



## NOTICE OF CANCELLATION OF PUBLIC OPEN HOUSE AND VIRTUAL DELEGATED PUBLIC MEETING

**Please be advised that this notice is to indicate that the planned Open House and Public Meeting for this application has been cancelled at the request of the applicant. The application has been withdrawn by the applicant and another Open House and Public Meeting will not be scheduled.**

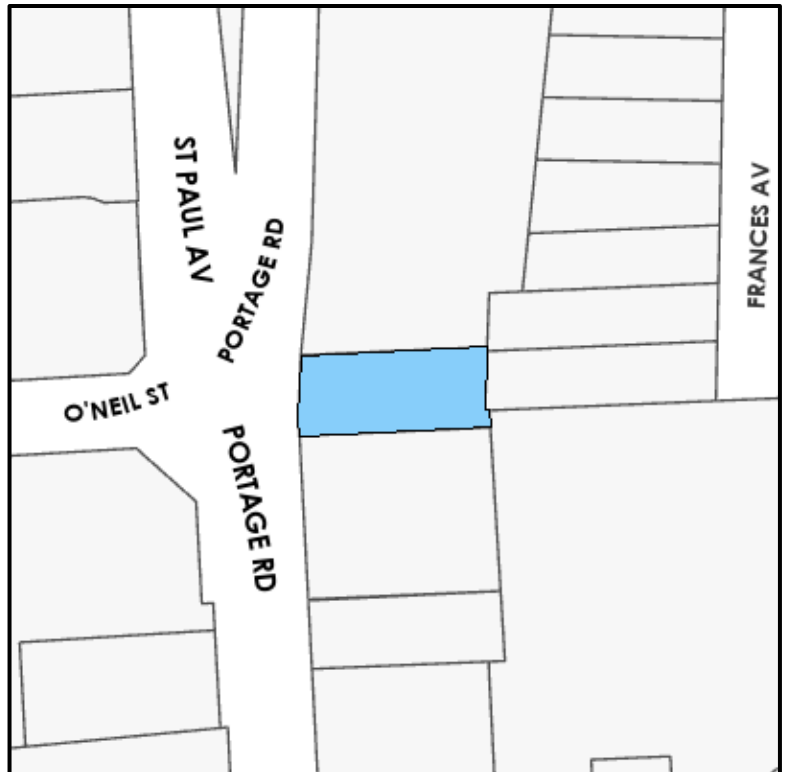
**3456 Portage Road  
Assessment Roll No.: 272504000611100  
Municipal File #: AM-2025-023  
Applicant: River Realty Development Inc.  
Agent: John Mestek**

### PROPOSED AMENDMENT

A Zoning By-law Amendment has been submitted to permit the construction of a detached dwelling on the subject lands. In addition to permitting a detached dwelling, several neighborhood commercial uses have been requested including a clinic, office, personal service shop, day nursery and health centre.

The lands are designated residential in accordance with the City of Niagara Falls Official Plan which permits residential dwellings. Additionally, the requested neighborhood commercial uses are also permitted. No amendments to the Official Plan are required to facilitate this application.

The application is requesting to rezone the subject lands to a site-specific Residential 1A Density (R1A) Zone to permit the proposed detached dwelling and neighborhood commercial uses. Site-specific provisions have been requested to allow for an increased maximum driveway 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>.

### MORE INFORMATION

For more information please contact Chris Roome, 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).

## **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.

