



**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](mailto: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: PLVAR20260004, Municipal File #: A-2026-011**

**Owner: 2629683 ONTARIO INC**

**Location:** The subject property known as 4726 MONTROSE RD is located on the east side of Montrose Road between Industrial Street and Woodbine 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 construct a second floor addition, to the existing building.

The subject property is zoned Light Industrial (LI-713) in accordance with Zoning By-law No. 79-200, as amended by By-law No. 2005-108. Special Provision 713 permits an indoor recreational facility on the subject lands. The following variances have been requested:



By-law Provision	By-law requirement	Proposed	Extent
Minimum landscaped open space	For an interior lot – 67% of the required front yard  (194 square metres)	7.1 square metres	186.9 square metres
Parking and Access requirements	Warehouse – 17 parking spaces Office – 11 square metres  Total Required 28 Parking spaces	27 parking spaces	1 parking spaces
Minimum Manoeuvring aisle	5.9 metres	5.8 metres (front yard)	0.1 metres (front 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](mailto:sanderson@niagarafalls.ca).

# SCHEDULE 1



