



NOTICE OF APPLICATION & OPEN HOUSE

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

6111 CARLTON AV
PLAN 49 PT LOTS 12, 13; 59R8795 PT 01
Assessment Roll No.: 272507001406800
Condominium: PLDPC20240485
Municipal File #: 26CD-11-2024-007 and AM2024-019
Applicant: BYRD CURTIS, BYRD TANYA
Agent: Eric Beauregard

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

Date: February 13, 2025 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 remotely 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

Zoning By-law Amendment and Vacant Land Condominium applications have been submitted to facilitate the development of 6 townhouse dwellings and 2 semi-detached dwellings. The existing detached dwelling will remain on the existing parcel, which will be severed prior to final registration of the proposed condominium. Schedule 1 shows the details of the proposal.

The property is zoned Residential R1E Density Zone in accordance with Zoning By-law No. 79-200. The application proposes to rezone the property to a site-specific Residential Low Density, Grouped Multiple Dwellings Zone (R4). The future severed lands are to be rezoned to a site-specific R1E zone.

The property is designated Residential, in accordance with the City of Niagara Falls Official Plan. The residential designation permits various



residential uses and a maximum density ranging from 20-40 units per hectare for the proposed uses. This application proposes a density of 27.59 units per hectare. The Official Plan designation is not proposed to be changed as a part of 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 attending in person or by joining the electronic meeting.

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 to croome@niagarafalls.ca on or before February 13th, 2025.

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 croome@niagarafalls.ca before 12 noon on **February 12th, 2025**.

MORE INFORMATION

For more information please contact Chris Roome, Planner 2, at 905-356-7521 ext. 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* with City Council 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 on January 30th, 2025.

SCHEDULE 1

