



NOTICE OF OPEN HOUSE

**Official Plan Amendment and Zoning By-law Amendment File No. AM-2019-005
City of Niagara Falls proposal to add Single Room Occupancy (SRO) Units and Buildings
as permitted uses.**

You are invited to attend an Open House regarding proposed amendments to the Official Plan, Zoning By-law No. 79-200 and Licensing By-law No. 2001-31.

**Date: Monday, March 18, 2019
Time: 5:00 – 7:00 PM**

**Place: Niagara Falls History Museum
5810 Ferry Street**

Presentation at 5:00 PM followed by Question and Answer Session

PROPOSED AMENDMENT

The City with its consultant MHBC Planning has undertaken a study of hotels/motels that are currently being used as residences for all or part of the year. A new land use, a Single Room Occupancy (SRO) Building, is proposed to define and describe these uses. Amendments to the Official Plan, Zoning By-law No. 79-200 and Licensing By-law No. 2001-31 are proposed to regulate SRO's.

HAVE YOUR SAY

The Open House is to provide the opportunity to obtain more information on the proposal and to provide comments. Comments can also be provided in writing. To do so, please submit a letter to the Director of Planning, Building & Development, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or by email to planning@niagarafalls.ca. Please refer to City File No. AM-2019-005.

A Statutory Public Meeting before City Council will be held at a future date. A separate notice of the public meeting will be published in advance of the meeting.

LEGAL NOTICE

Sections 17 and 34 of the Planning Act

If you disagree with Council's decision on the applications, you can appeal it to the Local Planning Appeal Tribunal (LPAT). However, 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 before the Official Plan is adopted and/or before the by-law is passed and/or the City of Niagara Falls gives or refuses to give approval to the Draft Plan of Subdivision, the person or public body is not entitled to appeal the decision.

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 and/or Zoning By-law Amendment before the Official Plan Amendment is adopted and/or the Zoning By-law Amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal 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.

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 approximately thirty (30) days before the Public Meeting is to occur.

MORE INFORMATION

A copy of the draft amendment is available at our offices or online at www.niagarafalls.ca/cityhall/planning/ for your review and comment. Comments on the draft amendment should be sent to the Director of Planning, Building and Development at the address noted above.

For more information please contact John Barnsley, Manager of Policy Planning at (905)356-7521, extension 4247; visit the Planning, Building and Development Department, second floor, City Hall, between the hours of 8:30 a.m. and 4:30 p.m. or email planning@niagarafalls.ca.

Dated at the City of Niagara Falls this 22nd day of February, 2019.

Alex Herlovitch. MCIP, RPP
Director of Planning, Building & Development

JB:mb