



NOTICE OF APPLICATION & OPEN HOUSE

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

2358-2378 Portage Road & 2495 Stanley Avenue
(Assessment Roll No.: 272504000111401, 272504000111402, 272504000111403, 272504000111300)
Official Plan & Zoning By-law amendment - City File: AM-2023-015
Applicant: Darren & Lori Schmahl Agent: Aaron Butler (NPG Planning Solutions)

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: September 25, 2023

Time: 5:00 PM

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

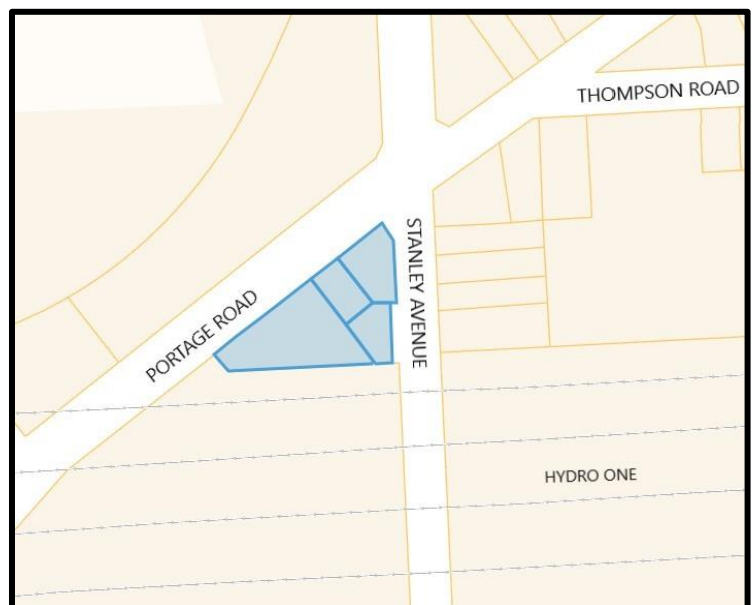
A representative from the Planning, Building & Development Department as well as the applicant will attend to present the proposal to you and to answer questions. Any public individual/group interested in making comments on this application or viewing and/or participating in this meeting are encouraged to use the methods noted below.

PROPOSED AMENDMENT

An Official Plan and Zoning By-law amendment application has been submitted to permit one Vacation Rental Unit (VRU) in four detached dwellings on four separate properties for a total of 4 VRUs, as shown on Schedule 1.

The land is designated Residential under the City's Official Plan. The applicant is requesting to place the subject lands under a Special Policy Area to include a VRU as a permitted use for each property.

The lands are zoned Residential 1E Density (R1E) Zone under Zoning By-law 79-200. The applicant requests the land be zoned to a site specific Residential 1E Density (R1E) zone to permit one VRU in a detached dwelling subject to the regulations of Section 4.38 (Vacation Rental Units) of Zoning By-law 79-200. The proposed amendment will permit Vacation Rental Units in the existing three detached dwellings and in one future detached dwelling on the vacant parcel, if approved, for a total of four VRUs.



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 this application 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 acooper@niagarafalls.ca on or before **September 25, 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 acooper@niagarafalls.ca before 12 noon on **September 25, 2023**.

MORE INFORMATION

For more information, please contact Alexa Cooper, Planner 2, at (905)356-7521, extension 4246, between the hours of 8:30 a.m. and 4:30 p.m. Monday to Friday or by email anytime at acooper@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 September 8, 2023.

Andrew Bryce MCIP, RPP
Director of Planning

SCHEDULE 1 (Site Sketch)

