



NOTICE OF REMOTE ELECTRONIC PUBLIC MEETING

3846 Portage Road (Roll No: 2725-040-005-08406)
Zoning By-law Amendment Application – City File: AM-2022-009
Applicant: Hawk Developments Corp.

COUNCIL MEETING

To ensure public safety, City Council is holding Public Meetings remotely and electronically.

A Public Meeting of Council has been scheduled for:

Date: Tuesday, July 12, 2022

Time: Public Meetings start at 2:30 PM
The Public Meeting will take place in accordance with Council's agenda.

Place: Council Chambers, City Hall, 4310 Queen Street

Visit <https://niagarafalls.ca/city-hall/council/schedule.aspx> to watch the Council Meeting

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 AMENDMENT

A zoning by-law amendment application has been submitted to permit 39 dwelling units in two four storey stacked townhouse buildings. Schedule 1 shows details of the proposed development.

Council approved the applicant's request for a land exchange of a portion of the city park for a portion of the owner's land to provide a public walkway from Portage Road to Stamford Lions Park.

The land is designated Major Commercial in the City's Official Plan. Medium to high-density apartments may be considered on Major Commercial lands that are considered in excess of commercial demand.

The land is zoned General Commercial (GC), in part, and Residential Two Density (R2), in part, under By-law 79-200. The applicant is requesting to place the land under a site specific Residential Low Density, Grouped Multiple Dwellings (R4) Zone with site-specific lot area, lot coverage, front and rear yard depth, side yard width, landscaped open space coverage, building height, floor area, location and number of parking and loading spaces, to not require parking in the front yard to be buffered by a decorative wall and landscaped strip/berm, to indicate the Front Lot line is Portage Road, and to establish a maximum gross floor area and floor space index, to permit the proposed development.



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 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 **Tuesday July 12, 2022**.

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 **Monday July 11, 2022**. 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 <https://niagarafalls.ca/city-hall/council/schedule.aspx> 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 Julie Hannah, 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.

A copy of the Planning, Building & Development Department's Recommendation Report on the application will be available at <https://niagarafalls.ca/city-hall/council/schedule.aspx> after 4:00 p.m. the **Thursday July 7, 2022**.

LEGAL NOTICE

Section 34 of the Planning Act

If you disagree with Council's decision on the Zoning By-law Amendment application, you can appeal it to the Ontario Land Tribunal (OLT). However, if a person or public body would otherwise have an ability to appeal the decision of the City of Niagara Falls to the Ontario Land 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 Ontario Land 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

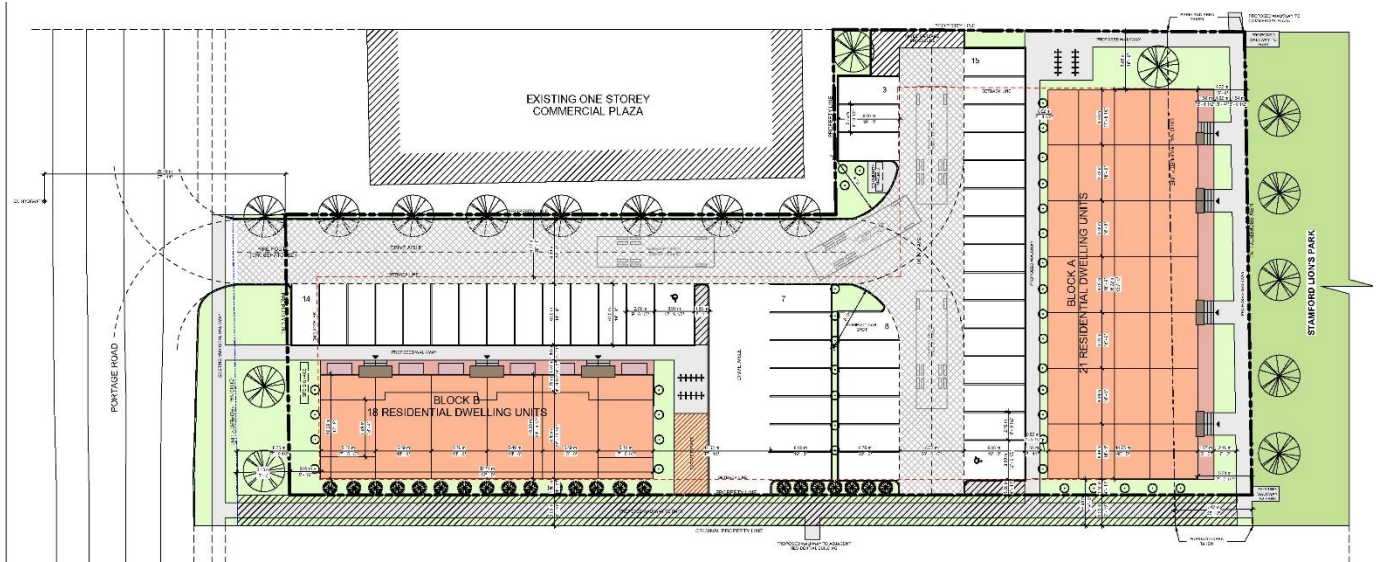
Dated at the City of Niagara Falls this 10th day of June, 2022.

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

JH

Attach.

SCHEDULE 1 (Site Sketch)



(Conceptual Massing)

