



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.

8178 Thorold Stone Road
Lot No. 11, Registered Plan 139
Assessment Roll No.: 2725100003119000000
Zoning By-law Amendment Application – City File: AM-2023-012
Applicant: Anthony Vacca

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: August 22nd, 2023

Time: 5:00 PM

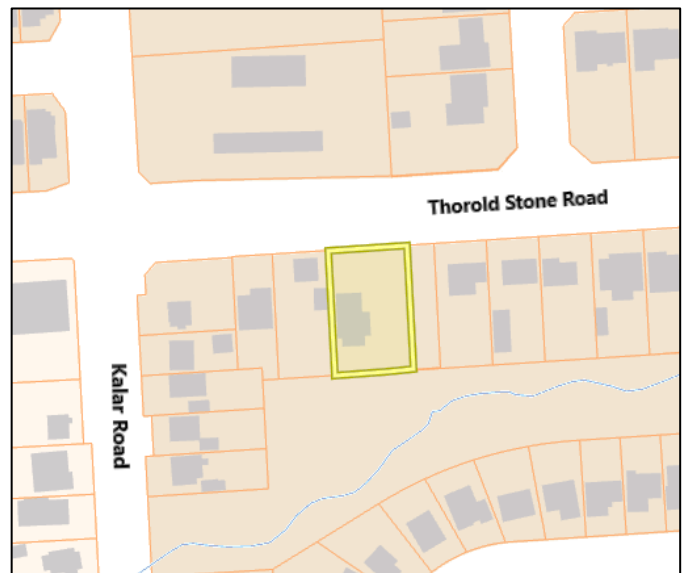
Place: City Hall, Committee Room 2, 4310 Queen Street and/or Web-based Platform

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.

PROPOSED AMENDMENT

A zoning by-law amendment application has been submitted to permit a detached dwelling to be constructed on a proposed new lot. A future application will be made to the Committee of Adjustment to sever the property to create two lots. Schedule 1 shows details of the proposed lots.

The land is zoned Residential 1C Density (R1C) in part, and Hazard Land (HL) in part, under Zoning By-law 79-200. The applicant is requesting to rezone a portion of the lands (Part 2 on the attached schedule) to a site specific Residential 1E (R1E) zone to permit the creation of a new lot and detached dwelling with a reduced minimum lot frontage and an increase to the maximum width of a driveway in the front yard.



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 planstu2@niagarafalls.ca on or before **August 22nd, 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 planstu2@niagarafalls.ca before 12 noon on **August 22nd, 2023**.

MORE INFORMATION

For more information please contact Tyler Galloway, Planning Intern, at (905) 356-7521, extension 4368, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at planstu2@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 8th day of August, 2023.

Andrew Bryce MCIP, RPP
Director of Planning

