



NOTICE OF APPLICATION & REMOTE ELECTRONIC OPEN HOUSE

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

4078 Victoria Avenue (Assessment Roll No.: 272501000626500)

Zoning By-law Amendment Application- City File: AM-2023-003

Applicant: Build up Victoria Inc. (Priscilla Facey)

**Agent: Mary Lou Tanner (NPG
Planning Solutions Inc.)**

REMOTE ELECTRONIC OPEN HOUSE

The Open House is being held remotely and electronically.

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. To accomplish this a Remote Electronic Open House has been scheduled for:

Date: Monday, April 24th, 2023

Time: 5:00 PM

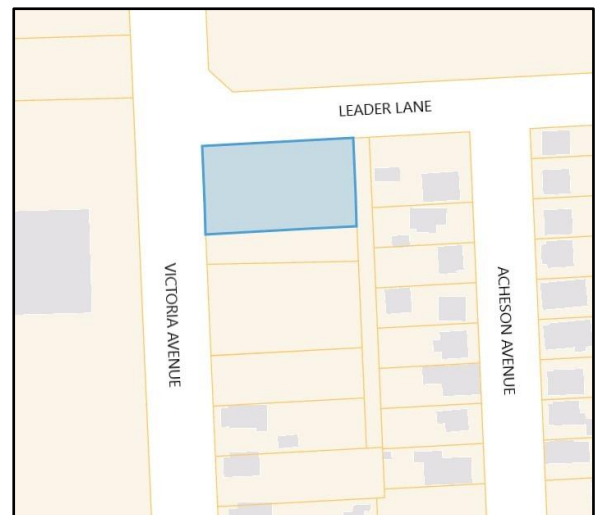
Place: City Hall, 4310 Queen Street (STAFF ONLY)

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

A zoning by-law amendment application has been submitted to permit 10 stacked townhouse (apartment) dwellings that may be used as vacation rental units. Schedules 1 and 2 show details of the proposed building.

The land is zoned Tourist Commercial (TC-868) under Zoning By-law 79-200, as amended by By-law No. 2009-130. The applicant is requesting to place the land under a site-specific Tourist Commercial (TC) zone to permit: stacked townhouse (apartment) dwellings that may be used as vacation rental units; reduced minimum rear yard depth, parking stall length, maneuvering aisle; and, increased height.



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 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 sturnbull@niagarafalls.ca on or before **April 24th, 2023**.

ORAL SUBMISSION

To participate in the remote electronic Open House please pre-register by sending an email to sturnbull@niagarafalls.ca before 12 noon on **April 24th, 2023**. All registrants will be provided with instructions on how to participate in the remote electronic Open House.

MORE INFORMATION

For more information please contact Scott Turnbull, Planner 1, at (905)356-7521, extension 4297, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at sturnbull@niagarafalls.ca.

FORMAL PUBLIC MEETING

The formal Public Meeting required by the *Planning Act* with City Council will be held at a later date and separate notice of that meeting is included in this mailing.

Dated at the City of Niagara Falls this 6th day of April, 2023.

Andrew Bryce MCIP, RPP
Director of Planning

ST:
Attach.

SCHEDULE 2

