



NOTICE OF REMOTE ELECTRONIC PUBLIC MEETING

5647-5669 Main Street and part of 5662 Lowell Street
(Roll No(s): 2725-060-005-11300, 2725-060-005-11400, 2725-060-005-11500; and part of 2725-060-005-06300)
Official Plan and Zoning By-law Amendment Application – City File: AM-2022-007
Applicant: Ed and Ruth Ann Nieuwesteeg and 2738129 Ontario Inc. (Dr. George & Karen Zimakas) and Sandra Josephine Smith
Agent: ACK Architects (Michael Allen)

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: June 21, 2022

Time: Public Meetings start at 5:30 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

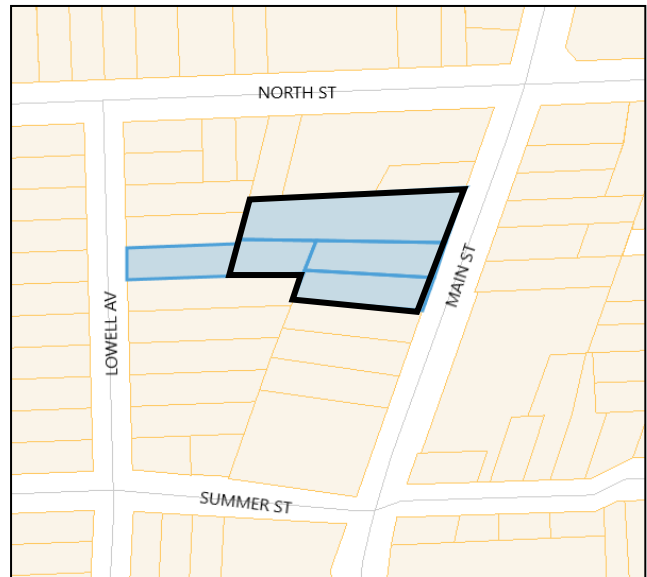
Any public individual/group interested in making comments on this application or viewing and/or participating in this meeting are encouraged to use the methods noted further below.

PROPOSED AMENDMENTS

An Official Plan and Zoning By-law amendment application has been submitted to permit a 10 storey apartment building with a total of 107 dwelling units with commercial uses at grade. Schedule 1 shows details of the proposed building.

A provisional consent (B-2022-008) to sever the rear of 5662 Lowell Street was granted by the Committee of Adjustment. A condition requires the land to merge in title with the subject lands on Main Street.

The land is designated Minor Commercial, in part, and Residential, in part. The Drummondville Node- Height Strategy [Schedule A.2 (b) of the Official Plan] identifies the land can be developed with 4-6 storey buildings with densities up to 100 units per hectare.



The application requests a Special Policy Area designation be applied to the lands to permit a 10 storey building with 107 units (density of approximately 250 units per hectare).

The land is zoned General Commercial (GC) in part, and Residential 1E Density (R1E), in part, under By-law 79-200. The applicant is requesting to place the land under a site specific GC zone to permit a greater percentage of apartment dwellings above the ground floor, an increase in the height of the building, and a reduction in the number of parking spaces.

PLANS & DOCUMENTS

Digital copies of plans and documents submitted with the application may be viewed at <https://niagarafalls.ca/city-hall/planning/current-planning-applications.aspx>

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 **June 21, 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 **June 20, 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. on Thursday June 16, 2022.

LEGAL NOTICE

Section 17 and 34 of the Planning Act

If you disagree with Council's decision on the Official Plan and 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 Official Plan Amendment is adapted or 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 Official Plan Amendment or by-law before the Official Plan Amendment is adapted or 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.

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.

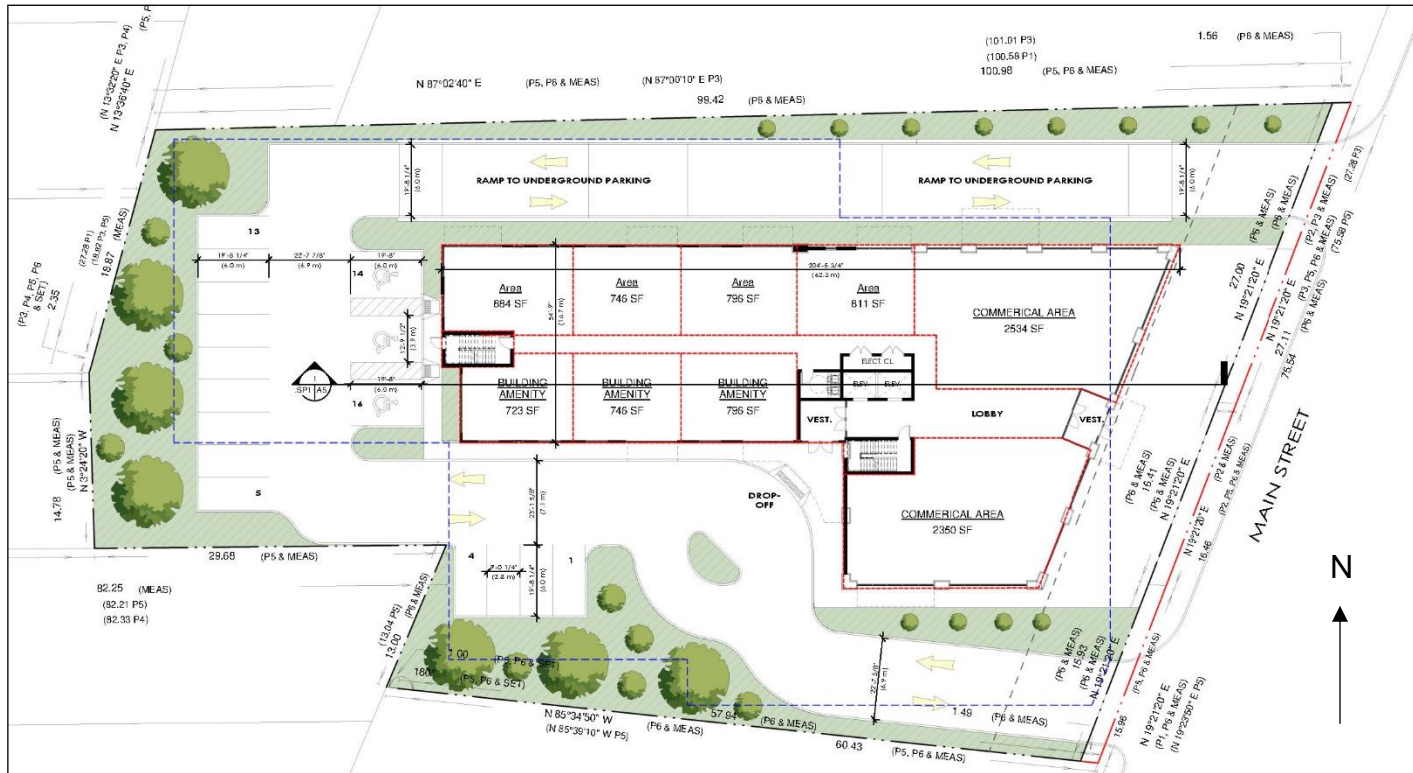
Dated at the City of Niagara Falls this 24th day of May, 2022.

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

JH
Attach.

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SCHEDULE 1 (Site Sketch)



**SCHEDULE 2
(Perspectives)**

