



NOTICE OF PUBLIC MEETING

7715 BEAVERDAMS RD
STAMFORD; PT LOT 133 59R2613 PT 01
Assessment Roll No : 272509000400100
Zoning By-law Amendment : PL20240124
Municipal File #:AM-2024-002
Applicant: Jitendra Singh
Agent: Tracey Pillon-Abbs

COUNCIL MEETING

Public Meetings may be attended remotely and electronically or in person.

A Public Meeting of Council has been scheduled for:

Date: Tuesday, January 14, 2025

Time: Public Meetings start at 05:00 PM

Place: Council Chambers, City Hall, 4310 Queen Street

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

PROPOSED AMENDMENT

The applicant is requesting to rezone the lands from an Institutional (I) zone to a site-specific Residential Apartment 5A Density (R5A) Zone. The Amendment seeks to add a boarding or rooming house as a permitted use, as well as site-specific provisions that would permit reductions to the interior side yard setback, rear yard setback, parking requirements, accessory building side yard setback and an increase in maximum lot coverage. Schedule 1 shows the details of the proposed development.

The subject lands are designated Tourist Commercial and are located in the Lundy's Lane Satellite District in accordance with the City of Niagara Falls Official Plan. The Lundy's Lane Satellite District and the Tourist Commercial Designation permit standalone residential uses. The Official Plan designation is not proposed to be changed as a part of this application.



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.

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 or by attending in person.

WRITTEN SUBMISSION

Please provide written input, or to request notice of Council's, 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 croome@niagarafalls.ca on or before Tuesday, January 14, 2025.

Comments are preferred to be provided before noon on Friday January, 10, 2025 to be included in Council's agenda package.

ORAL SUBMISSION

To participate remotely and electronically or in person at the public meeting please pre-register with the City Clerk by sending an email to billmatson@niagarafalls.ca before 4:30 pm on January 10, 2025. All registrants who indicate they wish to attend remotely and electronically will be provided with instructions on how to participate in the public meeting using an electronic platform. Registrants will be notified of Council's Decision.

VIEW THE MEETING

The 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 Chris Roome, Planner 2 at 905-356-7521 ext. 4246, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at croome@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 before the meeting.

LEGAL NOTICE

Section 34 of the Planning Act

In accordance with Bill 185, which received Royal Assent on June 6th, 2024, the Minister, the

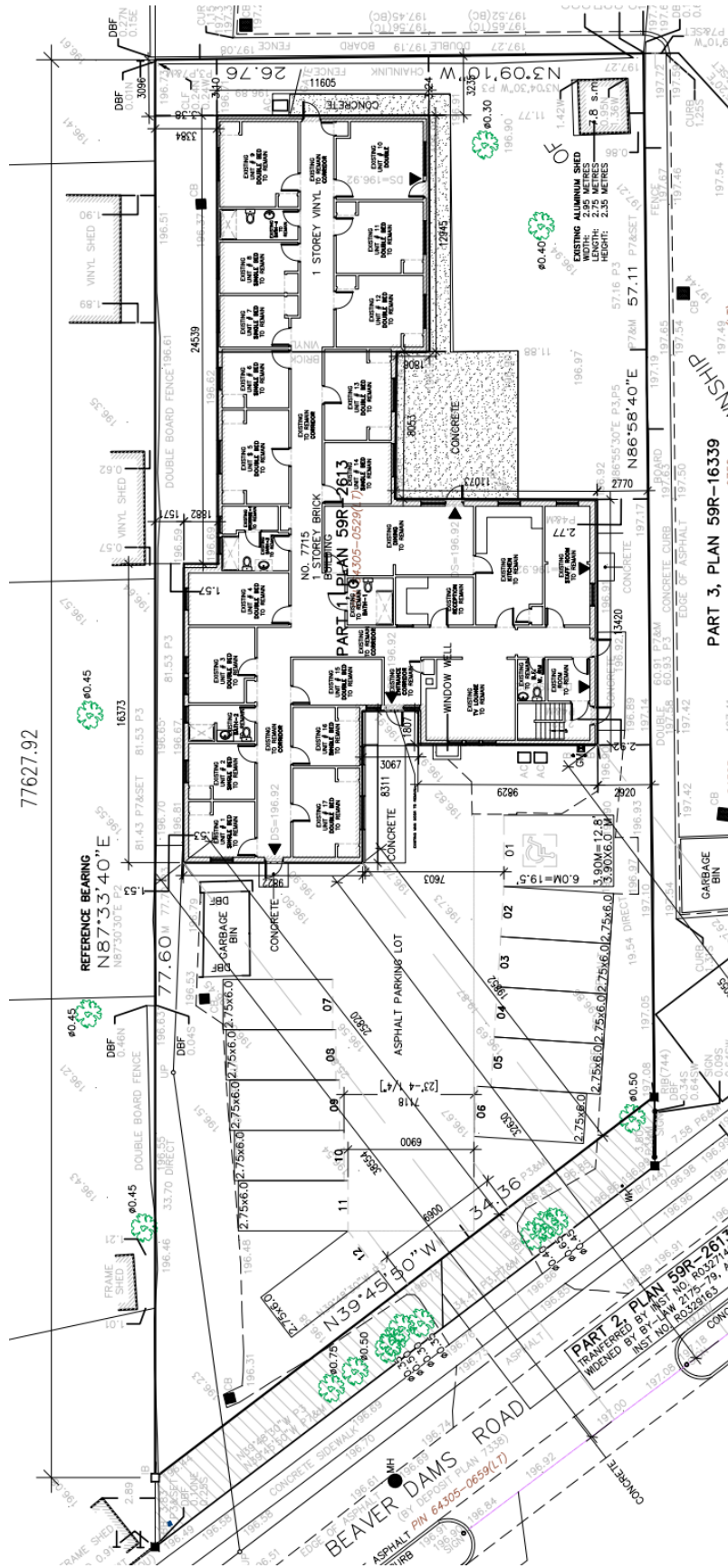
applicant, or a specified person, public body, or registered owner of any land to which the By-law will apply, who made oral submissions at a Public Meeting or written submissions to City Council prior to the passage of the By-law, may appeal the By-law to the Ontario Land Tribunal. Third-party appeals are no longer permitted. 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 body 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 23 day of December, 2024.

SCHEDULE 1



PART 2 PLAN 59R-7674
TRANSFERRED BY INST 20, R032144
WIDENED BY D.I. PLAN 2175-79, A-1
INST 101, R032163

BEAVER DAMS ROAD
CONCRETE SIDEWALK 96.55
ASPHALT (BY DEPOSIT PLAN 7335)
ASPHALT PAV. 64305-0659(L)
CONCRETE

PART 3, PLAN 59R-16339