



## NOTICE OF APPLICATION OPEN HOUSE

The City's Planning, Building & Development Department has received applications for a Zoning By-law amendment and Vacant Land Condominium for the lands noted below.

**6529 St. John Street**

**Zoning By-law Amendment Application- City File: AM-2024-004**

**Vacant Land Condominium Application- City File: 26CD-11-2024-001**

**Applicant: Niagara Pines Developments Ltd.**

**Agent: Ethan Laman (Upper Canada Consultants)**

### REMOTE ELECTRONIC 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 Council at a future Public Meeting. Your comments may be given verbally or in a written form. To accomplish this Open House has been scheduled for:

**Date: Tuesday, June 11, 2024**

**Time: 4:30 PM**

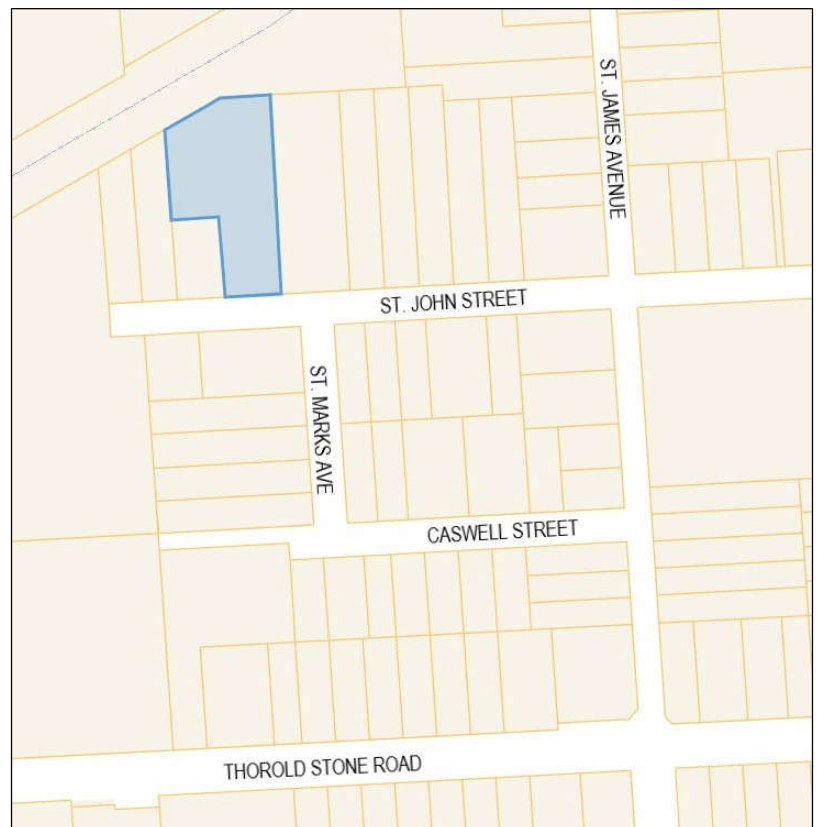
**Place: City Hall, 4310 Queen Street and/or Web-based Platform**

A representative from the Planning, Building & Development Department as well as the applicant will attend to 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 5 detached dwellings fronting onto a private road. The existing dwelling will be removed, and a new lot will be created. Schedule 1 shows the details of the proposal.

The land is currently zoned Residential 1E Density (R1E) in accordance with Zoning By-law No. 79-200 as amended. The applicant is requesting a site-specific Low-Density Group Multiple Dwellings R4 zone to add the use of the detached dwelling units. The requested zoning by-law amendment includes the reduction of the minimum lot frontage, the rear yard depth, the interior side width, and the privacy yard. The new lot will maintain the R1E zone with a reduction of the minimum lot area.



## 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 joining the virtual 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 [ndebenedetti@niagarafalls.ca](mailto:ndebenedetti@niagarafalls.ca) on or before **June 11<sup>th</sup>, 2024**.

## ORAL SUBMISSION – If attending virtually using web-based platform.

To participate remotely at the electronic Open House please pre-register by sending an email [ndebenedetti@niagarafalls.ca](mailto:ndebenedetti@niagarafalls.ca) before 12 noon on **June 11<sup>th</sup>, 2024**. All registrants will be provided with instructions on how to participate in the remote electronic Open House.

## MORE INFORMATION

For more information please contact Nick DeBenedetti, Planner 2, at (905)356-7521, extension 4233, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at [ndebenedetti@niagarafalls.ca](mailto:ndebenedetti@niagarafalls.ca).

## FORMAL PUBLIC MEETING

The formal Public Meeting required by the *Planning Act* with City Council 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 29<sup>th</sup> day of May 2024.

Nick DeBenedetti, MCIP, RPP  
Planner 2

ND:  
Attach.

# SCHEDULE 1

