



NOTICE OF PUBLIC MEETING

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

7735, 7751 & 7769 Thorold Stone Road and a vacant western parcel on Thorold Stone Road
Zoning By-law Amendment Application – City File: AM-2023-010
Applicant: Thorowest Construction Ltd (Ralph Biamonte)
Agent: Craig Rohe (Upper Canada Consultants)

COUNCIL MEETING

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

A Public Meeting of Council has been scheduled for:

Date: Tuesday, December 12th, 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

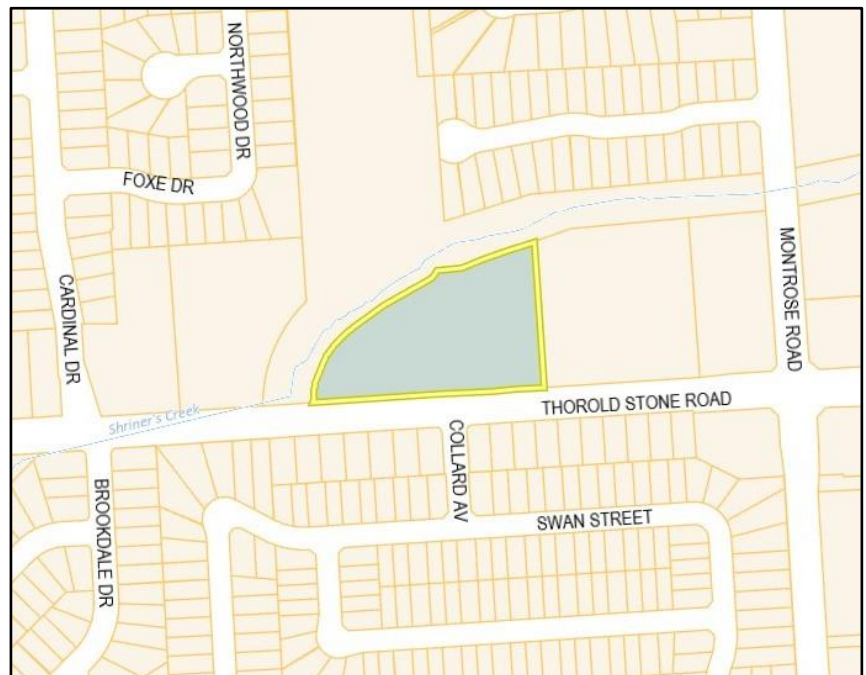
Visit <https://niagarafalls.ca/city-hall/council/schedule.aspx> to watch the Council Meeting

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

A zoning by-law amendment application has been submitted to rezone the subject property to a site-specific Residential Low Density, Group Multiple Dwellings Zone (R4), in part, to construct 44 townhouse dwelling units in 9 blocks, together with 1 single detached dwelling and two semi-detached dwellings and Environmental Protection Area (EPA), in part. Schedule 1 shows the details of the proposal.

The subject lands municipally known as 7735, 7751 & 7769 Thorold Stone Road are currently zoned Development Holding (DH), in accordance with Zoning By-law No. 79-200, as amended. The vacant lands to the west (municipal roll number 272510000306403) are zoned Residential 5A Density (R5A-190), in accordance with Zoning By-law 79-200, as amended by site specific By-law No. 1988-134. The applicant is asking for relief from the by-law to add the use of single and a semi-detached dwelling in the R4 zone, a reduction of the minimum rear yard



depth, a reduction for the minimum interior side yard, to increase the maximum height of a building, and a reduction of the minimum privacy yard. Also, to have zone part of the land EPA in certain areas adjacent to Shriner's Creek.

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 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.

To include your comments on Council's agenda, it is requested comments be provided by noon on Friday December 8th. Comments received on December 12th, will be circulated to City Council.

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 December 11th, 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 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.

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 34 of the Planning Act

If you disagree with Council's decision on the 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 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 by-law before 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 the residents.

Dated at the City of Niagara Falls this 10th day of September 2023.

Andrew Bryce MCIP, RPP
Director of Planning

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Attach.

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