



NOTICE OF APPLICATION & REMOTE ELECTRONIC PUBLIC MEETING

The City's Planning, Building & Development Department has received a Zoning By-law Amendment Application for the lands noted below.

5287, 5359, 5401, 5411 & 5427 River Road & 4465 Eastwood Crescent (Assessment Roll Nos.: 2725-020-002-12900, 2725-020-002-13900, 2725-020-002-14600, 2725-020-002-14700, 2725-020-002-14900 and 2725-020-002-01700)
Official Plan and Zoning By-law Amendment Application – City File: AM-2019-022
Applicant: 1907782 Ontario Inc. (John Pinter)
Agent: Heather Sewell, Niagara Planning Group

REMOTE ELECTRONIC COUNCIL MEETING

The Province has established rules for public gatherings due to the Covid-19 emergency. As a result, the size of public gatherings is restricted in City facilities to ensure public safety. To address these restrictions, City Council is holding Public Meetings remotely and electronically.

A remote electronic Public Meeting of Council has been scheduled for:

Date: Tuesday, February 9, 2021

Time: 4:30 PM

Place: Council Chambers, City Hall, 4310 Queen Street (COUNCIL & LIMITED STAFF ONLY)
Visit niagarafalls.ca to watch the Council Meeting (PUBLIC)

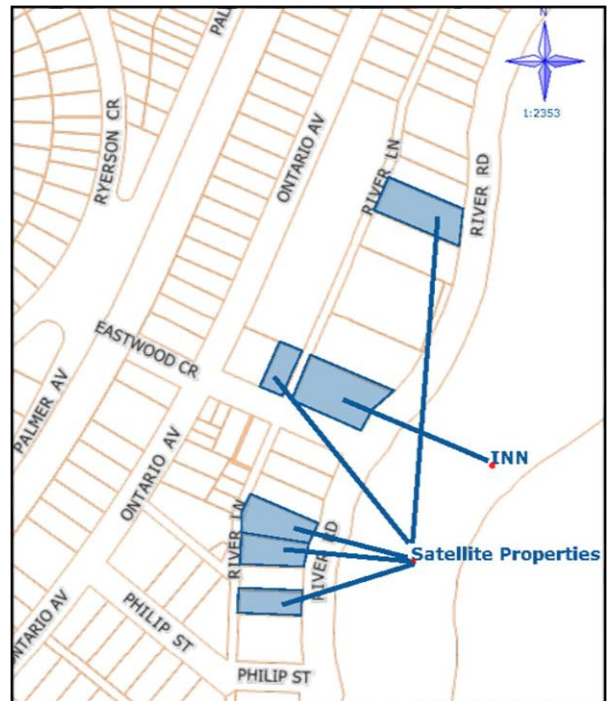
Any public individual/group interested in making comments on this application or viewing and/or participating in this meeting are encouraged to use the methods noted further below.

PROPOSED AMENDMENTS

The applicant is seeking planning approvals that would permit dwellings on 5 satellite properties to be used as satellite tourist accommodation for the existing Inn located on 5359 River Road. The affected lands (Inn property and the 5 satellite properties) are shown on the location map to the right. Further details of the subject properties are shown on Schedule 1.

5359 River Road is designated Residential and Special Policy Area No. 32, which permits an Inn with up to 12 rooms for tourists. The other 5 properties subject to this application are designated Residential and part of the River Road Satellite District, which, in addition to residential uses, permits bed and breakfasts and alternative accommodations of that nature. The applicant is requesting an amendment to the Special Policy Area designation to permit related accommodations to be provided on the satellite properties.

5359 River Road is zoned Residential Two (R2-1010) in accordance with By-law No. 79-200, as amended by By-law No. 2015-51 with site specific regulations permitting an Inn with a maximum of 12 rooms for tourists. The remaining 5 properties subject are zoned Residential Two (R2-2) with area specific regulations that permit a bed and breakfast with up to 4 rooms for tourists. The applicant is requesting site specific provisions be applied to the lands that will permit dwellings on the 5 satellite properties to be used as satellite tourist accommodation (with up to 26 guest rooms on the 5 properties) for the Inn located on 5359 River Road and to recognize existing site conditions on these properties.



PLANS & DOCUMENTS

Digital copies of plans and documents submitted with the application may be obtained at niagarafalls.ca/planning.

HAVE YOUR SAY

Public input on applications is invited. During this time, 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.

WRITTEN SUBMISSION

Please provide written input, or to request notice of Council's decision, by mailing your comments to the Director of Planning, Building & Development, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or send an email to aherlovitch@niagarafalls.ca on or before **February 9, 2021**.

ORAL SUBMISSION

To participate in the remote electronic public meeting please pre-register with the City Clerk by sending an email to billmatson@niagarafalls.ca before 4:30 pm on **February 8, 2021**. All registrants will be provided with instructions on how to use your computer, tablet or phone to participate in the remote electronic public meeting. Registrants will be notified of Council's Decision.

VIEW THE MEETING

The remote electronic Public Meeting can be live-streamed on the City's webpage of the Council Meeting Schedule at niagarafalls.ca/councilvideos 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 Andrew Bryce, at (905)356-7521, extension 4232, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at abryce@niagarafalls.ca.

A copy of the Planning, Building & Development Department's Recommendation Report on the application will be available at niagarafalls.ca/planning after 4:00 p.m. on **February 4, 2021**.

LEGAL NOTICE

Section 17 and 34 of the Planning Act

If you disagree with Council's decision on the Official Plan or Zoning By-law Amendment application, you can appeal it to the Local Planning Appeal Tribunal (LPAT). However, 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 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 in respect to the proposed by-law 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 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.

Dated at the City of Niagara Falls this 8th day of January, 2021.

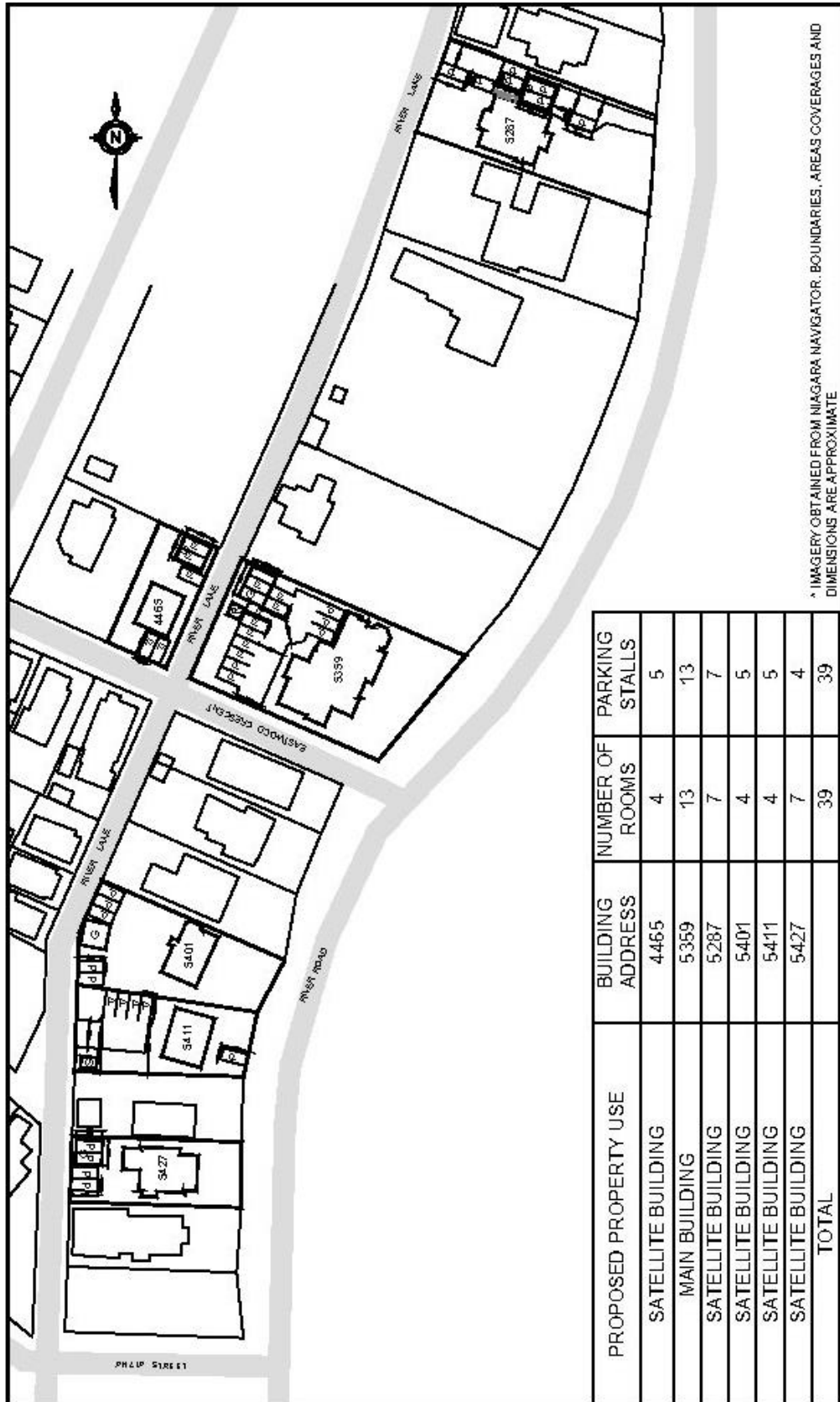
A handwritten signature in black ink, appearing to read "Alex Herlovitch".

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

AB:tk
Attach.

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SCHEDULE 1



* IMAGERY OBTAINED FROM NIAGARA NAVIGATOR. BOUNDARIES, AREAS COVERAGES AND DIMENSIONS ARE APPROXIMATE

PROPOSED PROPERTY USE	BUILDING ADDRESS	NUMBER OF ROOMS	PARKING STALLS
SATELLITE BUILDING	4465	4	5
MAIN BUILDING	5359	13	13
SATELLITE BUILDING	5287	7	7
SATELLITE BUILDING	5401	4	5
SATELLITE BUILDING	5411	4	5
SATELLITE BUILDING	5427	7	4
TOTAL		39	39