



## NOTICE OF APPLICATION & OPEN HOUSE

The City's Planning, Building & Development Department has received an application for an Zoning By-law amendment for the lands noted below.

**5696 Desson Avenue**  
**Part Lot 838, Plan 9, Town of Niagara Falls as in RO715794; City of Niagara Falls**  
**Assessment Roll No.: 272503000708600**  
**Zoning By-law Amendment - City File: AM-2023-033**  
**Applicant: Urban & Environmental Management Inc. (Greg Taras)**  
**Agent: Niagara Estate Management Inc. (Kuldeep Cheema)**

### OPEN HOUSE

The City wants to give you an opportunity to hear about the proposal and to ask questions. The City also wants your comments on this application before a staff recommendation report is prepared and presented to the General Manager of Planning, Building and Development at a future Public Meeting. Your comments may be given verbally or in a written form.

To accomplish this an Open House has been scheduled for:

**Date: Wednesday, January 24, 2024**

**Time: 4:30 PM**

**Place: City Hall, 4310 Queen Street and Web-based Platform**

A representative from the Planning, Building & Development Department as well as the applicant will present the proposal to you and to answer questions. 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 Vacation Rental Unit in the existing dwelling. Schedule 1 shows details of the existing building.

The land is currently zoned Deferred Tourist Commercial under Zoning By-law 79-200. The applicant is requesting to place the land under a site specific DTC zone to add a Vacation Rental Unit as a permitted use, and recognize existing minimum lot area, front yard depth, and parking space dimensions.

### PLANS & DOCUMENTS

Digital copies of plans and documents submitted with the application may be obtained at <https://niagarafalls.ca/city-hall/planning/current-planning-applications.aspx>.



## **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 attending in person or by joining the electronic meeting.

## **WRITTEN SUBMISSION**

Please provide written input 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](mailto:acooper@niagarafalls.ca) on or before **January 24, 2024**.

## **ORAL SUBMISSION- If attending remotely using web-based platform**

To attend and/or participate remotely at the Open House please pre-register by sending an email to [acooper@niagarafalls.ca](mailto:acooper@niagarafalls.ca) before 12 noon on **January 24, 2024**.

## **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. Monday to Friday or by email anytime at [acooper@niagarafalls.ca](mailto:acooper@niagarafalls.ca).

## **FORMAL PUBLIC MEETING**

The formal Public Meeting required by the *Planning Act* with the General Manager of Planning, Building and Development will be held at a later date. Separate notice of that meeting will be provided to you after the Open House and thirty (30) days before the Public Meeting is to occur.

Dated at the City of Niagara Falls this 8<sup>th</sup> day of January, 2024.

Andrew Bryce MCIP, RPP  
Director of Planning

**SCHEDULE 1  
(Site Sketch)**

