



NOTICE OF PUBLIC MEETING

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)

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 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.



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 joining the electronic meeting or by attending in person.

WRITTEN SUBMISSION

Please provide written input, or to 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 send an email to dfoley@niagarafalls.ca.

Comments are preferred to be provided before noon on Friday, December 8th, 2023 to 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 Monday, 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 Danielle Foley, Planning Student at (905) 356-7521, extension 4282, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at dfoley@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.

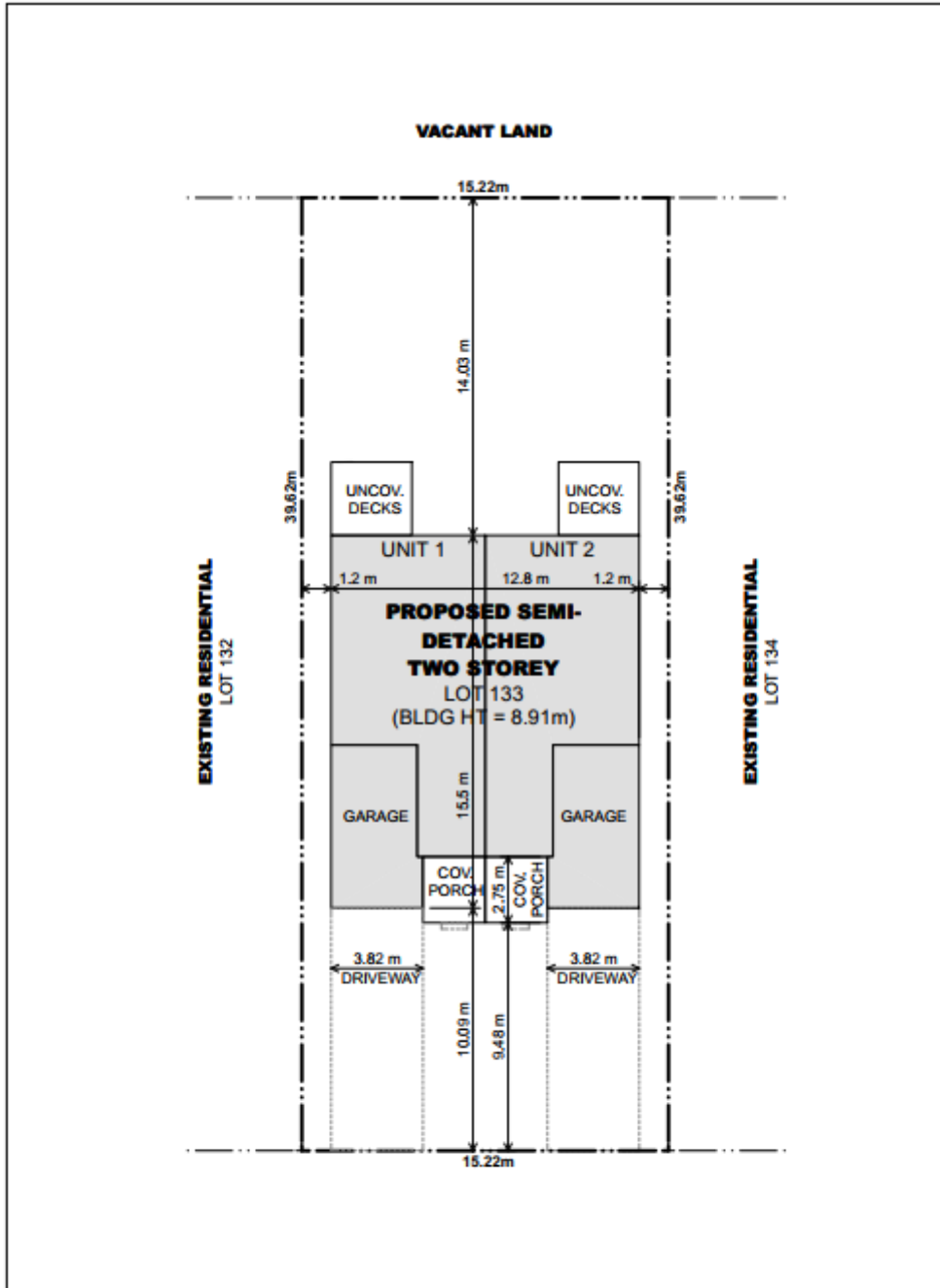
If a person or public body does not make oral submissions at a Public Meeting or make written submissions to the City of Niagara Falls in respect to the proposed Zoning By-law Amendment before the by-law is passed, the person or public may not be added as a party to the hearing of an appeal before the 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 of the residents.

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

Andrew Bryce MCIP, RPP
Director of Planning

SCHEDULE 1



SITE STATS - R1C ZONE	
LOT 133 HAWKINS STREET, NIAGARA FALLS	
GROSS FLOOR AREA	
PER UNIT	
MAIN FLOOR	- 68.87 sqm
UPPER FLOOR	- 87.64 sqm
TOTAL	= 156.51 sqm
TOTAL BUILDING	
MAIN FLOOR	- 137.74 sqm
UPPER FLOOR	- 175.28 sqm
TOTAL	= 313.02 sqm
LOT COVERAGE	
TOTAL LOT AREA	- 603.87 sqm 100%
PER UNIT	
LIVING AREA	- 68.87 sqm 11.40%
GARAGE	- 24.79 sqm 4.10%
FRONT COV PORCH	- 7.29 sqm 1.20%
TOTAL LOT COVERAGE	
LIVING AREA	- 137.74 sqm 22.80%
GARAGE	- 49.58 sqm 8.20%
FRONT COV PORCH	- 14.57 sqm 2.40%
FRONT DRIVEWAY	- 76.94 sqm (38.47 sqm PER UNIT) 12.74%
LANDSCAPE AREA	- 325.67 sqm 53.86%



SITE PLAN
SCALE: 1:150

DATE:	PAGE:
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