



NOTICE AND EXPLANATORY NOTE PASSING OF ZONING BY-LAW NO. 2019-24

7373 Niagara Square Drive (Roll No.: 2725-110-002-11700)
Zoning By-law Amendment Application City File: AM-2018-018
Applicant: R.E.Y. Investments Inc. (David Yip)

The Council of The Corporation of the City of Niagara Falls passed By-law No. 2019-24 on the 26th day of February, 2019, under Section 34 of the *Planning Act*.

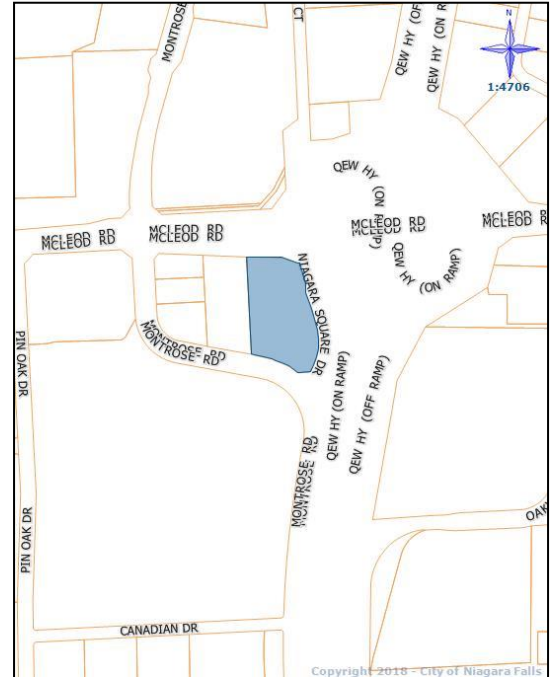
PURPOSE AND EFFECT

The purpose of By-law No. 2019-24 is to rezone the property site specific Tourist Commercial (TC-1087(H)) to allow the conversion of the existing 5 storey hotel (Peninsula Inn) into a retirement home with 85 private living units, maintain the current regulations for a 13 storey hotel and recognize the existing building height and accessory structure located on the lands. The by-law excludes a holding (H) regulation for the proposed retirement home, however, construction of new buildings will be subject to the holding (H) regulation.

By-law No. 2019-24 is in conformity with the City of Niagara Falls Official Plan and is not subject to an amendment to the Official Plan.

MORE INFORMATION

A copy of the by-law is available in Planning, Building & Development, City Hall, between the hours of 8:30 a.m. and 4:30 p.m., if you wish to review it.



LEGAL NOTICE

Individuals, corporations and public bodies who made oral or written submissions to Council prior to the passage of the by-law may appeal the by-law to the Local Planning Appeal Tribunal in respect of the by-law by filing a Notice of Appeal no later than the **21st day of March, 2019** with the Clerk. The appeal must set out the objection to the by-law and the reasons in support of the objection, together with the Local Planning Appeal Tribunal filing fee of \$300.00 in the form of a certified cheque or money order, made payable to the Minister of Finance.

Only individuals, corporations and public bodies who made oral or written submissions to Council prior to the passage of the by-law may appeal the by-law to the Local Planning Appeal Tribunal. A Notice of Appeal may not be filed by an unincorporated association or group. However, a Notice of Appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the Appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to Council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

A Notice of Appeal, including the filing fee, must be submitted by the date set out above in order to constitute a valid Appeal. Failure to submit a complete Notice of Appeal or the fee of \$300.00 or both, on or before the date set out above will result in an incomplete Appeal application and will not be processed further.

Dated at the City of Niagara Falls this 1st day of March, 2019.

Alex Herlovitch. MCIP, RPP
Director of Planning, Building & Development
City of Niagara Falls
4310 Queen Street, P.O. 1023
Niagara Falls, ON L2E 6X5