



NOTICE OF PUBLIC MEETING

The City's Planning, Building & Development Department has received an application for Zoning By-law Amendment and Vacant Land Condominium for the lands noted below.

**6111 CARLTON AV
PLAN 49 PT LOTS 12, 13; 59R8795 PT 01
Assessment Roll No.: 272507001406800
Condominium: PLDPC20240485
Municipal File #: 26CD-11-2024-007 and AM2024-019
Applicant: BYRD CURTIS, BYRD TANYA
Agent: Eric Beauregard**

COUNCIL MEETING

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

A Public Meeting of Council has been scheduled for:

Date: Tuesday, June 17th, 2025

Time: Public Meeting start at 5:00 PM

The Public Meeting will take 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

Proposed Amendment

Zoning By-law Amendment and Vacant Land Condominium applications have been submitted to facilitate the development of 6 townhouse dwellings and 1 semi-detached dwellings. The existing detached dwelling will remain on the existing parcel, which will be severed prior to final registration of the proposed condominium. Schedule 1 shows the details of the proposal.

The property is zoned Residential R1E Density Zone in accordance with Zoning By-law No. 79-200. The application proposes to rezone the property to a site-specific Residential Low Density, Grouped Multiple Dwellings Zone (R4). The future severed lands are to be rezoned to a site-specific R1E zone.

The property is designated Residential, in accordance with the City of Niagara Falls Official Plan. The residential designation permits various residential uses and a maximum density ranging from 20-40 units per hectare for the proposed uses. This application proposes a density of 24.1 units per hectare. The Official Plan designation is



not proposed to be changed as a part of this application.

HAVE YOUR SAY

Public input on applications is encouraged. 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 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 croome@niagarafalls.ca on or before Tuesday, June 17, 2025.

Comments are preferred to be provided before noon on Friday June 13, 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 June 16th, 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 me at (905) 356-7521, extension 4243, 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 the residents.

Dated at the City of Niagara Falls this 16th day of May 2025.

Chris Roome, MCIP, RPP
Planner 2

SCHEDULE 1

