



## NOTICE OF REVISED APPLICATION & REMOTE ELECTRONIC PUBLIC MEETING

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

**5359 & 5411 River Road & 4465 Eastwood Crescent (Assessment Roll Nos.: 2725-020-002-13900, 2725-020-002-14700 and 2725-020-002-01700)**  
**Official Plan and Zoning By-law Amendment Application – City File: AM-2019-022**  
**Owner: 1907782 Ontario Inc. and 11409433 Canada Inc. (John Pinter)**  
**Applicant and Agent: Cory Armfelt, 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, June 1, 2021**

**Time: 4:30 PM**

**Place: Council Chambers, City Hall, 4310 Queen Street (COUNCIL & LIMITED STAFF ONLY)**  
**Visit [niagarafalls.ca](http://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.**

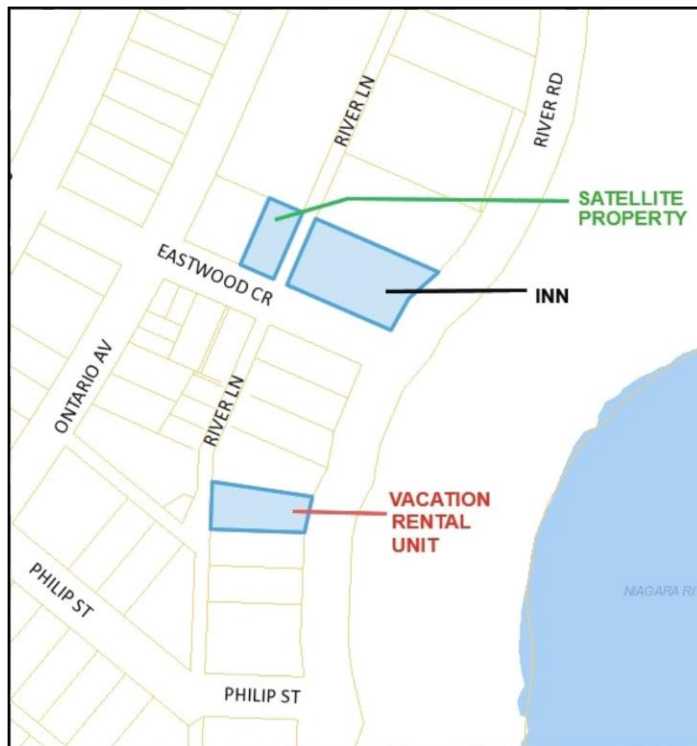
### PROPOSED AMENDMENTS

Previously, the applicant was 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 revised application seeks planning approvals to permit the use of 4465 Eastwood Crescent only as satellite accommodation for the Inn. In addition, the revised application requests the use of a third property (5411 River Road) as a vacation rental unit independent of the Inn. The location of the subject properties are shown on the location map to the right. Further details of the subject properties are shown on Schedule 1. The other 3 properties previously part of this application are intended to be used in accordance with existing zoning.

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 2 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 4465 Eastwood Crescent. In addition, the application is requesting Official Plan policies that would permit the use of 5411 River Road as a vacation rental unit with 3 bedrooms for tourists.



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 guest rooms for tourists. 4465 Eastwood Crescent and 5411 River Road 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 regulations be applied to the lands that will permit the dwelling on 4465 Eastwood Crescent to be used as satellite tourist accommodation with 4 guest rooms for the Inn located on 5359 River Road and to recognize existing site conditions on these properties. In addition, the applicant is requesting site specific regulations be applied to 5411 River Road to permit the use of the dwelling as a vacation rental unit with 3 rooms for tourists.

## **PLANS & DOCUMENTS**

Digital copies of plans and documents submitted with the application may be obtained at [niagarafalls.ca/planning](http://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](mailto:aherlovitch@niagarafalls.ca) on or before **June 1, 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](mailto:billmatson@niagarafalls.ca) before 4:30 pm on **May 31, 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](http://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](mailto:abryce@niagarafalls.ca).

A copy of the Planning, Building & Development Department's Recommendation Report on the application will be available at [niagarafalls.ca/planning](http://niagarafalls.ca/planning) after 4:00 p.m. on **May 27, 2021**.

## **LEGAL NOTICE**

### **Sections 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 30th day of April, 2021.



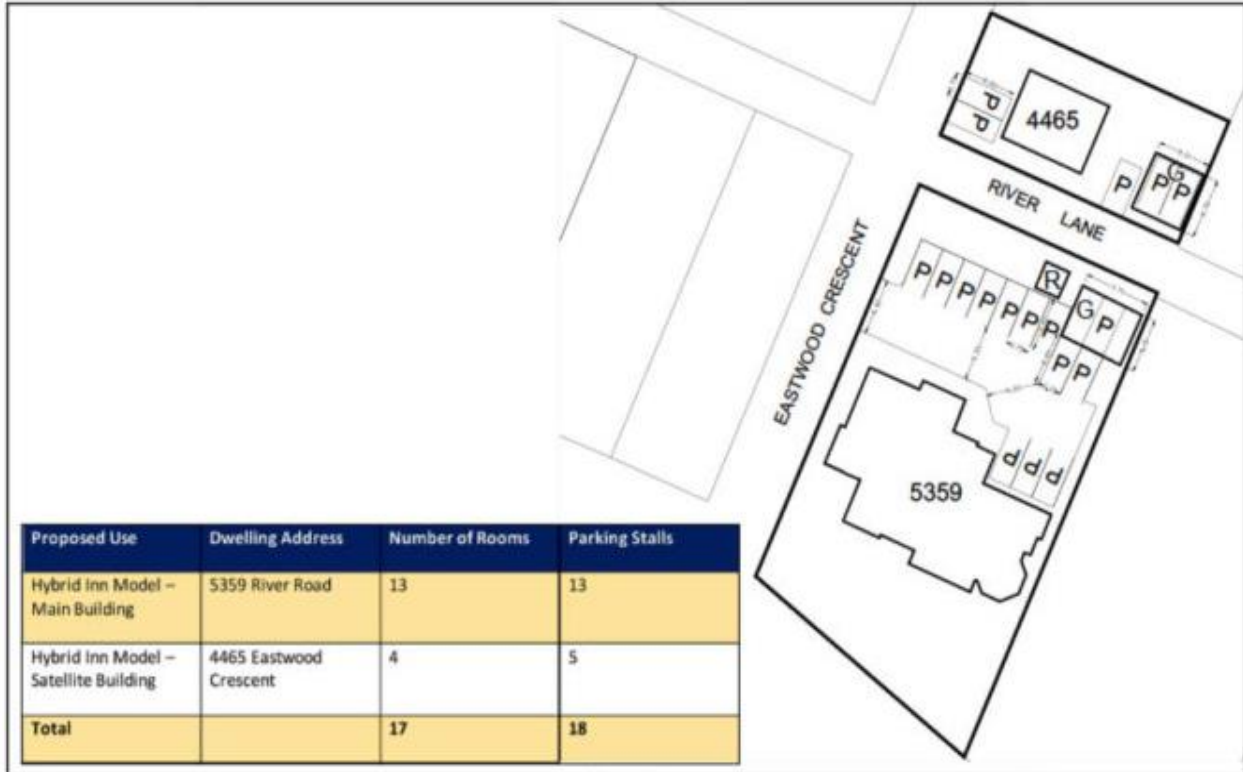
Alex Herlovitch. MCIP, RPP  
Director of Planning, Building & Development

AB:cv  
Attach.

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**SCHEDULE 1**

**5359 River Road and 4465 Eastwood Crescent**



**5411 River Road**

