



NOTICE OF APPLICATION & OPEN HOUSE

The City's Planning, Building & Development Department has received an 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

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 meeting. Your comments may be given verbally or in a written form.

Date: Thursday, July 11, 2024

Time: 4:30 PM

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

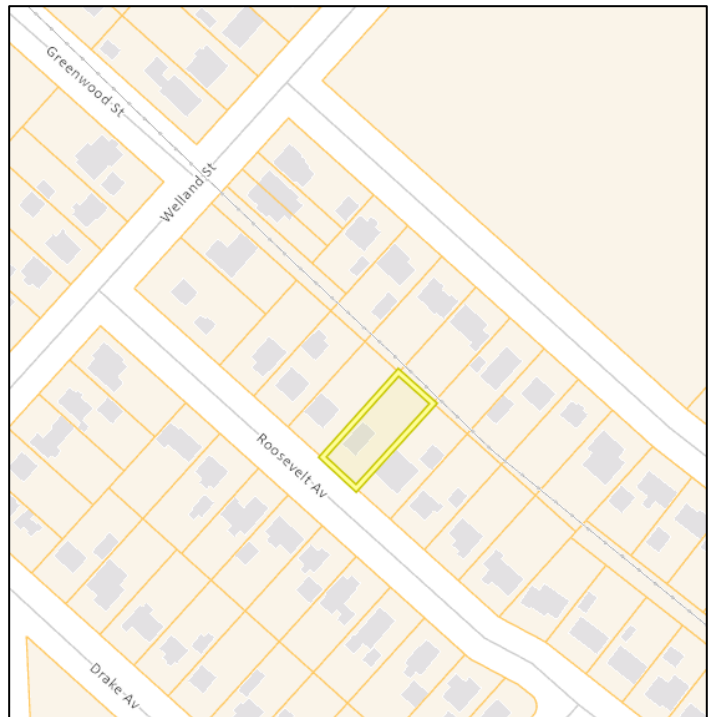
A representative from the Planning, Building & Development Department as well as the applicant will attend to present the proposal to you and to answer questions. Any public individual/group interested in making comments on this application or viewing and/or participating in this meeting are encouraged to use the methods noted further below.

PROPOSED AMENDMENT

A Zoning By-law Amendment application has been submitted to 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, and as such, an Official Plan Amendment is not required.

The subject lands, municipally known as 8700 Roosevelt Avenue, are currently located in the 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.



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 electronic meeting.

WRITTEN SUBMISSION

Please provide written input by mailing your comments to the Planning, Building & Development Department, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or by sending an email to croome@niagarafalls.ca on or before **July 11th, 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 croome@niagarafalls.ca before 12 noon on **July 11th, 2024**.

MORE INFORMATION

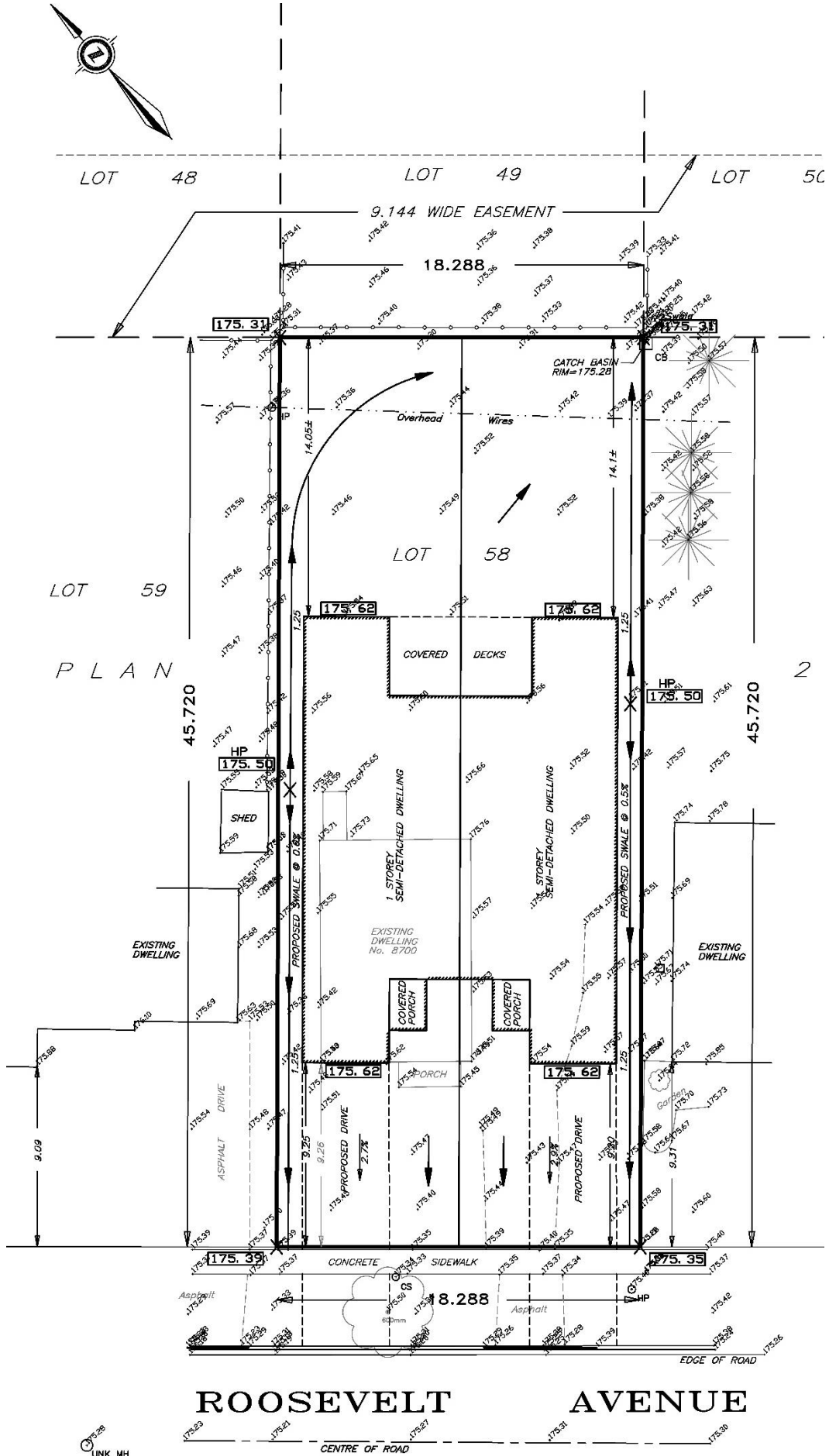
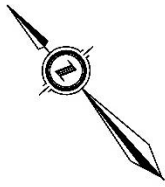
For more information, please contact Chris Roome, Planner 2, at (905)356-7521, extension 4246, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at croome@niagarafalls.ca.

FORMAL PUBLIC MEETING

The formal Public Meeting required by the *Planning Act* 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 27th day of June 2024.

SCHEDULE 1



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SCHEDULE 2

