



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.

Hawkins Street (PID 4478)
Lot 133, Plan 226
Assessment Roll No.: 272508001007700
Zoning By-law Amendment Application - City File: AM-2023-021
Applicant: Mario D’Addio (N & J Homes)
Agent: The Biglieri Group Ltd. (Rachelle Larocque)

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: Thursday, November 9th, 2023

Time: 4:30 PM

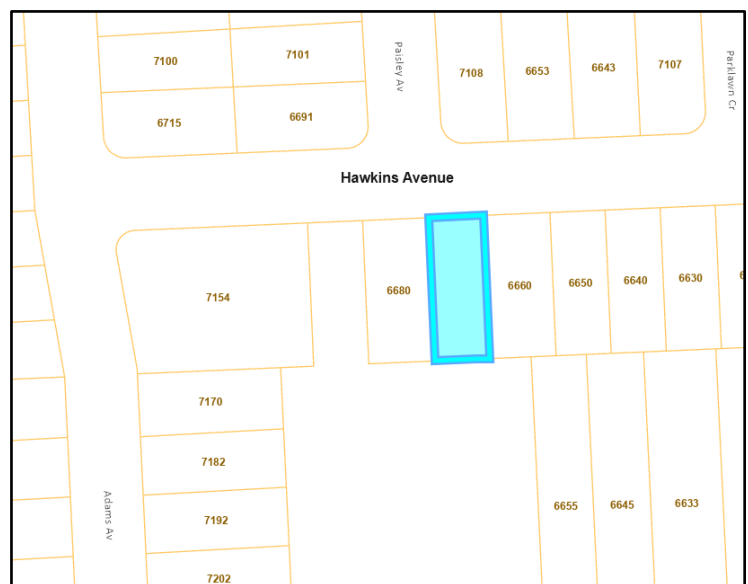
Place: City Hall, Committee Room 2, 4310 Queen Street and/or Web-based Platform

A representative from the Planning, Building & Development Department as well as the applicant will attend 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 the development of a semi-detached dwelling. Schedule 1 shows details of the proposal.

The land is currently zoned Residential 1C (R1C) Density zone in part, and Residential Low Density, Grouped Multiple Dwellings (R4) zone in part, in accordance with Zoning By-law 79-200, as amended. As semi-detached dwellings are not permitted under the current zoning, the applicant is requesting that the land be rezoned to a site specific Residential Two (R2-XX) zone to permit a semi-detached dwelling and reduced lot frontages.



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 the 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 dfoley@niagarafalls.ca on or before **November 9th, 2023**.

ORAL SUBMISSION - If attending remotely using the web-based platform

To attend and/or participate remotely at the Open House please pre-register by sending an email to dfoley@niagarafalls.ca before 12 p.m. on **November 9th, 2023**.

MORE INFORMATION

For more information please contact Danielle Foley, Planning Student, at (905) 356-7521, extension 4282, between the hours of 8:30 a.m. and 4:30 p.m. Monday to Friday or by email anytime at dfoley@niagarafalls.ca.

FORMAL PUBLIC MEETING

The formal Public Meeting required by the *Planning Act* with City Council will be held on **Tuesday, December 12th, 2023**. A separate Notice of the Public Meeting is enclosed.

Dated at the City of Niagara Falls this 26th day of October, 2023.

SCHEDULE 1

