



NOTICE OF APPLICATION, OPEN HOUSE & PUBLIC MEETING

Zoning By-law Amendment Application – City File: AM-2018-022
City Initiated Housekeeping Amendments to Zoning By-law No. 79-200

OPEN HOUSE

Date: Monday, November 12, 2018
Time: 5:00 – 6:00 PM

Place: Committee Room 2, Lower Level
City Hall, 4310 Queen Street

PUBLIC MEETING

Date: Tuesday, December 11, 2018
Time: 6:00 PM

Place: Council Chambers, City Hall
4310 Queen Street

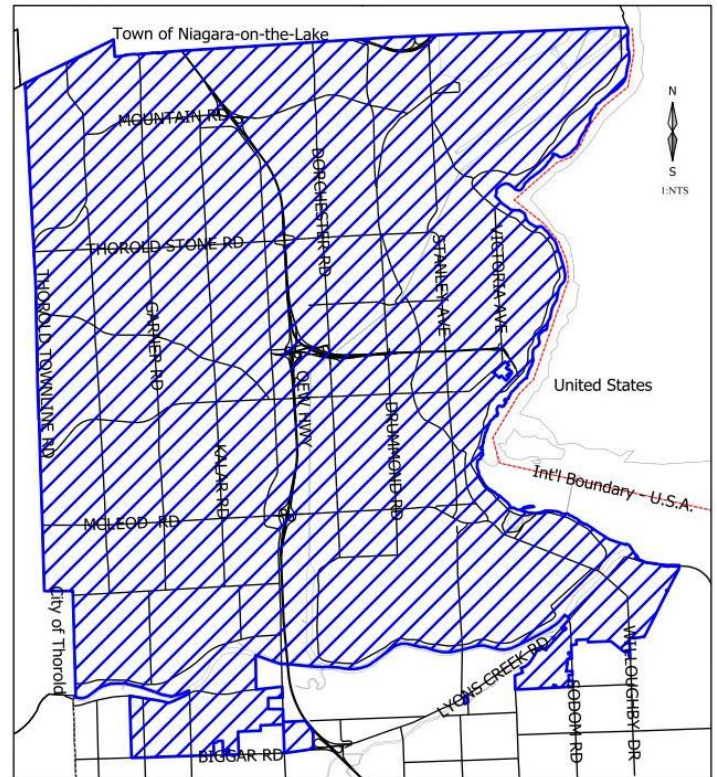
A representative of the Planning, Building & Development Department will be in attendance at the Open House to present the amendments and to answer questions.

PROPOSED CHANGE

The amendments are proposed to introduce new regulations with respect to accessory buildings and second units in accessory buildings, and to make housekeeping changes to By-law No. 79-200 to remove obsolete language. The areas of the City affected by By-law No. 79-200 and the proposed amendment is shown on the location map to the right.

The following is a general description of the amendments proposed:

- Add regulations to increase the walls of an accessory building used as a second unit from 3 metres to 5.5 metres, and to establish regulations for canopies, eaves, gutters and porches and decks associated with a second dwelling unit within an accessory building.
- Exempt gables and dormers from the maximum height limit for the wall of an accessory dwelling unit;
- Undertake housekeeping changes to the by-law which delete obsolete references to “one family” dwellings and using the current reference of “detached dwelling” when referring to dwellings with one residential unit; and
- Undertake other housekeeping changes with respect to home occupations.



HAVE YOUR SAY

Input on any proposed Zoning By-law Amendment is welcome and encouraged. You can provide input by: speaking at the public meeting or by making a written submission.

PLANS & DOCUMENTS

The draft amending by-laws may be viewed in the Planning & Development Department Monday to Friday between 8:30 a.m. to 4:30 p.m.

WRITTEN SUBMISSION

To provide input in writing, or request notice if the proposed Zoning By-law amendment is approved, please submit a letter to the Director of Planning, Building & Development, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 on or before December 11, 2018.

LEGAL NOTICE

Section 34 of the Planning Act

If a person or public body would otherwise have an ability to appeal the decision of the City of Niagara Falls to the Local Planning Appeal 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.

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 by-law 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.

MORE INFORMATION

For more information, please contact Andrew Bryce, Planner 2, at (905)356-7521, extension 4232 or visit the Planning, Building & Development, second floor, City Hall, between the hours of 8:30 a.m. and 4:30 p.m.

A copy of the Planning, Building & Development's Recommendation Report on the application will be available after 4:00 p.m. on December 6, 2018.

Dated at the City of Niagara Falls this 26th day of October, 2018.

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

AB:mb
Attach.