



# NOTICE OF PUBLIC MEETING

**3897 Welland Street (PID 25354)  
Assessment Roll No.: 272512000509300  
Zoning By-law Amendment Application - City File: AM-2021-026  
Owner: Paul Peter Tries & Gayle Amy Tries  
Agent: NPG Planning Solutions (Aaron Butler / Asawari Modak)**

## 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 16, 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 the development of 5 on-street townhouse dwellings and a density of 38.4 units per hectare. Schedules 1 and 2 show the details of the proposal.

The subject property is designated Residential in accordance with the City of Niagara Falls Official Plan. The Residential designation permits various residential uses, including on-street townhouse dwellings, and a maximum density of 40 units per hectare.

The property is zoned Residential Two (R2) Zone in accordance with Zoning By-law No. 79-200. The application proposes to rezone the property to a site-specific Residential Mixed (R3) Zone to permit the proposed on-street townhouse dwellings and reductions to the rear yard depth. Further, the applicant is proposing to establish Oliver Street as the front lot line.



## 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 or request notice of Council's decision by mailing your comments to the Department of Planning, Building & Development, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or sending an email to [croome@niagarafalls.ca](mailto:croome@niagarafalls.ca).

Comments are preferred to be provided before noon on **Friday July 12, 2024** to be included in Council's agenda package.

## 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](mailto:billmatson@niagarafalls.ca) before 4:30 pm on **Monday July 15, 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 Chris Roome, Planner 2 (Current Planning) 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](mailto:croome@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.

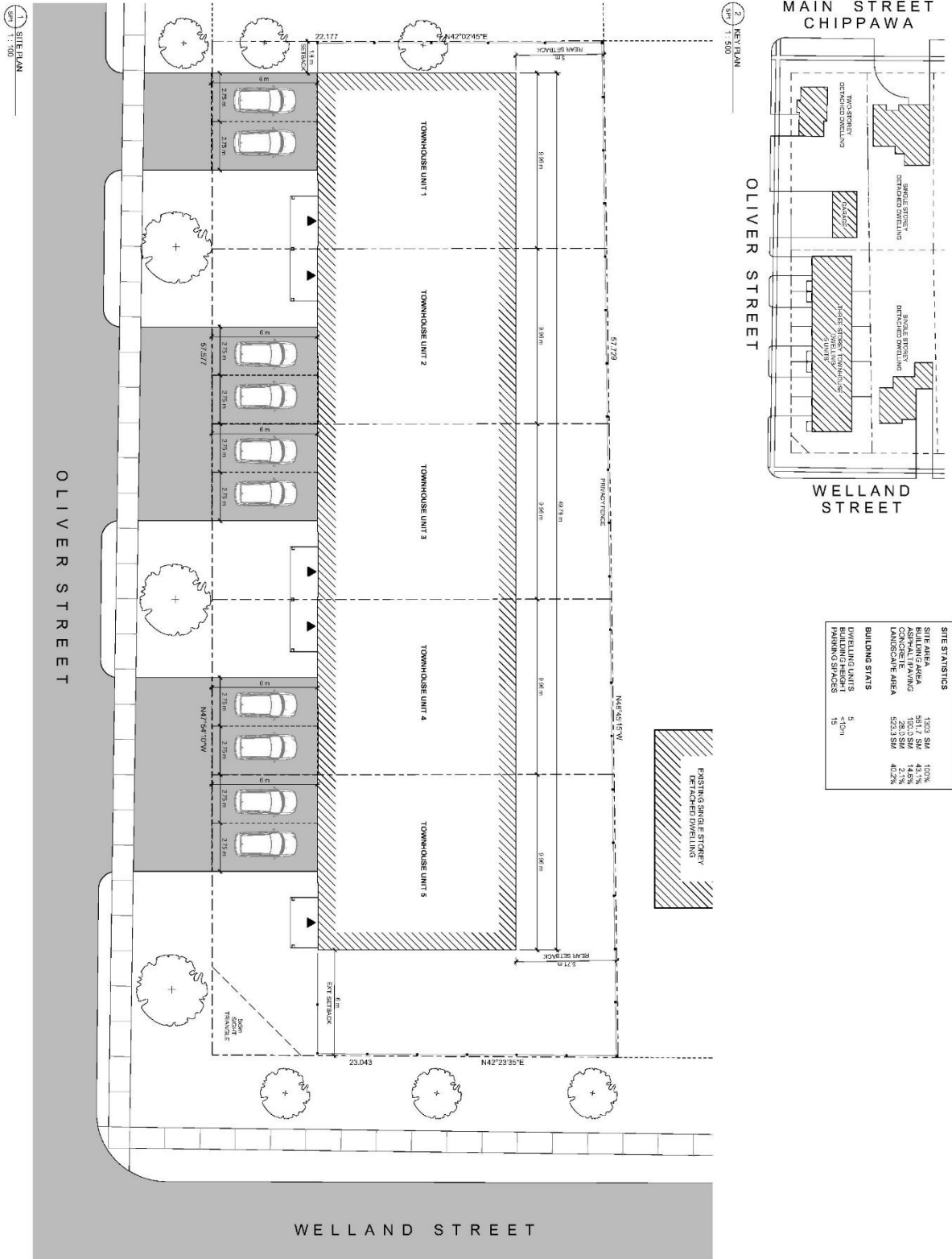
**If you rent your property to seven (7) or more tenants, please post a copy of this notice in a location on your property which is visible to all of the residents.**

Dated at the City of Niagara Falls this 14th day of June, 2024.

# SCHEDULE 1

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**Quartek**

1000 SHEPPARD AVENUE EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 1T7  
 TEL: (416) 291-1111 FAX: (416) 291-1112  
 WWW.QUARTEK.COM

**Project No:** 3897 WELLAND STREET, CHIPPAWA

**Client:** [REDACTED]

**Site:** NY

**Design:** NY

**Architect:** [REDACTED]

**Date:** 2019

**Scale:** E

**Sheet No:** SP1

(Conceptual Elevations)

