



NOTICE OF APPLICATION & REMOTE ELECTRONIC OPEN HOUSE

The City's Planning, Building & Development Department has received an application for a Draft Plan of Condominium (Vacant Land) and a Zoning By-law amendment for the lands noted below.

5269-5279 Van Alstyne Place
(Assessment Roll No.: 2725-020-007-10400)
Zoning By-law Amendment Application- City File: AM-2021-027
Draft Plan of Condominium Application- City File: 26CD-11-2021-006
Applicant: 2579366 Ontario Ltd. Agent: Upper Canada Consultants (Craig Rohe)

REMOTE ELECTRONIC OPEN HOUSE

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.

The City wants to give you an opportunity to hear about the proposal and to ask questions. The City also wants your comments on this application before a staff recommendation report is prepared and presented to Council at a future Public Meeting. Your comments may be given verbally or in a written form. To accomplish this a Remote Electronic Open House has been scheduled for:

Date: January 31, 2022

Time: 5:00 PM

Place: City Hall, 4310 Queen Street (STAFF ONLY)

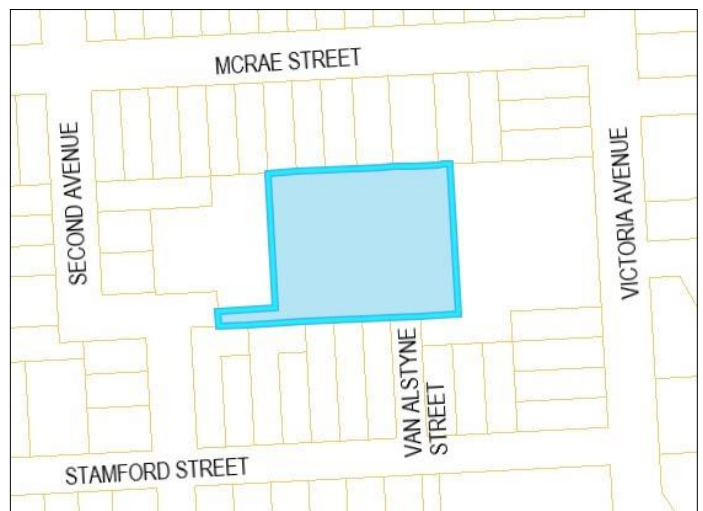
A representative from the Planning, Building & Development Department as well as the applicant will attend remotely to present the proposal to you and to answer questions. Any public individual/group interested in making comments on this application or viewing and/or participating in this meeting are encouraged to use the methods noted further below.

PROPOSED DRAFT PLAN AND AMENDMENT

The applications for a draft plan of condominium and zoning by-law amendment are to permit a residential development with 19 units in a mixture of block townhouse and semi-detached dwellings on 0.46 hectares (1.14 acres) of land. Schedule 1 shows the proposed development.

The land is zoned Residential Two (R2) under Zoning By-law No. 79-200.

The zoning by-law amendment is requesting to place the land under a site specific Residential Low Density, Grouped Multiple Dwellings (R4) zone to add semi-detached dwelling as a permitted use and permit site specific lot area, lot frontage, rear yard, interior side yard, and privacy yard depth.



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 by mailing your comments to the Department of Planning, Building & Development, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or send an email to jhannah@niagarafalls.ca on or before **January 31, 2022**.

ORAL SUBMISSION

To participate in the remote electronic Open House please pre-register by sending an email to jhannah@niagarafalls.ca before 12 noon on **January 31, 2022**. All registrants will be provided with instructions on how to use your computer, tablet or phone to participate in the remote electronic Open House.

MORE INFORMATION

For more information please contact Julie Hannah, MES, MA, MCIP, RPP, Planner 2, at (905)356-7521, extension 4107, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at jhannah@niagarafalls.ca.

FORMAL PUBLIC MEETING

The formal Public Meeting required by the *Planning Act* with City Council will be held at a later date. Separate notice of that meeting will be provided to you after the Open House and approximately thirty (30) days before the Public Meeting is to occur.

Dated at the City of Niagara Falls this 14th day of January, 2022.

Kira Dolch MCIP, RPP, CNU-A
Director of Planning, Building & Development

JH:
Attach.

SCHEDULE 1

Plan of Condominium

