



NOTICE OF PUBLIC MEETING

5687 Ferry Street & 5660 Spring Street (Roll No(s): 272506000303600 & 272506000309700)
Zoning By-law Amendment Application – City File: AM-2022-018
Applicant: Midtown Bowling Niagara Ltd. (Rocco & Kim Oliverio)
Agent: DeFilippis Designs (Nick DeFilippis)

COUNCIL MEETING

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

A Public Meeting of Council has been scheduled for:

Date: Tuesday, March 21st, 2023

Time: Public Meetings start at 5:30 PM
The Public Meeting will take place in accordance with Council’s agenda.

Place: Council Chambers, City Hall, 4310 Queen Street

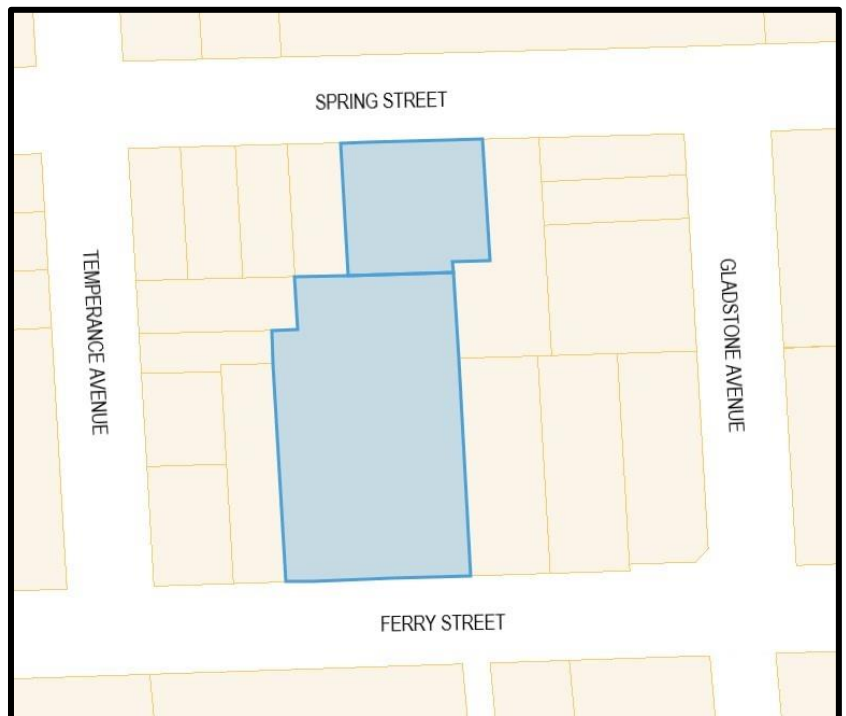
Visit <https://niagarafalls.ca/city-hall/council/schedule.aspx> to watch the Council Meeting

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 has been submitted to permit an 8-storey mixed-use building with 3 commercial units and 77 dwelling units. Schedule 1 shows the proposed site plan and Schedule 2 shows a rendering of the proposal.

The land is currently zoned General Commercial (GC-590) in part and Parking (P-590) in part, under Zoning By-law 79-200. The application is requesting the lands be rezoned to a site specific General Commercial zone to permit site specific height, interior side yard setback, parking regulations, front yard setback, and the total floor area percentage of dwelling units.



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 to 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 send an email to acooper@niagarafalls.ca on or before **March 21, 2023**.

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 before 4:30 pm on **March 20, 2023**. 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 Alexa Cooper, 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 acooper@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

If you disagree with Council's decision on the Zoning By-law Amendment application, you can appeal it to the Ontario Land Tribunal (OLT). However, 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 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.

For more information about this matter, including information about preserving your appeal rights, contact Alexa Cooper, Planner 2 at acooper@niagarafalls.ca or (905)356-7521, extension 4246.

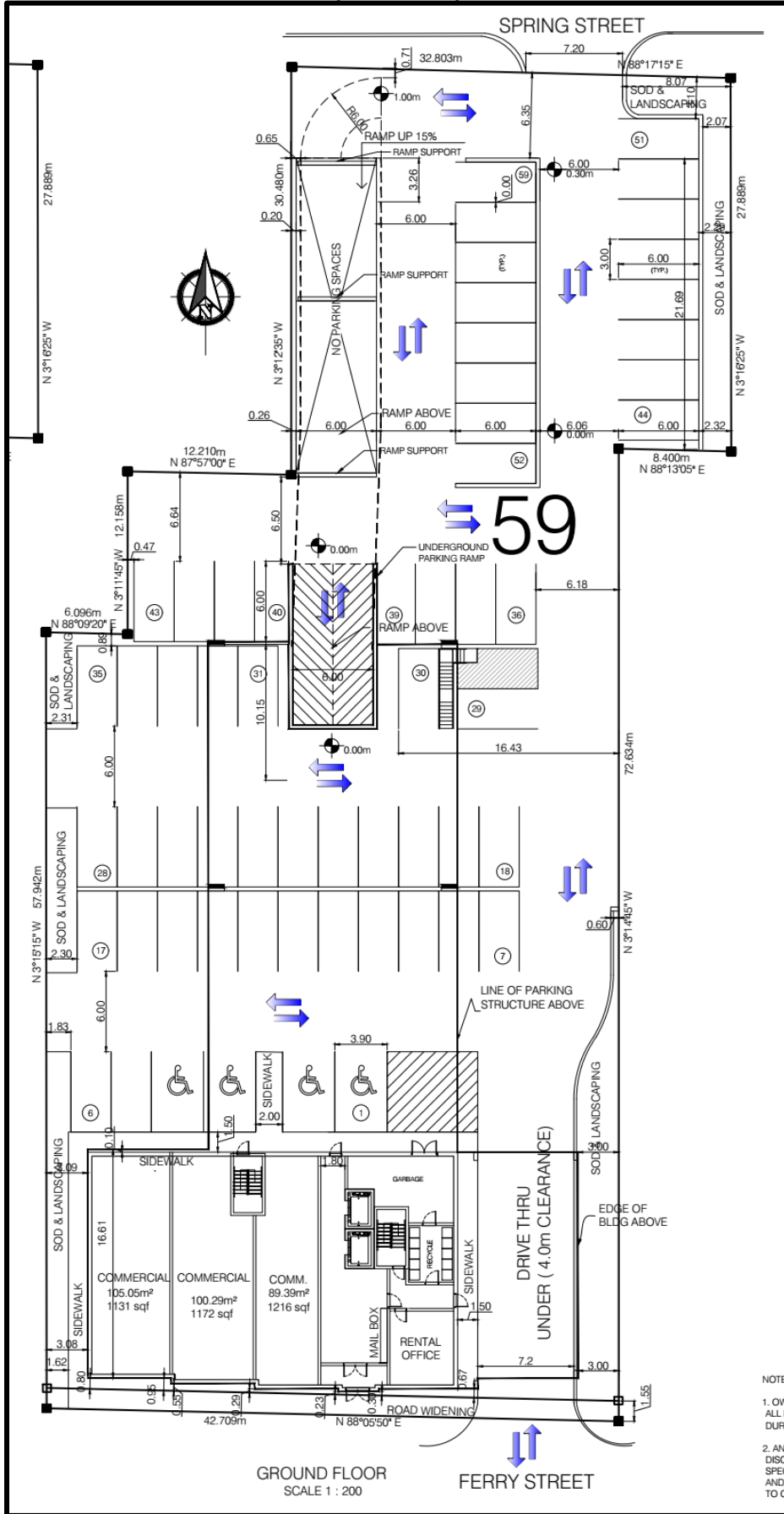
Dated at the City of Niagara Falls this 17th day of February, 2023.

Andrew Bryce MCIP, RPP
Director of Planning

AC

Attach.

SCHEDULE 1 (Site Plan)



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**Schedule 2
(Rendering)**

