



NOTICE OF PUBLIC MEETING

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

6529 St. John Street (Roll Number: 272504001300101)
Zoning By-law Amendment Application- City File: AM-2024-004
Vacant Land Condominium Application- City File: 26CD-11-2024-001
Applicant: Niagara Pine Development Ltd.
Agent: Ethan Laman (Upper Canada Consultants)

COUNCIL MEETING

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

A Public Meeting of Council has been scheduled for:

Date: Tuesday, July 16th, 2024

Time: Public Meetings start at 1:30 PM
The Public Meeting will take place in
accordance with Council's agenda.

Place: Council Chambers, City Hall, 4310 Queen Street

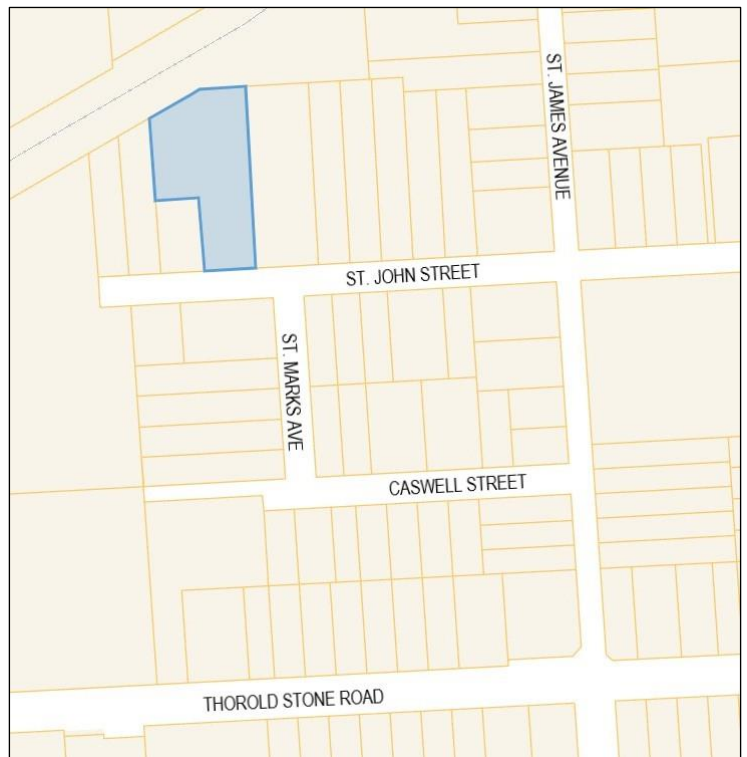
Visit <https://niagarafalls.ca/city-hall/council/schedule.aspx> to watch the Council Meeting

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 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 1D Density (R1D) 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 proposal includes: a reduction of the minimum lot frontage, the rear yard depth, the interior side width, and the privacy yard. The new lot will be rezoned to a Residential 1E Density (R1E) zone with a reduction of the minimum lot area.



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 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.

To include your comments on Council's agenda, it is requested comments be provided by noon on Friday July 12th. Comments received on July 16th, will be circulated to City Council.

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 **July 15th, 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 me 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.

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

In accordance with Bill 185, which received Royal Assent on June 6th, 2024, the Minister, the applicant, or a specified person, public body, or registered owner of any land to which the By-law will apply, who made oral submissions at a Public Meeting or written submissions to City Council prior to the passage of the By-law, may appeal the By-law to the Ontario Land Tribunal. Third-party appeals are no longer permitted.

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 body 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 the residents.

Dated at the City of Niagara Falls this 18th day of June 2024.

Nick DeBenedetti, MCIP, RPP
Planner 2

ND:
Attach.

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SCHEDULE 1

