



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.

Ort Road & Lyon's Parkway
Part Lot 19, Concession 3, Willoughby, Parts 1 & 2, 59R-15686; City of Niagara Falls
Assessment Roll No.: 272513000308200
Zoning By-law Amendment - City File: AM-2023-018
Applicant: Craig & Jeff Corey

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: October 19, 2023

Time: 4:30 PM

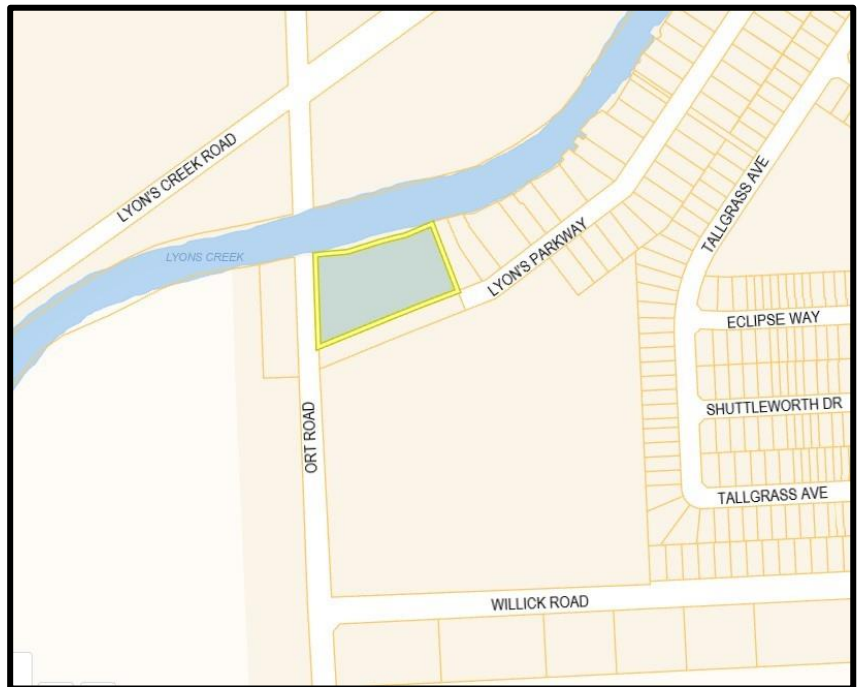
Place: City Hall, 4310 Queen Street and/or Web-based Platform

A representative from the Planning, Building & Development Department as well as the applicant will present the proposal and 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 total of 3 detached dwelling units on the subject land. The land is subject to a conditional consent application (B-2023-2, 3, & 4) that will split the land into three parcels (Part 1, Part 2, Part 3 + 4). Each parcel is proposed to contain 1 detached dwelling unit. Schedule 1 shows details of the proposal.

The land is zoned Rural, in part, and Conservation – Open Space, in part, under By-law 395, 1966 (Willoughby). The applicant is requesting to place the land under a site specific Residential 1E (R1E) Density zone, in part, and an Environmental Protection Area (EPA) zone, in part, under By-law 79-200 to permit reduced lot frontage and rear yard setback for Part 2 and Parts 3+4; and reduced rear yard setback for Part 1. Part 4 is proposed to be rezoned to an EPA zone. No development or site specifics regulations are proposed for this zone.



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 acooper@niagarafalls.ca on or before **October 19, 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 **October 19, 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 4th day of October, 2023.

Andrew Bryce MCIP, RPP
Director of Planning

SCHEDULE 1 (Site Sketch)

