



**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: PLVAR20260134, Municipal File #: A-2026-026**

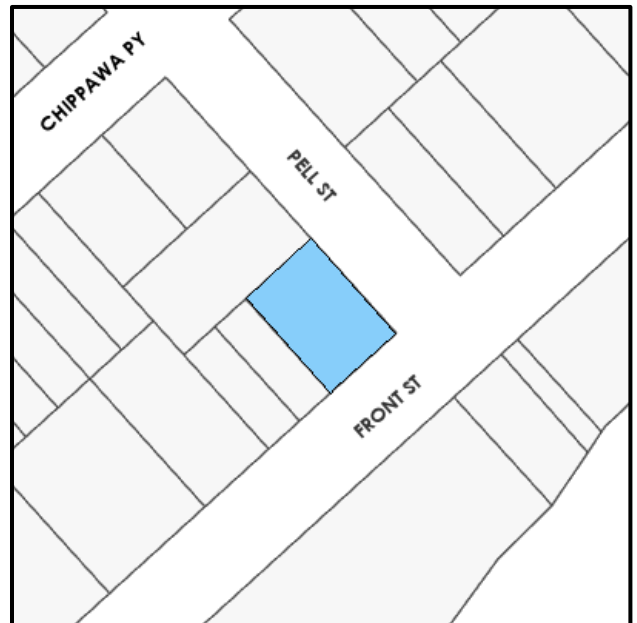
**Owner: FYFE ALAN**

**Location:** The subject property known as 8051 PELL ST is located on the Northwest corner of Pell St. and Front St.

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 a new detached dwelling on the subject property. The subject property is zoned Residential Two Density Zone (R2) Zone in accordance with Zoning By-law No. 79-200.



The following variances have been requested:

By-law Provisions	By-law Requirement	Proposed	Extent
Minimum front yard depth	6 metres	3.78 metres	2.22 metres
Minimum exterior side yard width	4.5 metres	3.55 metres	0.95 metres
Parking and access requirements	Maximum area of a rear yard which can be used as a parking area 40 square metres	69.8 square metres	29.8 metres

Yards	A roofed-over one storey porch may project into a required front yard, rear yard, or privacy yard of a block townhouse dwelling unit a distance of not more than 2.5 metres provided however that (i) no enclosure of such porch, other than removable screens and storm sashes or awnings, shall be erected to a height of more than 1.0 metre above the floor of such porch, and (ii) in no event and subject to said Section 4.27.1 shall any part of such porch be closer than 1.5 metres from any street line;	<p><u>Exterior side yard:</u> A roofed-over one storey porch within the exterior side yard, which projects 0.66 metres into the exterior side yard and is 2.89 metres from the exterior side lot line.</p> <p><u>Front yard:</u> Porch projection – 3.27 metres into required front yard and is 0.51 metres from the front lot line</p>	<p><u>Exterior side yard:</u> To permit a roofed-over one storey porch within the exterior side yard, which projects 0.66 metres into the exterior side yard and is 2.89 metres from the exterior side lot line.</p> <p><u>Front Yard:</u> <u>Porch Projection</u> – 0.77 metres and to reduce the front yard depth for a roofed over one storey porch to 0.51 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.

