



NOTICE OF PUBLIC MEETING

6254 Brock Street

Part Lot 12, Plan 6-7, Stamford, as in RO137271, except Parts 1 & 2, 59R-14961; City of Niagara Falls

Assessment Roll No.: 272504000700101

Zoning By-law Amendment – City File: AM-2023-029

Applicant: Jason and Christina Fortuna Agent: UEM Consulting (Greg Taras)

PUBLIC MEETING

Public Meetings may be attended electronically or in person.

A Public Meeting has been scheduled for:

Date: Monday February 5, 2024

Time: 4:30 PM

Place: Committee Room 2, Basement, City Hall, 4310 Queen Street

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.

PROPOSED AMENDMENT

A Zoning By-law amendment application has been submitted to permit a semi-detached dwelling on the subject land. Schedule 1 shows details of the proposal.

The land is currently zoned Residential 1C Density (R1C) zone under Zoning By-law 79-200. The applicant is requesting to place the land under a site specific Residential Two (R2) zone to permit a reduced minimum lot area for the construction of a semi-detached dwelling.



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 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 acooper@niagarafalls.ca.

Comments are preferred to be provided before noon on Thursday February 1, 2024 to be included in the agenda package.

ORAL SUBMISSION

To participate electronically or in person at the public meeting please pre-register by sending an email to acooper@niagarafalls.ca before 4:30 pm on **Friday, February 2, 2024**. All registrants who indicate they wish to attend electronically will be provided with instructions on how to participate in the public meeting using an electronic platform. Registrants will be notified of the decision.

VIEW THE MEETING

The Public Meeting can be live streamed using the Zoom Platform on the day of the event. Pre-registration is required to be provided the Zoom link. The meeting will also be archived on the same webpage for viewing after the event.

MORE INFORMATION

For more information, please contact Alexa Cooper, 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 acooper@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/planning/current-planning-applications/default.aspx> after 4:00 p.m. the Thursday before the meeting.

LEGAL NOTICE

Section 34 of the Planning Act

If you disagree with the General Manager of Planning, Building, and Development's decision on the Zoning By-law Amendment application, you can appeal it to the Ontario Land Tribunal (OLT). However, 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 General Manager of Planning, Building, and Development's decision 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 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 5th day of January, 2024.

Andrew Bryce MCIP, RPP
Director of Planning

