



# NOTICE OF APPLICATION & REMOTE ELECTRONIC OPEN HOUSE

The City’s Planning, Building & Development Department has received an application for a Zoning By-law amendment for the lands noted below.

**9234 Sodom Road (Assessment Roll No.: 272513000214804)**  
**Zoning By-law Amendment Application- City File: AM-2024-001**  
**Applicant: Mike Puopolo**  
**Agent: Larry Kotseff**

## REMOTE ELECTRONIC OPEN HOUSE

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 Open House has been scheduled for:

**Date: Monday, May 13, 2024**

**Time: 4:30 PM**

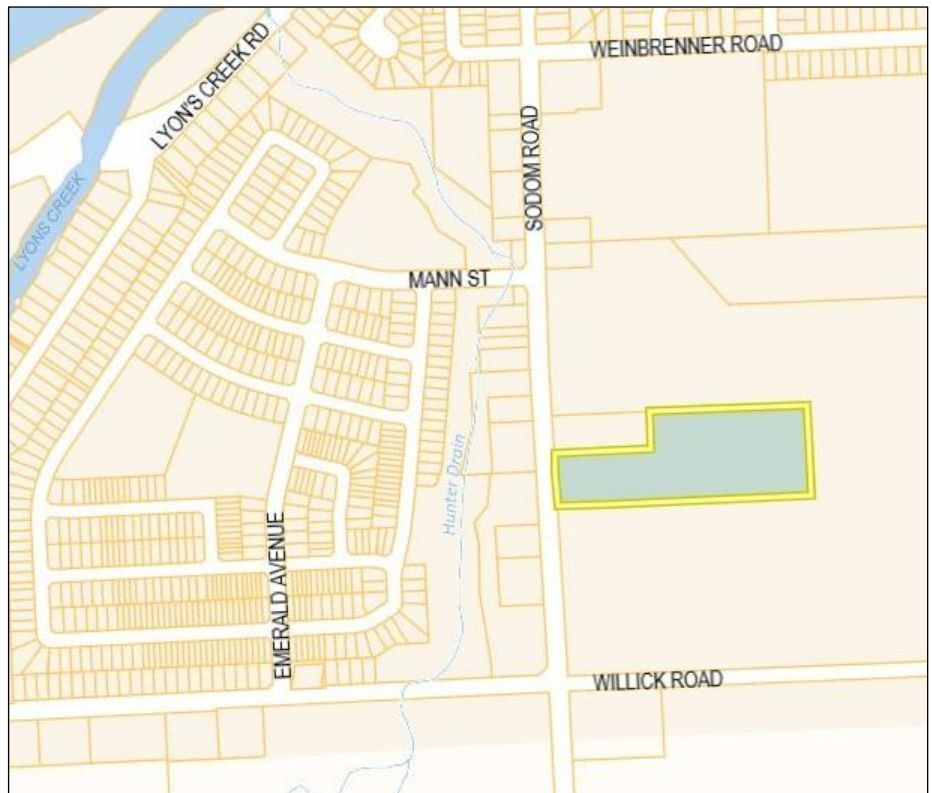
**Place: City Hall, 4310 Queen Street and/or Web-based Platform**

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 AMENDMENT

A zoning by-law amendment application has been submitted to implement the OLT settlement decision to reflect minor modifications to applicable zoning regulations. Schedule 1 and Schedule 2 shows the details of the proposal for each option.

A portion of the subject lands, municipally known as 9234 Sodom Road are currently zoned Parcel R3-1181 Residential (R3) zone and Parcel-1182 Residential (R4) zone under Zoning By-law Np. 79-200 as amended by By-law No. 2022-098. The applicant is requesting to add the use of a detached dwelling in the (R4) zone in accordance with the (R1F) regulations, a reduction of the front yard depth for a townhouse dwelling in the (R4) zone, and a reduction of the interior side yard width in the (R4) zone.



## PLANS & DOCUMENTS

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

## HAVE YOUR SAY

Public input on applications is invited. 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 [ndebenedetti@niagarafalls.ca](mailto:ndebenedetti@niagarafalls.ca) on or before **May 13<sup>th</sup>, 2024**.

## ORAL SUBMISSION – If attending remotely using web-based platform.

To participate remotely at the electronic Open House please pre-register by sending an email [ndebenedetti@niagarafalls.ca](mailto:ndebenedetti@niagarafalls.ca) before 12 noon on **May 13<sup>th</sup>, 2024**. All registrants will be provided with instructions on how to participate in the remote electronic Open House.

## MORE INFORMATION

For more information please contact Nick DeBenedetti, Planner 2, at (905)356-7521, extension 4233, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at [ndebenedetti@niagarafalls.ca](mailto:ndebenedetti@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 thirty (30) days before the Public Meeting is to occur.

Dated at the City of Niagara Falls this 26<sup>th</sup> day of April 2024.



**SCHEDULE 2**

