



NOTICE OF PUBLIC MEETING

2358 Portage Road, vacant lot, 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)

COUNCIL MEETING

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

A Public Meeting of Council has been scheduled for:

Date: Tuesday, November 14, 2023

Time: Public Meetings start at 4:30 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 Zoning By-law amendment application has been submitted to permit one Vacation Rental Unit (VRU) in each of three existing detached dwellings and in a future dwelling for the existing vacant lot, on four separate properties, for a total of four 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.



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, or request notice of Council's decision, by mailing your comments to the Department of Planning, Building & Development, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or sending an email to acooper@niagarafalls.ca on or before **November 14, 2023**.

Comments submitted before 4:30 pm on **Monday November 13, 2023** will be included in Council's agenda package.

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 **November 13, 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 Alexa Cooper, Planner 2 at (905)356-7521, extension 4246, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at acooper@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 is adopted or the by-law 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.

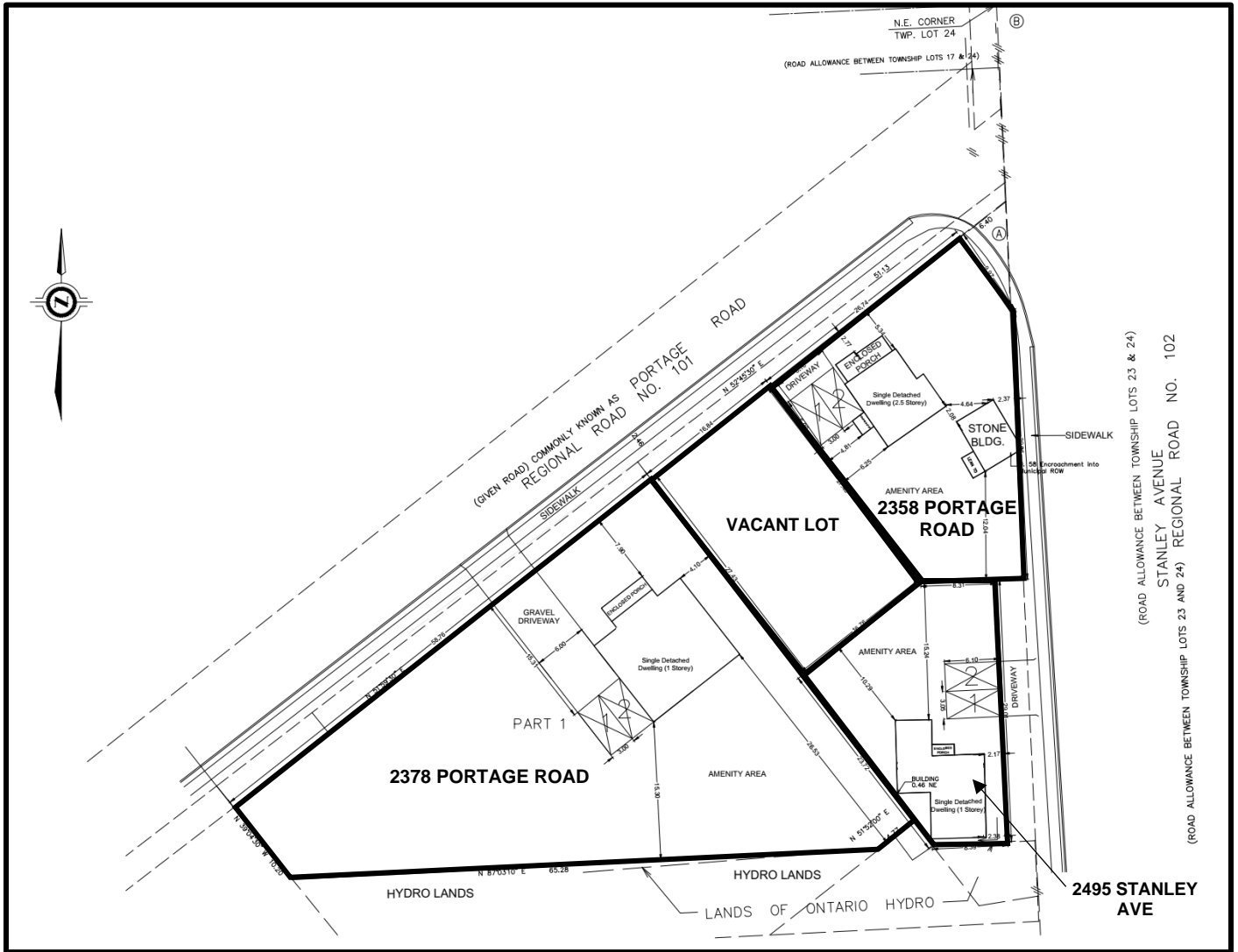
If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Niagara Falls in respect to the proposed Official Plan Amendment or by-law before the Official Plan Amendment is adopted or the by-law is passed, the person or public may not be added 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 of the residents.

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

Andrew Bryce MCIP, RPP
Director of Planning

SCHEDULE 1 (Site Sketch)



(ROAD ALLOWANCE BETWEEN TOWNSHIP LOTS 23 & 24)
STANLEY AVENUE
REGIONAL ROAD NO. 102
(ROAD ALLOWANCE BETWEEN TOWNSHIP LOTS 23 AND 24)