



NOTICE OF APPLICATION & PUBLIC MEETING

3970 Welland Street (Roll No.: 2725-120-005-11400)
Zoning By-law Amendment Application City File: AM-2018-021
Applicant: City of Niagara Falls

PUBLIC MEETING

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

Place: Council Chambers, City Hall
4310 Queen Street

PROPOSED CHANGE

The City is initiating a zoning amendment to recognize the use of the land as a park (Chippawa Lions Park) and to allow a day nursery to be established within Building A on the land. Refer to Schedules 1 and 2 for further detail.

The land is currently zoned Residential Two (R2), in accordance with Zoning By-law No. 79-200. The City is proposing to rezone the land to a site specific Open Space (OS) zone, which will recognize its use as a park. The site specific regulations are proposed to add a day nursery as a permitted use and to recognize the existing front yard depths of Buildings C and D, being 3 metres and 7 metres, respectively.

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

Full size plans and any documents submitted in conjunction with the applications may be viewed in the Planning & Development Department Monday to Friday between 8:30 a.m. to 4:30 p.m.

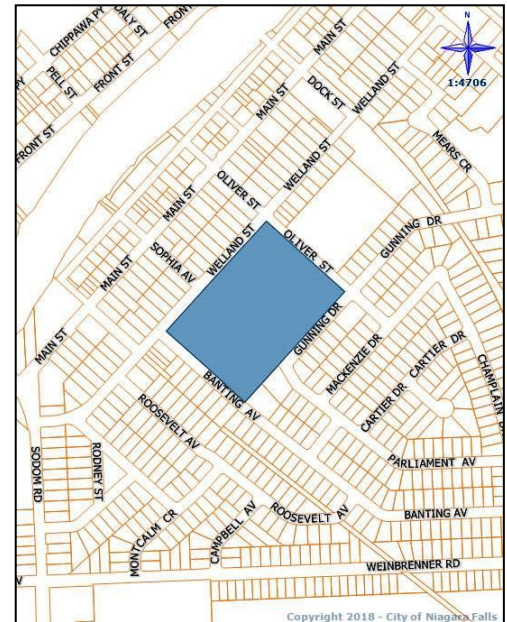
WRITTEN SUBMISSION

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 you disagree with Council's decision on the application, 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 by-law is passed, the person or public body is not entitled to appeal the decision of the Niagara Falls City Council to the Local Planning Appeal 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 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 Anamika Dilwaria, Planner 2, at (905)356-7521, extension 4246 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 12th day of November, 2018.



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

AB:mb
Attach.

- 3 -
SCHEDULE 1

