



NOTICE OF APPLICATION & OPEN HOUSE

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

4952 Walnut Street
Zoning By-law Amendment Application - City File: AM-2024-025
Owner: Richard John Aleo
Applicant: Andrew Hellwig (Andrew Allen Hellwig Design)

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. Your comments may be given verbally or in a written form. To accomplish this an Open House has been scheduled for:

Date: Thursday, October 17th, 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.

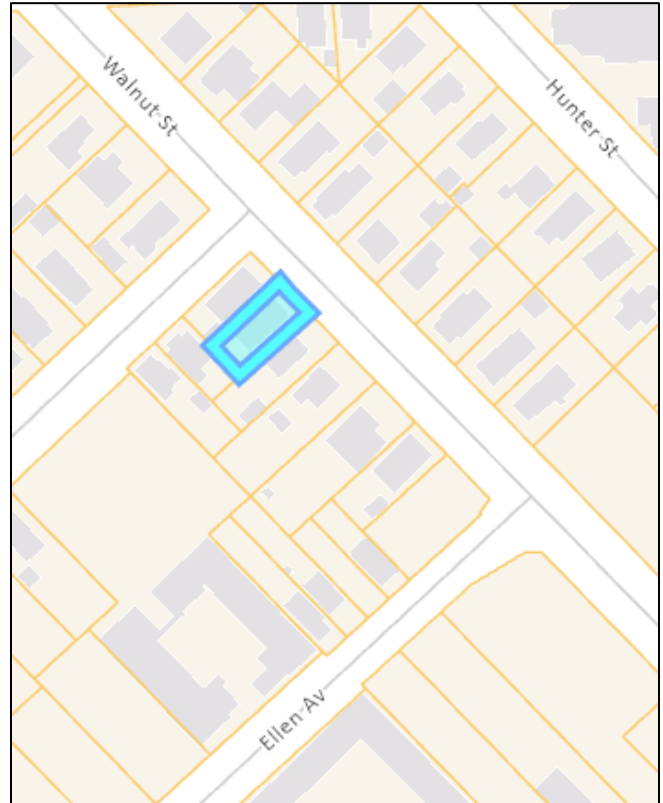
PROPOSED AMENDMENT

A Minor Zoning By-law Amendment application has been submitted to permit one (1) Vacation Rental Unit (VRU) and to address existing zoning deficiencies. Schedule 1 shows the details of the proposal.

The subject lands are currently zoned Deferred Tourist Commercial (DTC-75) under Zoning By-law 79-200, as amended by By-law Nos. 2012-60 and 2012-61. The applicant is requesting to rezone the lands to a Site-Specific Deferred Tourist Commercial Zone to permit a VRU and address existing zoning deficiencies. The proposed site-specific amendments include adding a VRU as a permitted use and to address deficiencies in minimum lot area, minimum lot frontage, minimum rear yard depth, and interior side yard width.

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 attending in-person or joining the electronic meeting.

WRITTEN SUBMISSION

Please provide written input or request notice of the decision 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 tgalloway@niagarafalls.ca on or before **October 17th, 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 tgalloway@niagarafalls.ca before **12 PM on October 17th, 2024**.

MORE INFORMATION

For more information, please contact Tyler Galloway, Planner 1, 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.

FORMAL PUBLIC MEETING

The formal Public Meeting required by the *Planning Act* with the General Manager of Planning, Building, and Development or their designate 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 3rd day of October, 2024.

