



## NOTICE OF APPLICATION - OPEN HOUSE

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

**5763 Desson Ave**  
**Assessment Roll No.: 272503000710700**  
**Zoning By-law Amendment Application – City File: AM-2025-017**  
**Applicant: MARINELLI MICHAEL**  
**Agent: Jennifer Vida Consulting (Jennifer Vida)**

### OPEN HOUSE

The City invites you to attend an Open House to learn more about a development proposal, ask questions, and share your comments. Your input will help inform the staff recommendation report that will be presented at a future Public Meeting.

### Open House Details

**Date: September 24<sup>th</sup> , 2025**

**Time: 4:30 PM**

**Location: Gale Centre Arena – Memorial Room, 5152 Thorold Stone Road and/or via Web-based Platform**

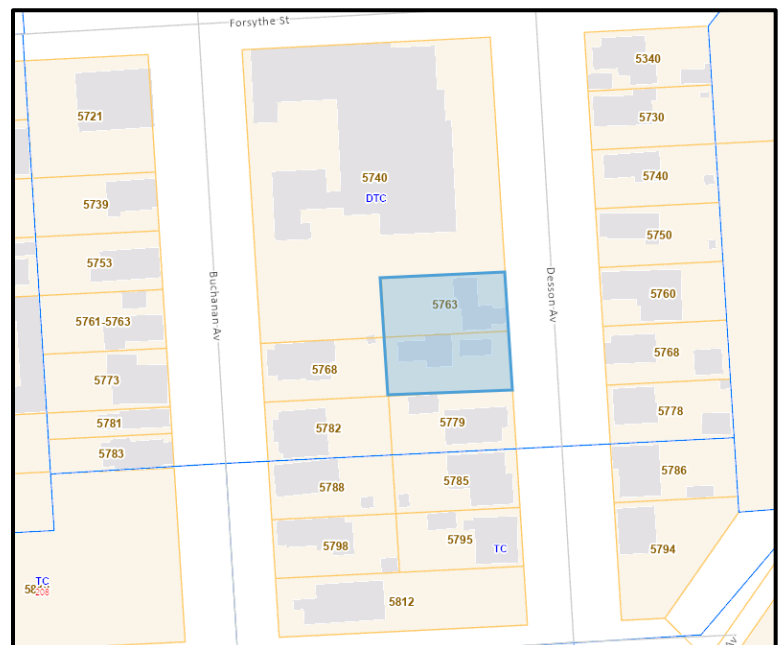
**City staff and the applicant will be available to present the proposal and answer questions. Comments may be provided verbally at the meeting or submitted in writing.**

**To participate virtually, please email [jabraham@niagarafalls.ca](mailto:jabraham@niagarafalls.ca) by 12:00 PM on September 23<sup>rd</sup>, and include the relevant file number(s) in your request.**

### PROPOSED AMENDMENT

A Minor Zoning By-law Amendment application has been submitted for 5763 Desson Avenue and the vacant lot directly to the south that have historically been used together as one residential property, although they are legally two separate lots.

The proposal is to permit the existing single detached dwelling for the use of one Vacation Rental Unit, and converting an accessory building on the southern lot, to a residential dwelling for the use of one Vacation Rental Unit, bringing the existing buildings into compliance with the City's Zoning By-law 79-200.



The subject lands are zoned Deferred Tourist Commercial (DTC) under Zoning By-law 79-200. The applicant is requesting to place the lands under a site-specific DTC zone to add the use of a Vacation Rental Unit on each lot.

Schedule 1 shows details of the proposal. The application proposes to address minimum front yard depth, minimum interior side yard width on each side, and projection of accessory buildings and accessory structures on the existing dwelling lot. On the vacant lot the application proposes to address minimum front yard depth, minimum rear yard depth, minimum interior side yard, and accessory buildings or structures in the front yard, through the Minor Zoning By-law amendment application, the properties will be brought into compliance with Zoning Bylaw 79-200.

## **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, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or send an email to [jabraham@niagarafalls.ca](mailto:jabraham@niagarafalls.ca) on or before September 23, 2025.

## **ORAL SUBMISSION - If attending remotely using web-based platform**

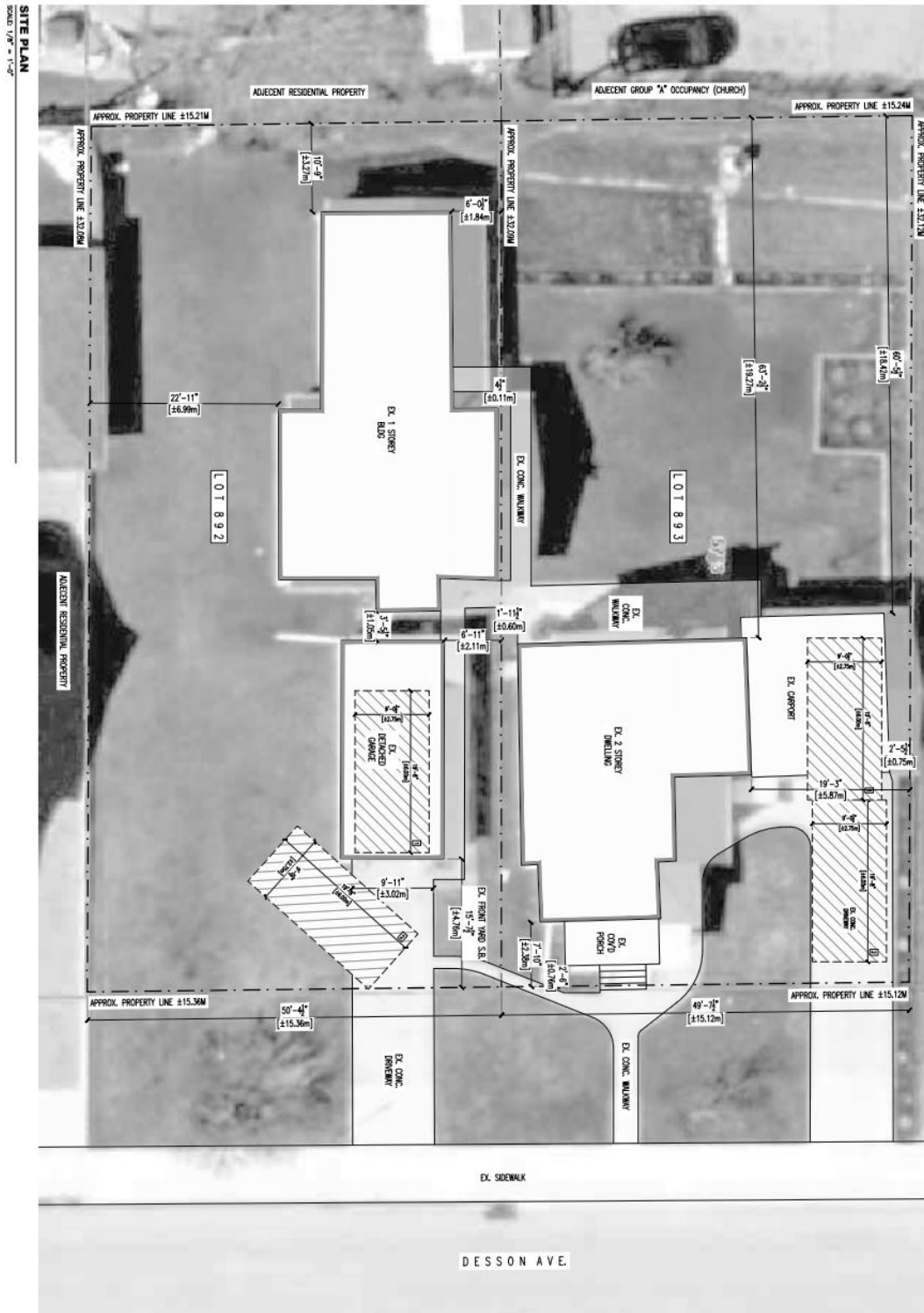
To attend and/or participate remotely at the Open House please pre-register by sending an email to [jabraham@niagarafalls.ca](mailto:jabraham@niagarafalls.ca) before 12 noon on September 23<sup>rd</sup>, 2025. All registrants will be provided with instructions on how to participate in the remote electronic Open House.

## **MORE INFORMATION**

For more information, please contact Jessica Abraham, Planner 1, at (905)356-7521, extension 4334, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at [jabraham@niagarafalls.ca](mailto:jabraham@niagarafalls.ca)

Dated at the City of Niagara Falls this 29<sup>th</sup> day of August, 2025.

## SCHEDULE 1



LOT 893, DUNA		5103 BESSON AVE. WINDY FALLS, ON TOWNSHIP COMMERCIAL ZONE (DTC)	
DEFERRED		± AREA (m <sup>2</sup> )	± AREA (m <sup>2</sup> ) (± OVERHEAD)
LOT		5,246	487.2
EX. DOWLING		763.0	70.9
EX. O'RYN POND		62.4	5.8
EX. CARRIOTT		328.1	30.5
EX. TOTAL OVERHEAD		1153.5	107.2
MAX. LOT OVERHEAD			45.1
EX. UNIMPAVED OPEN AREA			63.4
EX. HEED JAMESWEED OPEN AREA			30.1

DATA FROM THE STUDY AREA DEFERRED TOURIST COMMISSION ZONE (DTC)			
	± AREA (m <sup>2</sup> )	± AREA (m <sup>2</sup> )	± COVERAGE (%)
LOT	5,277	440.3	100
EX. DETACHED GARAGE	334.1	31.0	6.
EX. 1 STORED BLDS	970.4	90.1	18.
EX. TOTAL COVERAGE	1,304.4	121.2	24.
MUN. LOT COVERAGE			453.
EX. UNIMPROVED OPEN AREA			67.4
MUN. RECD UNIMPROVED OPEN AREA			307

