



NOTICE OF PUBLIC COMMITTEE OF ADJUSTMENT HEARING

Tuesday, 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 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, May 26, 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, May 26, 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.

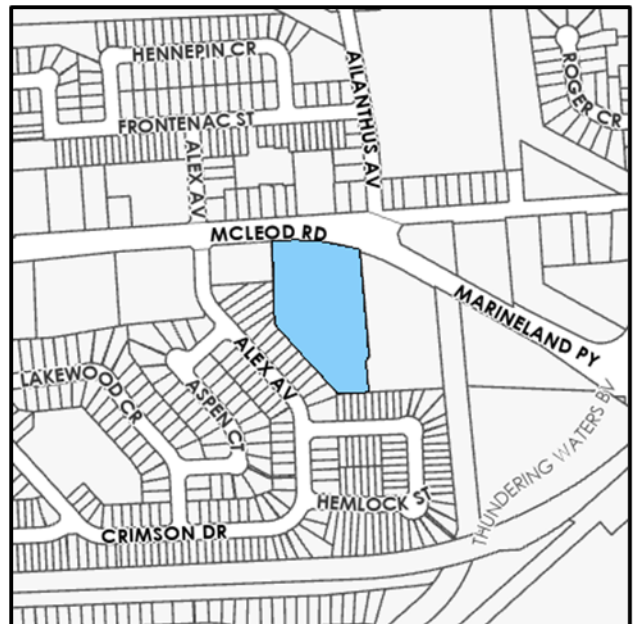
File: PLVAR20260112, Municipal File #: A-2026-023

Owner: 2737826 ONTARIO INC

Location: The subject property known as 5850 MCLEOD RD is located on the south side of McLeod Road between Alex Avenue and Stanley Avenue.

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 amend their currently approved site plan layout to reduce the overall unit count from 143 to 133 units, eliminate underground parking and introduce back-to-back townhouses. The subject property is zoned Residential Low Density Grouped Multiple Dwelling (R4-1189) zone in accordance with Zoning By-law No. 79-200, as amended by site specific By-law No. 2022-106. The following variances have been requested:



By-law Provision	By-law Requirement	Proposed	Extent
Minimum lot area for back-to-back townhouse dwelling	250 square metres for each dwelling unit	134 square metres for each dwelling unit	116 square metres for each dwelling unit
Minimum manoeuvring aisle	6.3 metres	4.5 metres 6.0 metres	1.8 metres 0.3 metres
Decks	May project into a required front yard a distance of not more	Decks may project 2.29 metres into the required front yard however are	To reduce the front yard depth for a deck by 0.13 metres

	<p>than 2.5 metres and into a required rear yard, or privacy yard of a block townhouse dwelling unit a distance of not more than 4 metres and in no event, and subject to said section 4.27.1 shall any part of such deck be closer than 1.5 metres from any street line and closer to the interior or exterior side lot lines than the minimum interior side yard and exterior side yard width of the specific zone.)</p>	<p>1.37 metres from the street line</p>	
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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



5600 McLeod Rd., Niagara Falls, On Residential Development		
	m ²	ha
Site Area Gross	19 283.0	1.93
Total Units	133	

Density	
Units per Hectare	70

	m ²	%
Lot Coverage	7722.4	40%
Building Area	7722.4	40%
Landscape Area	6055.0	45 m ² / unit
Paved Area	5305.8	27.5%

Type	Block #	# of Units	m ²	Height
McLeod Rd. Stacked towns	Block 1	15	485.5	
	Block 2	12	391.5	
Row Townhouses	Block 3	6	579.4	
	Block 4	6	579.4	
	Block 3	6	579.4	
	Block 4	6	579.4	
	Block 5	4	291.0	
	Block 6	4	291.0	
	Block 7	6	579.4	
	Block 8	6	579.4	
	Subtotal	96	4658.4	
	Subtotal	27	880.0	
Back to Back Stacked towns	Block 11	10	596.8	
	Block 12	10	596.8	
	Block 13	10	596.8	
	Block 14	10	596.8	
	Block 15	10	596.8	
	Subtotal	50	2784.0	
	Total	133	7722.4	

LANDSCAPE ZONING

- 291.0 m² x 2 = 582.0 m²
- 391.5 m² x 1 = 391.5 m²
- 579.4 m² x 6 = 3476.8 m²
- 485.5 m² x 1 = 485.5 m²
- 588.8 m² x 6 = 3532.8 m²

TOTAL LOT COVERAGE = 7722.4 m²

1 SITE PLAN
1:500