



## REVISED NOTICE OF PUBLIC MEETING

The City's Planning, Building & Development Department has received an application for Official Plan Amendment and Zoning By-law Amendment for the lands noted below. **Please be advised that this is a revised Notice of Public Meeting indicating a new Council Meeting date and the required Official Plan Amendment.**

**5969 DUNN ST 5981 DUNN ST**  
**Assessment Roll No.: 272507000305700 272507000305800**  
**Municipal File #: AM-2025-007**  
**Applicant: Marianne Callahan and Keith Callahan**  
**Agent: Daniel Banatkiewicz (NPG Planning Solutions Inc.)**

### COUNCIL MEETING

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

A Public Meeting of Council has been scheduled for:

**Date: Tuesday, September 16, 2025**

**Time: Public Meeting start at 5:00 PM**

**Place: The Exchange – Cultural Hub & Market, 5943 Sylvia Place, Niagara Falls, ON.**

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

### Proposed Amendment

An Official Plan Amendment and 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. Pending a severance application, the proposed on-street townhouse dwellings will have frontage on Orchard Avenue where a density range of 20-40 units per hectare is permitted. A density of 45.9 units per hectare is proposed and as such, an 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 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 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 [croome@niagarafalls.ca](mailto:croome@niagarafalls.ca). To include your comments on Council's agenda, it is requested comments be provided by noon on Friday, **September 12, 2025**.

## 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](mailto:billmatson@niagarafalls.ca) before 4:30 pm on **September 15, 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 4246, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at [croome@niagarafalls.ca](mailto: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 15<sup>th</sup> day of August 2025.

Chris Roome, MCIP, RPP  
Planner 2

## SCHEDULE 1

