



NOTICE OF PUBLIC MEETING

**5014 Wilmott Street (Assessment Roll No.: 2725-020-008-12700)
Official Plan and Zoning By-law Amendment Application- City File: AM-2023-004
Applicant: Omar Tyndale
Agent: Rhea Davis (NPG Planning Solutions Inc.)**

COUNCIL MEETING

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

A Public Meeting of Council has been scheduled for:

Date: Tuesday, July 11th, 2023

**Time: Public Meetings start at 2:30 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

An official plan and a zoning by-law amendment application has been submitted to have a special policy designation applied and a site specific R2 zone to permit a vacation rental unit as a permitted use. Schedule 1 shows the details of the proposal.

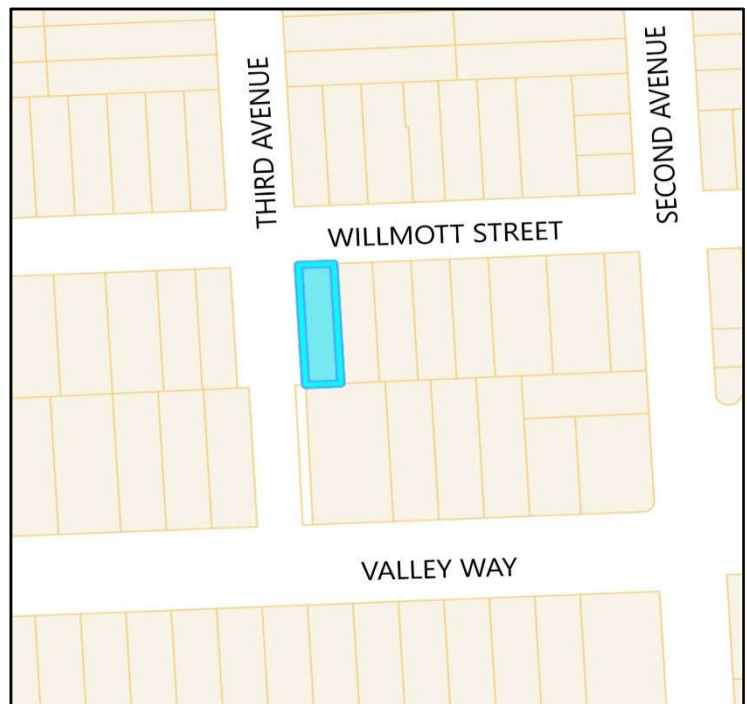
The land is zoned Residential Two (R2) in accordance with Zoning By-law No. 79-200 as amended. The applicant is asking relief from the by-law to recognize the existing minimum lot area, minimum lot frontage, minimum exterior side yard for the dwelling and to recognize the existing exterior side yard for the detached garage.

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 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 ndebenedetti@niagarafalls.ca on or before **July 11th, 2023**. To include your comments on Council's agenda, it is requested comments be provided by 4 pm on July 10th. Comments received on July 11th will be circulated to City Council.



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 **July 10, 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 Nick DeBenedetti, Planner 2, at (905)356-7521, extension 4233, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at ndebenedetti@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 17 and 34 of the Planning Act

If you disagree with Council's decision on the Official Plan Amendment and/or 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 Official Plan Amendment and/or Zoning By-law Amendment 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 Official Plan Amendment and/or Zoning By-law Amendment before the Official Plan Amendment is adopted and or 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.

If you rent your property to seven (7) or more tenants, please post a copy of this notice in a location on your property which is visible to all the residents.

Dated at the City of Niagara Falls this 8th day of June 2023.

Andrew Bryce MCIP, RPP
Director of Planning

ND:
Attach.

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