



## 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](mailto: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: PLVAR20260119, Municipal File #: A-2026-025**

**Owner: 2683421 ONTARIO LTD**

**Location:** The subject property known as 7449 MONTROSE RD is located on the south side of McLeod Road between Montrose Road and Pin Oak 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 subject property is zoned Residential Apartment 5F (R5F(H)-1197) Zone in accordance with Zoning By-law No. 79-200, as amended by By-law 2023-089.

The applicant is proposing to develop the lands which will include 12 townhouse blocks, with a total of 65 dwelling units as part of Phase 1, on the subject property. The land to the north of this development will be future residential development in Phase 2 of the development. The following variances are required:



By-law Provision	By-law Requirement	Proposed	Extent
<u>Phase 1 (Townhouse dwellings)</u> Location of the various components of the building or structure on the Lands, their maximum height and maximum number of storeys and minimum yards (By-law No. 2023-89)	<u>Phase 1 (Townhouse dwellings)</u> Pin Oak Dr - 4 m	<u>Phase 1 (Townhouse dwellings)</u> Pin Oak Dr - 3.6 m	Pin Oak Dr - 0.4 metres
	<u>Phase 1 (Townhouse dwellings)</u> Montrose Rd - 10.9 m	<u>Phase 1 (Townhouse dwellings)</u> Montrose Rd – 10.4 m	Montrose Rd - 0.5 m
	<u>Phase 1 (Townhouse dwellings)</u> Rear yard - 8.4 m	<u>Phase 1 (Townhouse dwellings)</u> Rear yard – 8.0 m	Rear yard - 0.4 m
<u>Phase 1 (Townhouse dwellings)</u> Maximum height of building or structure	<u>Phase 1 (Townhouse dwellings)</u> 9 metres and 3 storeys	<u>Phase 1 (Townhouse dwellings)</u> 11.2 metres and 3 storeys	<u>Phase 1 (Townhouse dwellings)</u> 2.2 metres
Yards - Canopy	Unsupported canopies, eaves or gutters, for other than an accessory building, may project into a required yard a distance of not more than 0.45 metres	<u>Phase 1 (Townhouse dwellings)</u> Rear yard – canopy projects 0.91 metres into the required rear yard	<u>Phase 1 (Townhouse dwellings)</u> To permit a canopy projection of 0.91 metres into the required rear yard

**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

