



NOTICE OF PUBLIC COMMITTEE OF ADJUSTMENT HEARING

Tuesday, April 28, 2026, 4:00 p.m.
Niagara Falls 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, April 28, 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, April 28, 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: PLCON20260009, Municipal File #: B-2026-014

Owner: CASSONE DWELLINGS (BT) INC

Location: The subject property known as 3770 MONTROSE RD is located on the east side of Montrose Road between Cardinal Drive and Thorold Stone Road.

Proposal: The applicant is proposing an easement for vehicular access over Part 2 in favour of Part 1.

Parts 2 and 3 is zoned Planning Shopping Centre (SC-724) Zone, in accordance with Zoning By-law No. 79-200, as amended by By-law No. 2005-119 and further amended by Committee of Adjustment decision A-2024-029.

Part 1 is zoned Residential Low Density, Group Multiple Dwelling (R4-1187) Zone, in accordance with Zoning By-law No. 79-200, as amended by By-law 2022-088 and 2023-013 and further amended by Committee of Adjustment decisions A-2023-014 and A-2024-010.



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.

Date of Mailing: April 10, 2026

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.

