



NOTICE OF PUBLIC MEETING

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

**8700 Roosevelt Avenue
Assessment Roll No. 272512000708000
Zoning By-law Amendment Application
City File: AM-2024-015
Applicant: John and Mary Moriello
Agent: Greg Taras**

PUBLIC MEETING

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

A Delegated Public Meeting has been scheduled for:

Date: Wednesday, August 21, 2024

**Time: Public Meetings start at 4:30 PM
The Public Meeting will take place in
accordance with the agenda.**

Place: City Hall, Committee Room 2, 4310 Queen Street and/or Web-based Platform

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 facilitate the construction of a semi-detached dwelling. The existing detached dwelling is proposed to be demolished. Schedules 1 and 2 show the details of the proposed development.

The subject lands are designated Residential in accordance with the City of Niagara Falls Official Plan. The Residential designation permits semi-detached dwellings. As such, an Official Plan Amendment is not required.

The subject lands are zoned Residential 1C Density (R1C) Zone in accordance with Zoning By-law No. 79-200. The applicant is requesting to rezone the lands to a Residential Two (R2) Zone to permit the proposed semi-detached dwelling. No site-specific relief is being requested through this application.



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 or attending in person.

WRITTEN SUBMISSION

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

Comments are preferred to be provided before noon on **Monday August 19th, 2024** to be included in the agenda package.

ORAL SUBMISSION

To participate remotely and electronically or in person at the Public Meeting, please send an email to tgalloway@niagarafalls.ca before 4:30 pm on **August 20th, 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 the decision.

VIEW THE MEETING

The Public Meeting can be live streamed using the Zoom Platform on the day of the event. Pre-registration is required to view the meeting. The meeting will also be archived on the same webpage for viewing after the event.

MORE INFORMATION

For more information, please contact Tyler Galloway at (905) 356-7521, extension 4282, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at tgalloway@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 Friday 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 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 to the Ontario Land Tribunal.

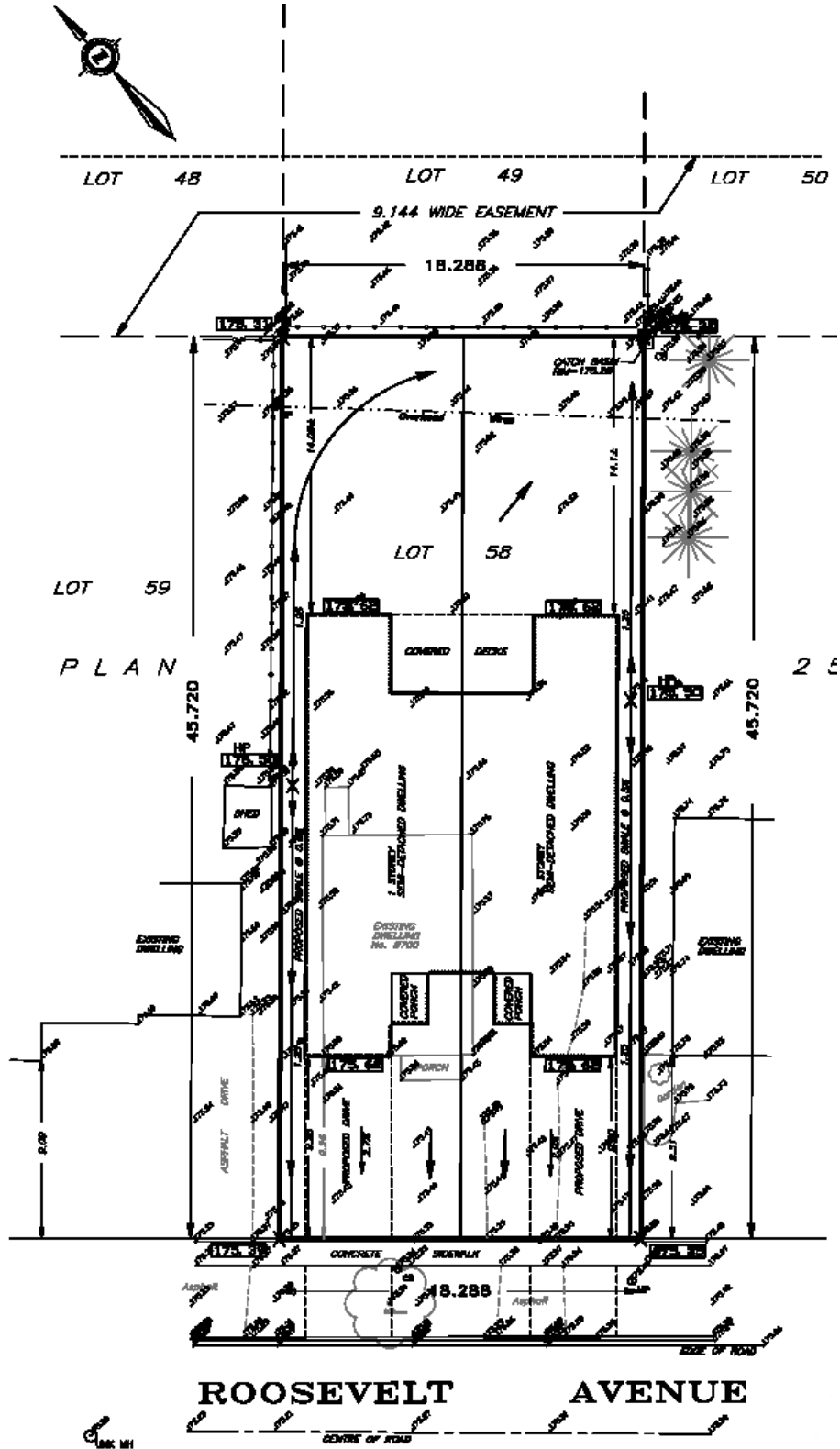
If a person or public body does not make oral submissions at a Public Meeting or make written submissions to the City of Niagara Falls in respect to the proposed by-law before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land 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 26th day of July 2024.

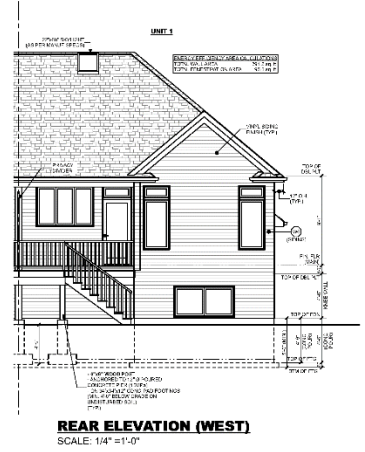
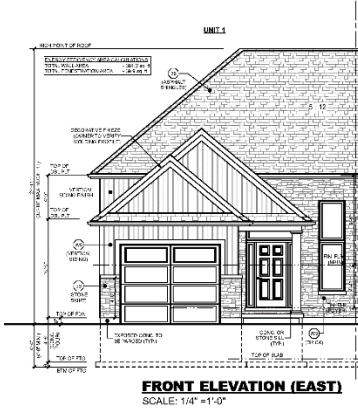
Tyler Galloway
Planner 1

SCHEDULE 1 CONCEPTUAL SITE PLAN



SCHEDULE 2

CONCEPTUAL ELEVATIONS



RIGHT ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"

