



**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: PLVAR20260022, Municipal File #: A-2026-005

Owner: PANORAMIC PROPERTIES INC

Location: The subject property known as 8485 Montrose Road is located on the south-west corner of Blackburn Parkway and Montrose Road.

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 addition to be added to the existing warehouse building with ancillary offices on the subject property. The property is zoned Prestige Industrial (PI-849) in accordance with Zoning By-law No. 79-200, as amended by site specific By-law No. 2010-003 and By-law No. 2016-054 and further amended by Minor Variance application A-2025-021. The following variances are required:



By-law Provision	By-law Requirement	Proposed	Extent
Minimum height of exterior walls – minimum vertical height of each exterior wall of any such building or structure	2.5 metres above the elevation of the finished ground level at the mid-point of the subject wall	1.43 metres	1.07 metres
Minimum parking space width	2.75 metres	2.6 metres (parking spaces 35-41)	0.15 metres (parking spaces 35-41)

Minimum parking space length	6 metres	5.65 metres (Parking spaces 1-5)	0.35 metres (Parking spaces 1-5)
Maoeuvering aisle width	6.3 metres (for parking spaces at least 2.75m wide)	5.85 metres (Parking spaces 1-5)	0.45 metres (Parking spaces 1-5)

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.

