



NOTICE OF PUBLIC COMMITTEE OF ADJUSTMENT HEARING

May 26, 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 May 26th 2026 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 . All registrants will be provided with instructions on how to use their computer, tablet or phone to participate in the remote electronic public hearing.

Files: PLCON20260075, Municipal File #: B-2026-025

PLCON20260076, Municipal File #: B-2026-024

PLCON20260077, Municipal File #: B-2026-023

PLCON20260080, Municipal File #: B-2026-022

PLCON20260078, Municipal File #: B-2026-021

PLCON20260079, Municipal File #: B-2026-020

Owner: ORSINI BROS INNS INC

Location: The subject property known as 5953-6039 FALLSVIEW BV is located on the West side of Fallsview Boulevard between Ferry Street and Robinson Street.

Proposal: The applicant is proposing to create 7 previously existing parcels of land which inadvertently merged into one lot on the subject property. Six consent applications have been made for the following:

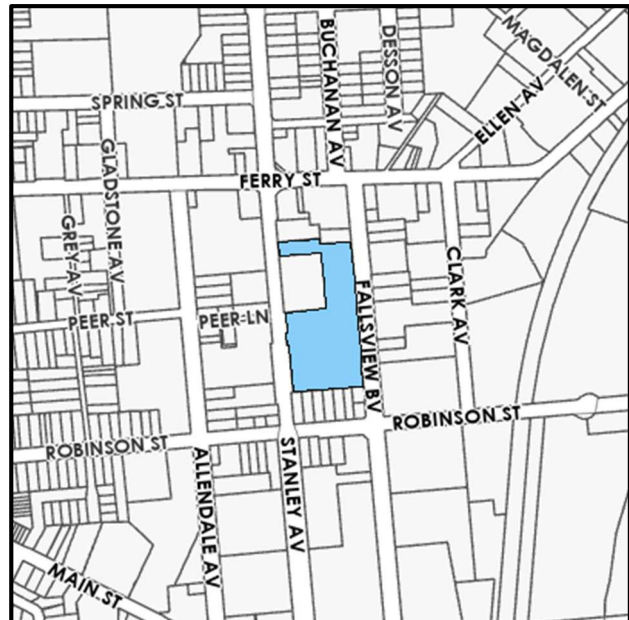
Part 1 & Part 8 (PLCON20260075)

- Lot Creation
- Partial Discharge of Mortgage
- Retained Lots (2-7)
- Part 8 – Road widening

Part 2 (PLCON20260076)

- Lot creation
- Partial Discharge of mortgage
- Retained Lots 1, 3-7

Part 3 & 9 (PLCON20260077)



- Lot Creation
- Partial Discharge of Mortgage
- Retained Lots 1,2, 4-7
- Part 9 – Road widening

Part 4 & 9 (PLCON20260080)

- Lot Creation
- Partial Discharge of Mortgage
- Retained Lots 1-3, 5-7
- Part 9 – Road Widening

Part 5 & 9 (PLCON20260078)

- Lot Creation
- Partial Discharge of Mortgage
- Retained Lots 1-4, 6, 7
- Part 9 – Road Widening

Part 6 & 9 (PLCON20260079)

- Lot Creation
- Partial Discharge of Mortgage
- Retained Lots 1-5, 7
- Part 9 – Road Widening

The subject property is zoned:

Part 1 (PLCON20260075)

- Deferred Tourist Commercial (DTC-75) in accordance with Zoning By-law No. 79-200, as amended by By-laws 2012-061 and 2012-060. The DTC zone permits a single detached dwelling subject to the regulations contained in the R1E Zone.

Part 2 (PLCON20260076)

- Tourist Commercial (TC-579, 75) in accordance with Zoning By-law No. 79-200, as amended by By-laws 2002-112, 2012-061 and 2012-060.

Part 3 (PLCON20260077)

- Deferred Tourist Commercial (DTC-75) in accordance with Zoning By-law No. 79-200, as amended by By-laws 2015-056 and 2012-061. The DTC zone permits a single detached dwelling subject to the regulations contained in the R1E Zone.

Part 4 (PLCON20260080)

- Deferred Tourist Commercial (DTC-75) in accordance with Zoning By-law No. 79-200, as amended by By-laws 2015-056 and 2012-061. The DTC zone permits a single detached dwelling subject to the regulations contained in the R1E Zone.

Part 5 (PLCON20260078)

- Deferred Tourist Commercial (DTC-75) in accordance with Zoning By-law No. 79-200, as amended by By-laws 2015-056 and 2012-061. The DTC zone permits a single detached dwelling subject to the regulations contained in the R1E Zone.

Part 6 (PLCON20260079)

- Deferred Tourist Commercial (DTC-75) in accordance with Zoning By-law No. 79-200, as amended by By-laws 2015-056 and 2012-061. The DTC zone permits a single detached dwelling subject to the regulations contained in the R1E Zone.

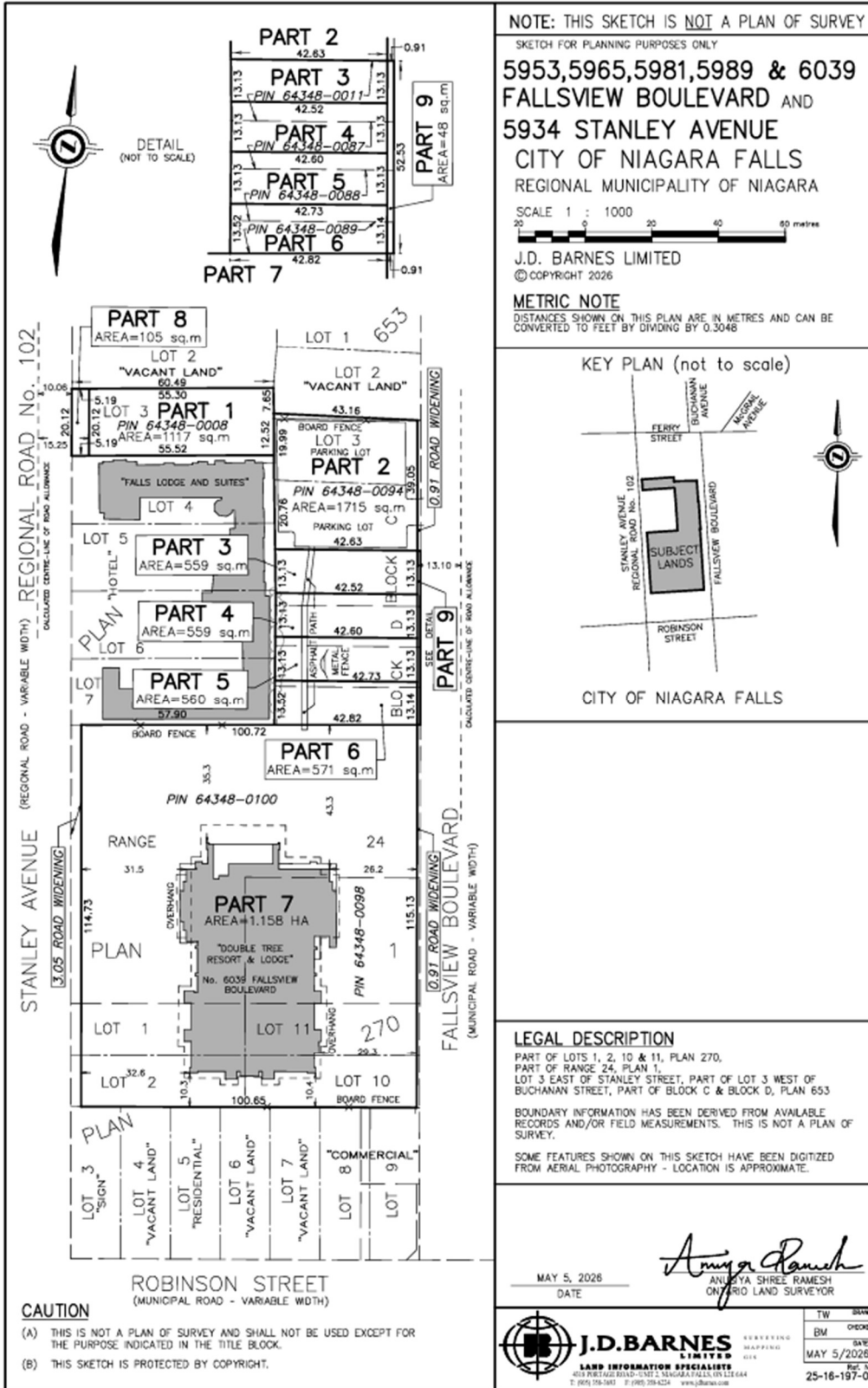
See the sketch (Schedule 1) for more information

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 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.

SCHEDULE 1



CAUTION

- (A) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
- (B) THIS SKETCH IS PROTECTED BY COPYRIGHT.