Parts 10&11 and Parts 12&13 without either a landscape open space strip or a decorative wall or decorative fence and without landscaped open space strip being provided and maintained along the part of every front lot line and side lot line which abuts a street
	The height of a decorative wall or fence shall be a minimum of 1 metres above the average level of the parking area in the front yard	None	
	The height of a decorative wall or fence shall be a minimum of 1 metres above the average level of the parking area in the front yard Any such decorative wall or fence shall be located a min. 1 metre inside the abutting street line	None	

Parts 14 & 15 (A-2026-020):

By-law Provision	By-law Requirement	Proposed	Extent
Minimum interior side yard width	Between points A and B – 4.8 metres	Between points A and B – 2.41 metres	2.39 metres

	One half of the building height of the building – 5.5 metres	2.40 metres	3.1 metres
<p>Section 4.19.3. (c)</p> <p>Within the R4 zone no person shall use any portion of the front yard of any lot for the parking or storing of any motor vehicle unless either a landscape open space strip or a decorative wall or decorative fence and a landscaped open space strip is provided and maintained along the part of every front lot line and side lot line which abuts a street</p>	<p>If only a landscaped open space is provided such landscaped open space strip shall have a min. width of 3 metres, unless a decorative wall or decorative fence is provided in which case the landscaped open strip shall be a min. width of 1.5 metres</p>	None	<p>To permit parking within the front yard of Part 14&15 without either a landscape open space strip or a decorative wall or decorative fence and without landscaped open space strip being provided and maintained along the part of every front lot line and side lot line which abuts a street</p>
	<p>The height of a decorative wall or fence shall be a minimum of 1 metres above the average level of the parking area in the front yard</p>	None	
	<p>The height of a decorative wall or fence shall be a minimum of 1 metres above the average level of the parking area in the front yard Any such decorative wall or fence shall be located a min. 1 metre inside the abutting street line</p>	None	

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

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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.

