



**NOTICE OF PUBLIC COMMITTEE OF  
ADJUSTMENT HEARING**

**Tuesday, June 30, 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, June 30, 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, June 30, 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: PLVAR20260123, Municipal File #: A-2026-027**

**Owner: NIELSEN KELI-ANN**

**Location:** The subject property known as 3140 Dorchester Road is located on the east side of Dorchester Road between McMicking Street and Stamford Green Drive.

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 an additional dwelling unit within an accessory building on the above noted property. The subject property is zoned Residential 1F (R1F) Density Zone in accordance with Zoning By-law No. 79-200, as amended. The following variances are required:



By-law Provision	By-law Requirement	Proposed	Extent
Maximum area of a rear yard which can be used as parking area	40 square metres	63 square metres	23 square metres
Accessory Buildings and Accessory Structures	The total lot coverage of all accessory buildings and accessory structures on a lot shall not exceed 15% of the lot area or	152.4 square metres 10.64 %	59.4 square metres

	93 square metres, whichever is lesser, and in no case shall the total lot coverage of all buildings and structures exceed the maximum lot coverage of the specific zone		
Additional Dwelling Units	The total lot coverage of all accessory buildings and accessory structures on a lot shall not exceed 93 square metres and in no case shall the total lot coverage of all buildings and structures exceed the maximum lot coverage regulation of the specific zone, save and except for an R4 Zone where a maximum lot coverage of 45% is permitted	152.4 square metres	59.4 square metres

**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.

