



## 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 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/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: PLCON20260023, Municipal File #: B-2026-011**

**Owner: E S FOX ENTERPRISES INC**

**Location:** The subject property known as 9127 MONTROSE RD is located on the west side of Montrose Road between the Welland Canal and Grassy Brook Road.

**Proposal:** The applicant is proposing to convey 9671 square metres (Part 1) of land, from 9127 Montrose Road which shall have frontage on Grassy Brook Road for a future Industrial use. The retained lands (Part 4, 2) known as 9127 Montrose Road with a lot area of 168,760 square metres (shall be used for continued Industrial use. Part 3 will be dedicated to the City for a future road widening. An easement for access (Part 2) is being proposed over the retained lands in favor of the newly created lot. The subject property is zoned Prestige Industrial (PI(H)-1291) zone, in part, and Environmental Protection Area, in part, in accordance with By-law No. 79-200, as amended by By-law No. 2025-064.



**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

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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](mailto:sanderson@niagarafalls.ca).

# SCHEDULE 1



