



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.

5504 Lewis Avenue (Assessment Roll No.: 272503000404000)
Zoning By-law Amendment Application- City File: AM-2023-011
Applicant: 1000110629 Ontario Limited (Jingfang Wang)
Agent: Greg Taras (Urban & Environmental Management Inc.)

REMOTE ELECTRONIC 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 a Remote Open House has been scheduled for:

Date: Tuesday, August 1, 2023

Time: 5:00 PM

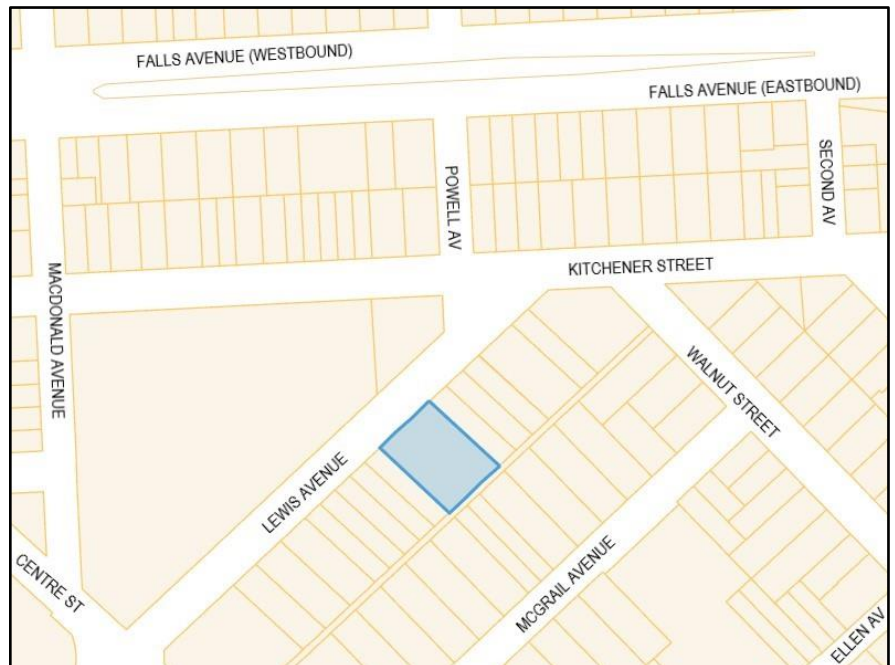
Place: City Hall, 4310 Queen Street and/or Web-based Platform

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.

PROPOSED AMENDMENT

A zoning by-law amendment application has been submitted to rezone the subject property to a site-specific Residential Apartment 5A (R5A) zone to permit an apartment building with 7 dwelling units. Schedule 1 shows the details of the proposal.

The land is zoned Deferred Tourist Commercial (DTC-97), in accordance with Zoning By-law No. 79-200 as amended by By-law No. 1985-155 and By-law No. 2012-060. The applicant is asking for relief from the by-law for the minimum lot area, minimum front yard depth, minimum interior side yard on the north side, and the minimum landscape open space area.



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 ndebenedetti@niagarafalls.ca on or before **August 1st, 2023**.

ORAL SUBMISSION – If attending remotely using web-based platform.

To participate remotely at the electronic Open House please pre-register by sending an email ndebenedetti@niagarafalls.ca before 12 noon on **August 1st, 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 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.

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 after the Open House and thirty (30) days before the Public Meeting is to occur.

Dated at the City of Niagara Falls this 18th day of July 2023.

Andrew Bryce MCIP, RPP
Director of Planning

ND:
Attach.

SCHEDULE 1

