



NOTICE OF APPLICATION & OPEN HOUSE

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

5705 Buchanan Avenue
Assessment Roll No.: 272503000703400
Zoning By-law Amendment Application – City File: AM-2023-009
Applicant: Vikrampal Moomie & Baljit Moomie
Agent: Aaron Butler (NPG Planning Solutions Inc.)

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.

To accomplish this an Open House has been scheduled for:

Date: July 26th, 2023

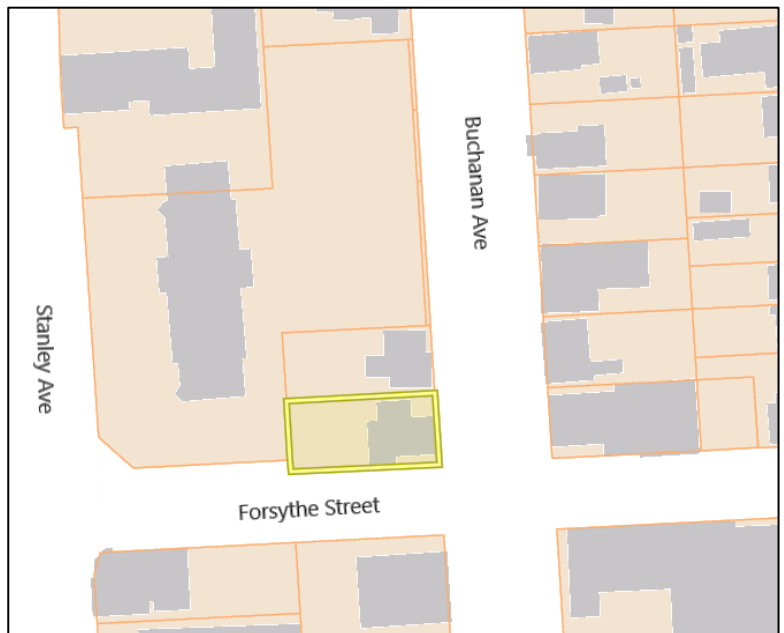
Time: 5:00 PM

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.

A zoning by-law amendment application has been submitted to permit an existing 3-unit dwelling that may be used for three (3) Vacation Rental Units. Schedule 1 shows details of the proposal.

The land is zoned Deferred Tourist Commercial (DTC) under By-law 79-200, as amended. The applicant is requesting to place the land under a site-specific DTC zone to permit the existing 3-unit Dwelling that may also be used for three (3) Vacation Rental Units, an increase to the maximum area of the rear yard which can be used as a parking area and to recognize the existing front yard depth and exterior side yard 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>.

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 sturnbull@niagarafalls.ca on or before July 26th, 2023.

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 to sturnbull@niagarafalls.ca before 12 noon on July 26th 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. Separate notice of that meeting will be provided to you thirty (30) days before the Public Meeting is to occur.

Dated at the City of Niagara Falls this 13th day of July, 2023.

Andrew Bryce MCIP, RPP
Director of Planning

SCHEDULE 1



SITE STATISTICS

Lot Area (Sq.m)	49055
Building Footprint Area (Sq.m)	133.22
Total No. of Units	3
Landscaped Open Space	45.66%
Lot Coverage	27.20%
Parking	2 spaces for each unit, provided in tandem (6 spaces total)
Building Height	2 Storeys

REVISIONS

NO.	DATE	REVISION	BY

Concept Plan - Proposed Vacation Rental Units

For Pre-consultation
5705 Buchanan Ave, Niagara Falls

For: Vikrampal Moome
Drawing No.: 221011.01.R0 Date: May 3, 2023

THIS DRAWING SHALL ONLY BE USED IN CIRCUMSTANCES FOR WHICH IT WAS ORIGINALLY PREPARED AND FOR WHICH NPG PLANNING SOLUTIONS INC. WAS RETAINED. NPG PLANNING SOLUTIONS INC. DOES NOT TAKE RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION INFORMATION OR OTHER MAPPED FEATURES FROM SECONDARY SOURCES SHOWN ON THIS DRAWING. THE INFORMATION ISSUED MAY BE CONSIDERED BY THE PLANNING SOLUTIONS OR DAMAGE SUFFERED BY THE RECIPIENT ARISING OUT OF OR IN CONNECTION WITH THE USE OR MISUSE OF THE INFORMATION ISSUED. ALL DRAWINGS ARE THE PROPERTY OF NPG PLANNING SOLUTIONS INC. AND MAY NOT BE ALTERED WITHOUT WRITTEN PERMISSION FROM NPG PLANNING SOLUTIONS INC. DO NOT SCALE THE DRAWING.

