



REVISED - 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: PLVAR20260040, Municipal File #: A-2026-007

Owner: 16473059 CANADA LTD

Location: The subject property known as 6353 Carlton Avenue is located on the west side of Carlton Avenue north of Corwin Crescent.

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 6 town house dwellings for total of 37 dwelling units. The applicant is also proposing to construct additional dwelling units within the proposed townhouse dwelling units for a total of 74 additional dwelling units on the subject property.

The subject property is zoned Residential Low Density, Grouped Multiple Dwellings (R4-1106), in accordance with Zoning By-law 79-200, as amended by site specific By-law No. 2019-122 and further amended by Committee of Adjustment Application A-2021-029 and A-2025-024. The following variances are required:



By-law Provision	By-law Requirement	Proposed	Extent
Permitted Use	The uses permitted in the R4 Zone, section 7.9.1 of By-law No. 79-200	A townhouse dwelling containing with not more than 9 dwelling units	To permit a townhouse dwelling with 9 dwelling units (Building E)
Parking and access requirements	<u>Townhouse dwellings:</u> 1.4 parking spaces for each dwelling unit:	<u>Townhouse dwelling:</u> 1.25 parking spaces for each unit:	To permit a parking rate of 1.25 parking spaces for each townhouse dwelling
Minimum privacy yard depth for each townhouse dwelling unit, as measured from the exterior rear wall of every dwelling unit (By-law No. 2019-122)	(i) along the entire north and south property lines 6.3 metres	<u>Building D (north)</u> 4.66 metres to the proposed balcony including 1.5 metre wide sidewalk <u>Building E (south)</u> 4.59 metres to the proposed balcony including 1.5 metre wide sidewalk	<u>Building D (north)</u> To permit a privacy yard of 4.66 metres to the proposed balcony including 1.5 metre wide sidewalk <u>Building E (south)</u> To permit a privacy yard of 4.59 metres to the proposed balcony including 1.5 metre wide sidewalk
	ii) along all other property lines 7.5 metres	<u>Building A</u> 5.59 metres to the proposed balcony including 1.5 metre wide sidewalk <u>Building B</u> 5.44 metres to the proposed balcony including 1.5 metre wide sidewalk <u>Building C</u> 5.59 metres to the proposed balcony including 1.5 metre wide sidewalk <u>Building F</u> Unit 35-37 6.14 metres to the proposed balcony including 1.5 metre wide sidewalk	<u>Building A</u> To permit a privacy yard of 5.59 metres to the proposed balcony including 1.5 metre wide sidewalk <u>Building B</u> To permit a privacy yard of 5.44 metres to the proposed balcony including 1.5 metre wide sidewalk <u>Building C</u> To permit a privacy yard of 5.59 metres to the proposed balcony including 1.5 metre wide sidewalk <u>Building F</u> Unit 35-37 To permit a privacy yard of 6.14 metres to the proposed balcony

By-law Provision	By-law Requirement	Proposed	Extent
		<p>Unit 34 0 metres to the proposed balcony including 1.5 metre wide sidewalk</p>	<p>including 1.5 metre wide sidewalk</p> <p>Unit 34 To permit a privacy yard of 0 metres to the proposed balcony including 1.5 metre wide sidewalk</p>
	Between Buildings 1 and 3 (now buildings E and F) – 7 metres (A-2021-029)	<p><u>Building E</u> Unit 25-32 4.11 metres including 1.5 metre wide walkway</p> <p>UNIT 33 0 metres to proposed parking spaces</p>	<p><u>Building E</u> Unit 25-32 4.11 metres including 1.5 metre wide walkway</p> <p>UNIT 33 0 metres to proposed parking spaces</p>
Accessory Buildings and accessory structures	No person shall, in any residential zone, DH zone, A zone, R zone, DC zone or DTC zone, erect any accessory building or accessory structure having a greater height than 3 metres, provided that an accessory building with a pitched roof may be erected to a height not exceeding 4.6 metres but in no event shall any part of the walls or supporting posts excluding any gable or dormer exceed 3 metres in height	<p><u>Wall height</u> 6 metres</p> <p><u>Roof</u> 10 metres</p>	<p><u>Wall height</u> 3 metres</p> <p><u>Roof</u> 5.4 metres</p>

See the sketch (Schedule 1) on the following page for more information

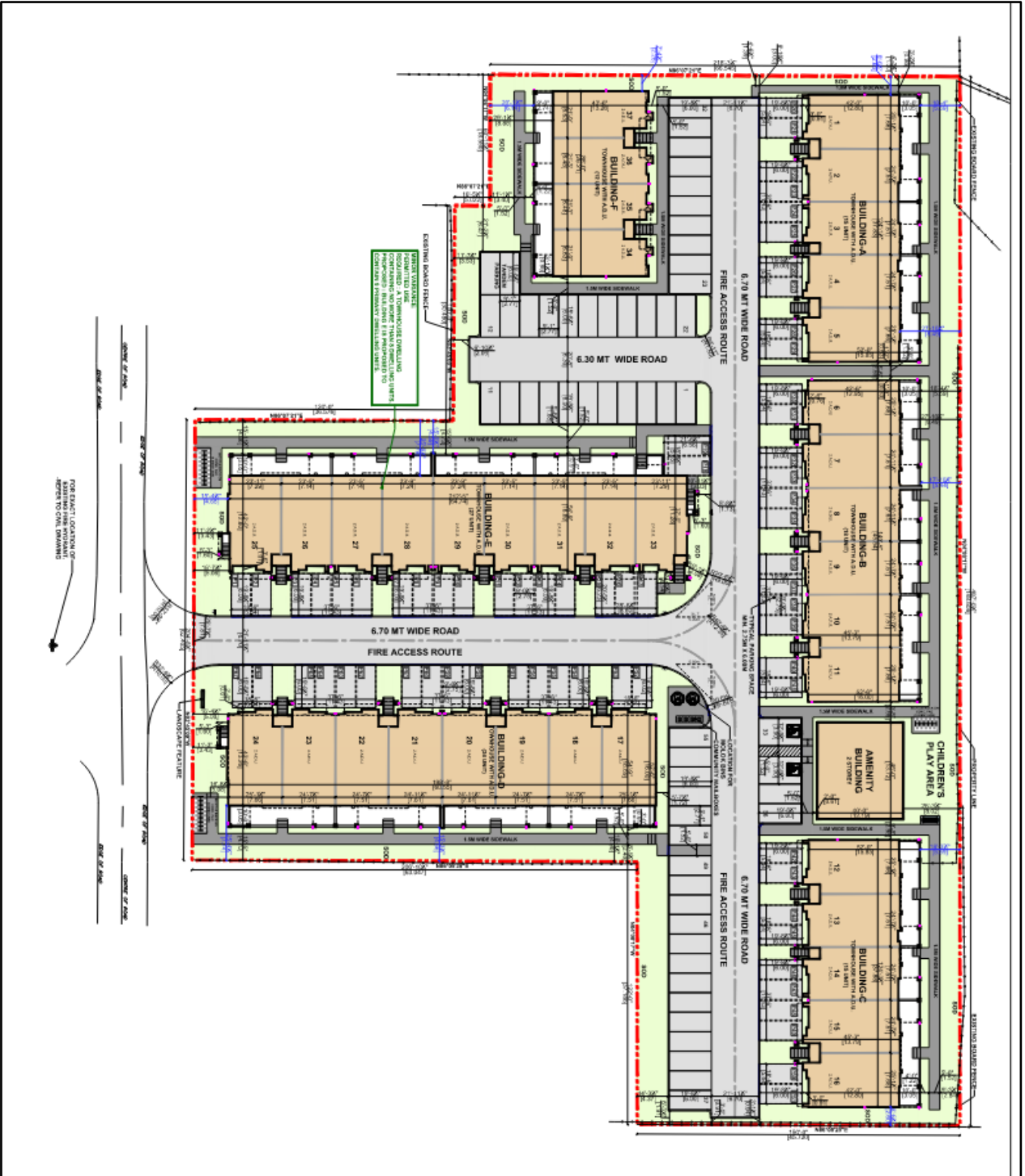
If the applicant, the minister, a specified person or public body as defined in the *Planning Act* has an interest in the matter may appeal the decision to the committee within 20 days of the making of the decision by filing a notice of appeal with the Secretary – Treasurer.

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.

SCHEDULE 1



RPDS
 INTEGRATED DESIGN FIRM
 1000 BAYVIEW AVE. SUITE 100
 SCARBOROUGH, ONTARIO M2W 6E9
 WWW.RPDS.COM

NOT FOR CONSTRUCTION
NOT FOR BUILDING PERMIT

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No.	Date	Version	Drawn
1			
2			
3			

TOWNHOMES DEVELOPMENT WITH A.D.U.'s
 6333 CAMELOT AVENUE
 CITY OF WINDSOR, ONTARIO
 ON L2G 5K1, CANADA

DRAWING TITLE
SITE PLAN

PROJECT:
 TOWNHOMES DEVELOPMENT WITH A.D.U.'s

DESIGNED BY: CMC
CHECKED BY: BR
SCALE: 1:250
PROJECT NO.:
DRAWING NO.:
A-2.0