



NOTICE OF PUBLIC MEETING

South west corner of St. Paul Ave and Mountain Rd
 Part Township Lot 25, Stamford, Part 1, 59R-15586; City of Niagara Falls
 Assessment Roll No.: 272504000106200
 Zoning By-law amendment - City File: AM-2023-027
 Applicant: Mountainview DAC Inc. (Matt Vartanian)
 Agent: Upper Canada Consultants (William Heikoop)

COUNCIL MEETING

Public Meetings may be attended remotely and electronically or in person.

A Public Meeting of Council has been scheduled for:

Date: Tuesday, February 27, 2024

Time: Public Meetings start at 4:30 PM
The Public Meeting will take place in accordance with Council’s agenda.

Place: Council Chambers, City Hall, 4310 Queen Street

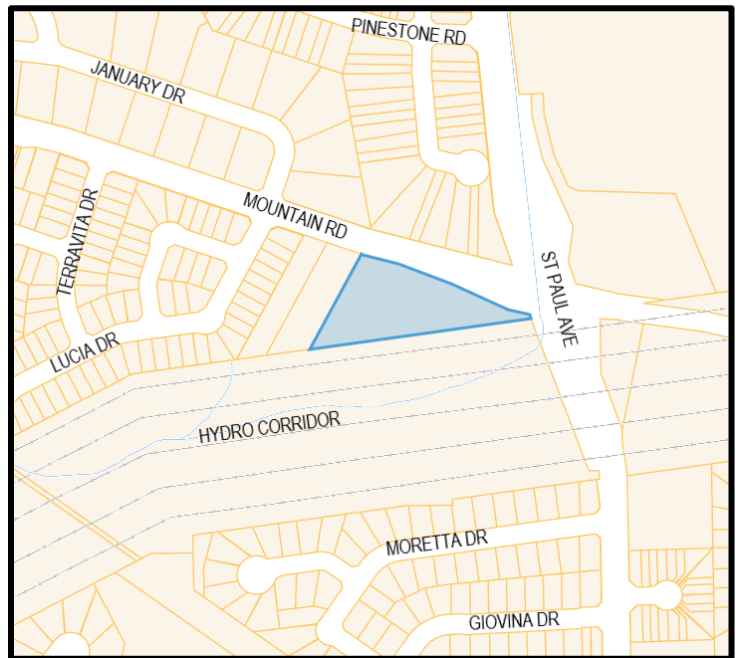
Visit <https://niagarafalls.ca/city-hall/council/schedule.aspx> to watch the Council Meeting

Any public individual/group interested in making comments on this application or viewing and/or participating in this meeting are encouraged to use the methods noted further below.

PROPOSED AMENDMENT

A Zoning By-law amendment application has been submitted to permit a 5 storey, 71 unit apartment dwelling. Schedule 1 shows details of the proposal.

The land is currently zoned Residential Low Density Grouped Multiple Dwelling (R4-449, 1050) under Zoning By-law No. 79-200, as amended, which permits a 6 storey, 36 unit apartment dwelling. The applicant is requesting to repeal the existing site specific R4 zone and replace it with a new R4 zone with site specific minimum lot area, lot frontage, interior side yard width, and exterior side yard width, in addition to maximum building height regulations.



HAVE YOUR SAY

Public input on applications is invited. Written comments are the preferred method of receiving public input. Written comments may be sent by mail or email. You can also provide oral input by joining the electronic meeting or by attending in person.

WRITTEN SUBMISSION

Please provide written input, or to request notice of Council's decision, by mailing your comments to the Department of Planning, Building & Development, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or send an email to acooper@niagarafalls.ca.

Comments are preferred to be provided before noon on Friday February 23, 2024 to be included in Council's agenda package.

ORAL SUBMISSION

To participate remotely and electronically or in person at the public meeting please pre-register with the City Clerk by sending an email to billmatson@niagarafalls.ca before 4:30 pm on **Monday, February 26, 2024**. All registrants who indicate they wish to attend remotely and electronically will be provided with instructions on how to participate in the public meeting using an electronic platform. Registrants will be notified of Council's Decision.

VIEW THE MEETING

The Public Meeting can be live-streamed on the City's webpage of the Council Meeting Schedule at <https://niagarafalls.ca/city-hall/council/schedule.aspx> on the day of the event. The meeting will also be archived on the same webpage for viewing after the event.

MORE INFORMATION

For more information, please contact Alexa Cooper, Planner 2 at (905)356-7521, extension 4246, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at acooper@niagarafalls.ca.

A copy of the Planning, Building & Development Department's Recommendation Report on the application will be available at <https://niagarafalls.ca/city-hall/council/schedule.aspx> after 4:00 p.m. the Thursday before the meeting.

LEGAL NOTICE

Section 34 of the Planning Act

If you disagree with Council's decision on the Zoning By-law Amendment application, you can appeal it to the Ontario Land Tribunal (OLT). However, if a person or public body would otherwise have an ability to appeal the decision of the City of Niagara Falls to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Niagara Falls before the by-law is passed, the person or public body is not entitled to appeal the decision of the Niagara Falls City Council to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Niagara Falls in respect to the proposed by-law before the by-law is passed, the person or public may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.]

If you rent your property to seven (7) or more tenants, please post a copy of this notice in a location on your property which is visible to all of the residents.

Dated at the City of Niagara Falls this 26th day of January, 2024.

Andrew Bryce MCIP, RPP
Director of Planning

