



**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 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, 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: PLVAR20250229, Municipal File #: A-2025-035

Owner: 1931055 ONTARIO LTD

Location: The subject property known as 5056-5096 Montrose RD is located on the east side of Montrose Roa between Wanless Street and Preakness 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: This minor variance was originally heard at the December 16, 2026 Committee of Adjustment Meeting and was deferred until additional information could be provided regarding access through the neighbouring property. This has been resolved and the applicant is proposing to construct a 2-storey addition including light Industrial units on the subject property. The applicant is proceeding with the same variances as in the original application that are noted below:



LI-960 Zone

By-law Provision	By-law Requirement	Proposed	Extent
Minimum southerly side yard	3 metres	0 metres	3 metres
Minimum landscaped open space	20%	8.5%	11.5%

LI Zone

By-law Provision	By-law Requirement	Proposed	Extent
Minimum Interior side yard width	3.5 metres	0 metres (north) to the zoning line 1.3 metres (south)	3.5 metres (north) 2.2 metres (south)
Minimum landscaped open space for an interior lot	67% of required front yard	24%	43%
Parking and access requirements	Retail Store – $127.9\text{sq.m}/25 = 5.1$ Dwelling Units (2) – 2 Use not noted for building addition (most restrictive used) – $1277.5/25 = 51.1$ parking spaces 59 Parking spaces required	52 parking spaces	7 parking spaces

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

