



NOTICE OF APPLICATION & OPEN HOUSE

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

**5969 DUNN ST 5981 DUNN ST
PLAN 34 LOT 31 PLAN 34 LOT 32
Assessment Roll No.: 272507000305700 272507000305800
Zoning By-law Amendment: PLZBA20250152
Municipal File #: AM-2025-007
Applicant: Marianne Callahan and Keith Callahan
Agent: Daniel Banatkiewicz (NPG Planning Solutions Inc.)**

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 an Open House has been scheduled for:

Date: Tuesday, July 15, 2025

Time: 04:30 PM

Place: Memorial Room, Gale Centre, 5152 Thorold Stone Road and/or Web-based Platform

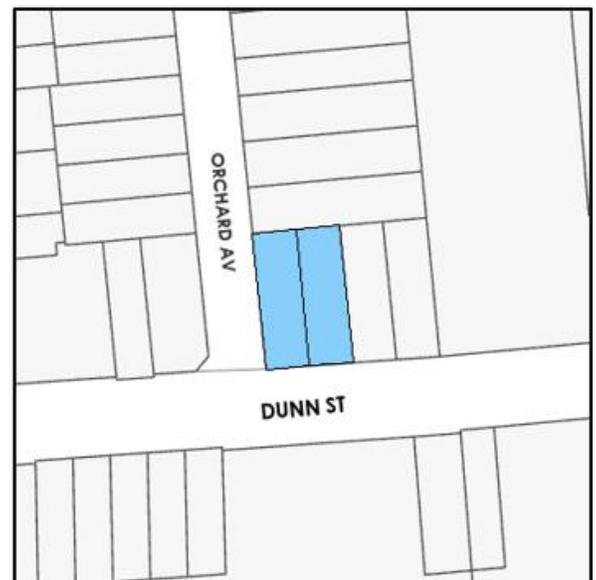
A representative from the Planning, Building & Development Department as well as the applicant will attend to present the proposal and to answer questions. Any public individual/group interested in making comments on this application or viewing and/or participating in this meeting are encouraged to use the methods noted further below.

PROPOSAL

A Zoning By-law Amendment application has been submitted to facilitate the development of 3 on-street townhouse units with frontage on Orchard Ave. Schedule 1 shows the details of the proposed development

The subject lands are currently zoned Residential Low Density Grouped Multiple Dwelling (R4) zone. The application proposes to rezone the property to a site-specific R4 zone to permit on-street townhouses, a reduced lot area, lot frontage, rear yard depth, interior side yard depth, privacy yard depth, increased lot coverage and maximum height.

The subject lands are designated Residential and are located within the Dunn Street Intensification Corridor in accordance with the City of Niagara Falls Official Plan. The application conforms with the requirements of the Official Plan and as such, no Official Plan Amendment is required.



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 attending in person or by joining the electronic meeting.

WRITTEN SUBMISSION

Please provide written input by mailing your comments to the Department of Planning, Building & Development, City Hall, 4343 Morrison Street, Niagara Falls, Ontario, L2E 6Z9 or send an email to croome@niagarafalls.ca on or before **Tuesday, July 15, 2025**.

ORAL SUBMISSION- If attending remotely using web-based platform

To attend and/or participate remotely at the Open House please pre-register by sending an email croome@niagarafalls.ca before 12 noon on **Monday June 14th, 2025**

MORE INFORMATION

For more information please contact Chris Roome, Planner 2, at 905-356-7521 extension, 4246 between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at croome@niagarafalls.ca.

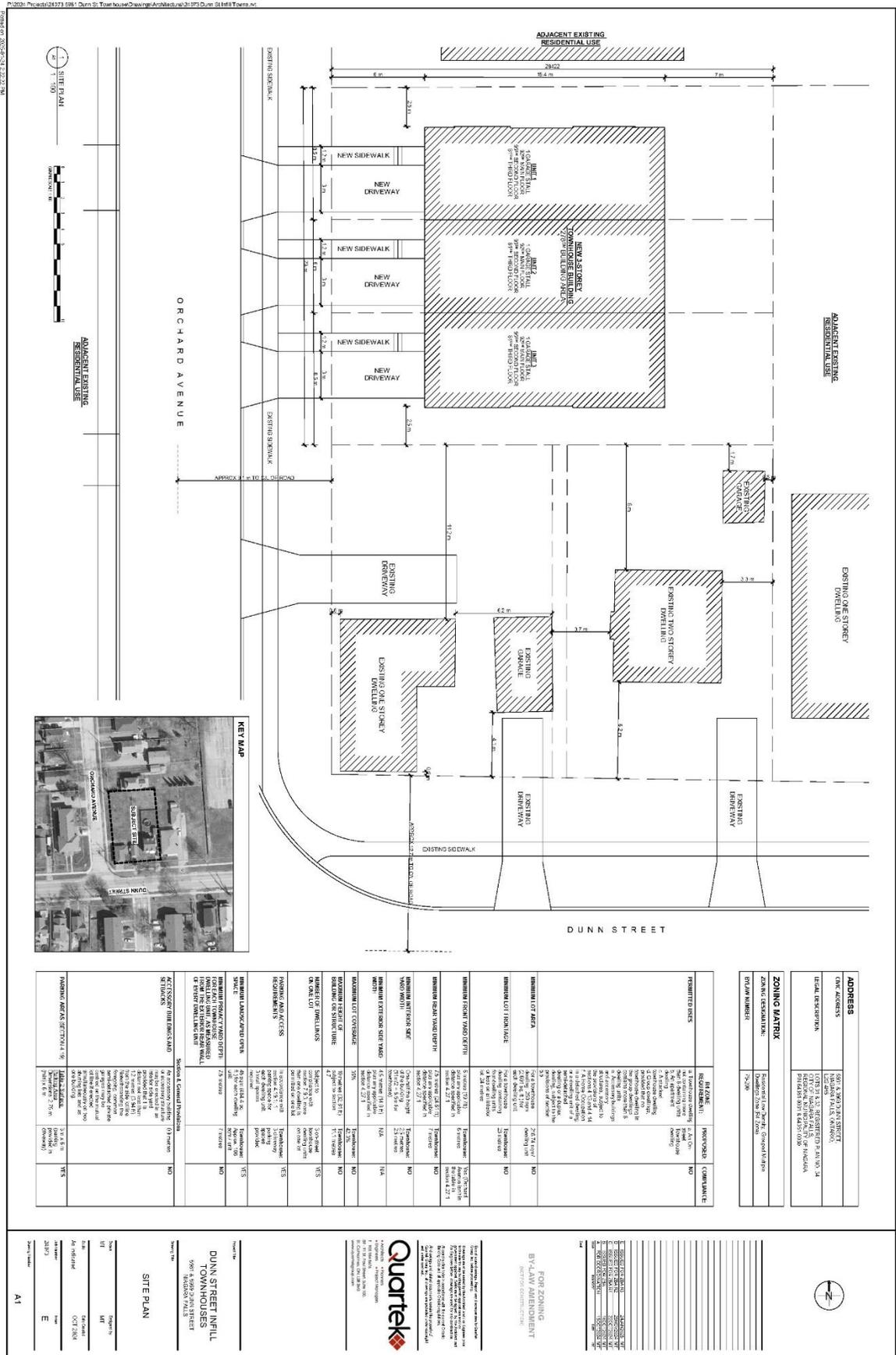
FORMAL PUBLIC MEETING

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 June 27th, 2025.

SCHEDULE 1



ADDRESS	DEVELOPER
5015 50th Street, Edmonton, Alberta T6B 1K1	Quartek Development Ltd.
LEGAL DESCRIPTION	SECTION 14, TOWNSHIP 24, RANGE 24, QUARTER 1, S4, R24, W24, M2000
ZONING DESIGNATION	Residential Low Density (R1500)
BY-LAW NUMBER	12500

PERMITTED USES	BY ZONE	PROPOSED	COMPLIANT
RESIDENTIAL USES	Residential use as a detached house, duplex, triplex, fourplex, townhouse, row house, or row townhouse.	Residential use as a detached house, duplex, triplex, fourplex, townhouse, row house, or row townhouse.	NO
COMMERCIAL USES	Commercial use as a retail store, restaurant, or service establishment.	Commercial use as a retail store, restaurant, or service establishment.	NO
INDUSTRIAL USES	Industrial use as a manufacturing plant, warehouse, or office building.	Industrial use as a manufacturing plant, warehouse, or office building.	NO

MINIMUM FRONT YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM REAR YARD SETBACK	MINIMUM LOT FRONT FACE	MINIMUM LOT SIDE FACE	MINIMUM LOT DEPTH	MINIMUM FRONT PORCH DEPTH	MINIMUM FRONT PORCH SETBACK	MINIMUM FRONT PORCH WIDTH	MINIMUM FRONT PORCH HEIGHT	MINIMUM FRONT PORCH AREA	MINIMUM FRONT PORCH SETBACK FROM DRIVEWAY	MINIMUM FRONT PORCH SETBACK FROM SIDEWALK	MINIMUM FRONT PORCH SETBACK FROM DRIVEWAY AND SIDEWALK	MINIMUM FRONT PORCH SETBACK FROM DRIVEWAY AND SIDEWALK AND DRIVEWAY	MINIMUM FRONT PORCH SETBACK FROM DRIVEWAY AND SIDEWALK AND DRIVEWAY AND DRIVEWAY	MINIMUM FRONT PORCH SETBACK FROM DRIVEWAY AND SIDEWALK AND DRIVEWAY AND DRIVEWAY AND DRIVEWAY	MINIMUM FRONT PORCH SETBACK FROM DRIVEWAY AND SIDEWALK AND DRIVEWAY AND DRIVEWAY AND DRIVEWAY AND DRIVEWAY	MINIMUM FRONT PORCH SETBACK FROM DRIVEWAY AND SIDEWALK AND DRIVEWAY AND DRIVEWAY AND DRIVEWAY AND DRIVEWAY AND DRIVEWAY	MINIMUM FRONT PORCH SETBACK FROM DRIVEWAY AND SIDEWALK AND DRIVEWAY AND DRIVEWAY AND DRIVEWAY AND DRIVEWAY AND DRIVEWAY AND DRIVEWAY
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FOR ZONING BY-LAW AMENDMENT

1. The purpose of this by-law is to amend the zoning by-law to allow for the proposed development.

2. The proposed development is located at 5015 50th Street, Edmonton, Alberta T6B 1K1.

3. The proposed development is a residential townhouse development consisting of three units.

4. The proposed development is in compliance with the zoning by-law.

5. The proposed development is in compliance with the zoning by-law.

6. The proposed development is in compliance with the zoning by-law.

7. The proposed development is in compliance with the zoning by-law.

8. The proposed development is in compliance with the zoning by-law.

9. The proposed development is in compliance with the zoning by-law.

10. The proposed development is in compliance with the zoning by-law.

Quartek

5015 50th Street, Edmonton, Alberta T6B 1K1

780-443-3333

www.quartek.ca

Site Plan

Project: Duann Street Infill Townhouses

Address: 5015 50th Street, Edmonton, Alberta T6B 1K1

Scale: 1:100

Date: 2019

Author: [Name]

Checker: [Name]

Appr: [Name]

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Project: Duann Street Infill Townhouses

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