



NOTICE OF CONSIDERATION

5881 Dunn Street
Roll Number: 272507000304000
PLDPC20240298
Draft Plan of Vacant Land Condominium
Municipal File #: 26CD-11-2024-003
Applicant: Aaron Butler, NPG Planning Solutions

NOTICE OF COMPLETE APPLICATION AND CONSIDERATION

This notice is being given to prescribed persons and agencies for information purposes.

A public meeting is not being held. Any specified persons/agencies interested in making comments on this application are encouraged to provide a written submission.

PROPOSED DRAFT PLAN OF VACANT LAND CONDOMINIUM

The subject lands were subject to previous Official Plan amendment, Zoning By-law amendment and Consent applications to permit the proposed development.

The Draft Plan of Vacant Land Condominium application proposes to create 30 townhouse dwelling units with 22 units located on a proposed internal road between Dixon Street and Dunn Street, and 8 units fronting onto Dixon Street. The development is proposing 98 parking spaces including two dedicated parking spaces per unit.

WRITTEN SUBMISSION

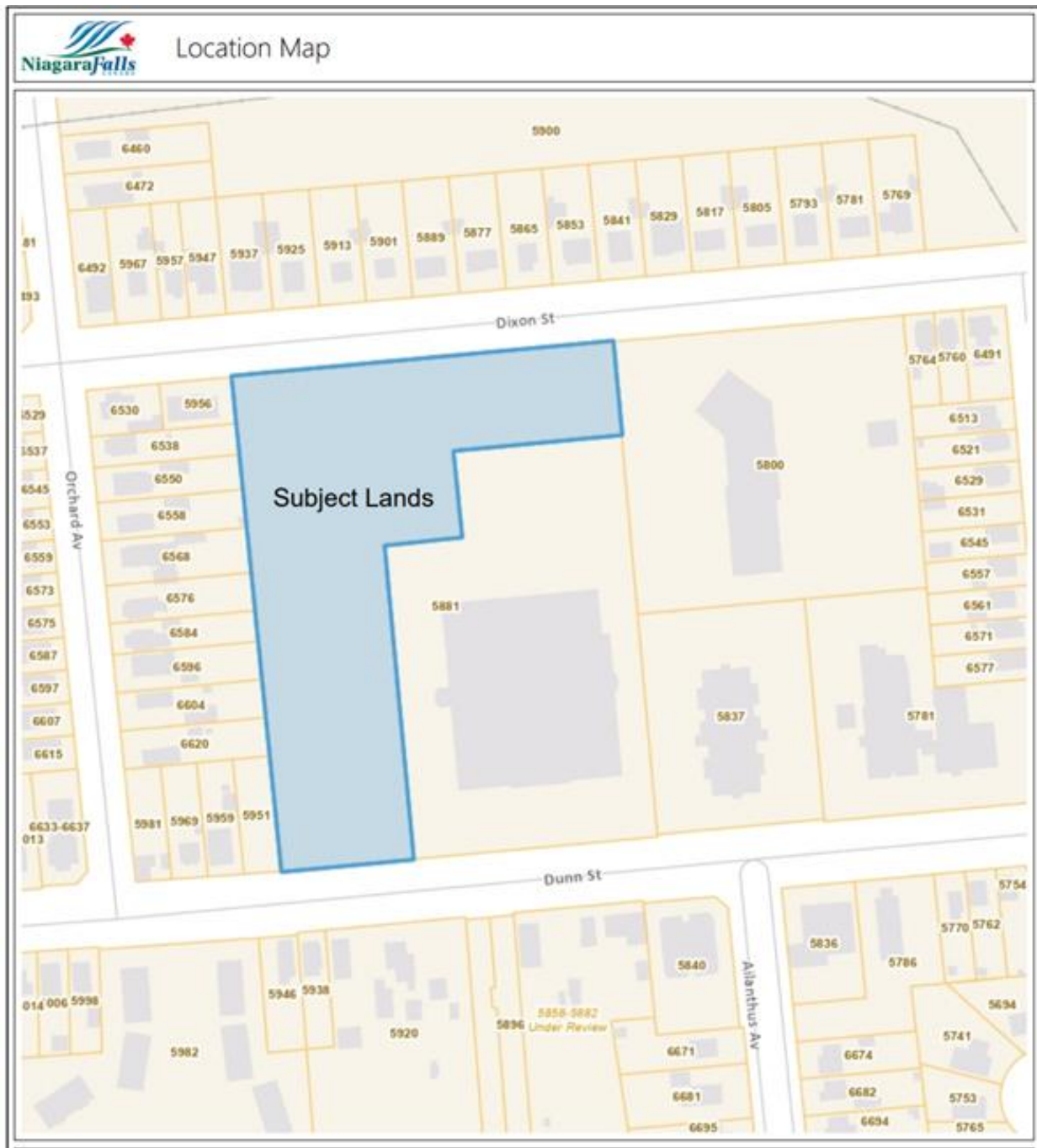
Please provide written input by mailing your comments to the Department of Planning, Building & Development, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or send an email to Lola Emberson at lemberson@niagarafalls.ca on or before **June 14, 2024**.

MORE INFORMATION

For more information please contact Lola Emberson by email at lemberson@niagarafalls.ca.

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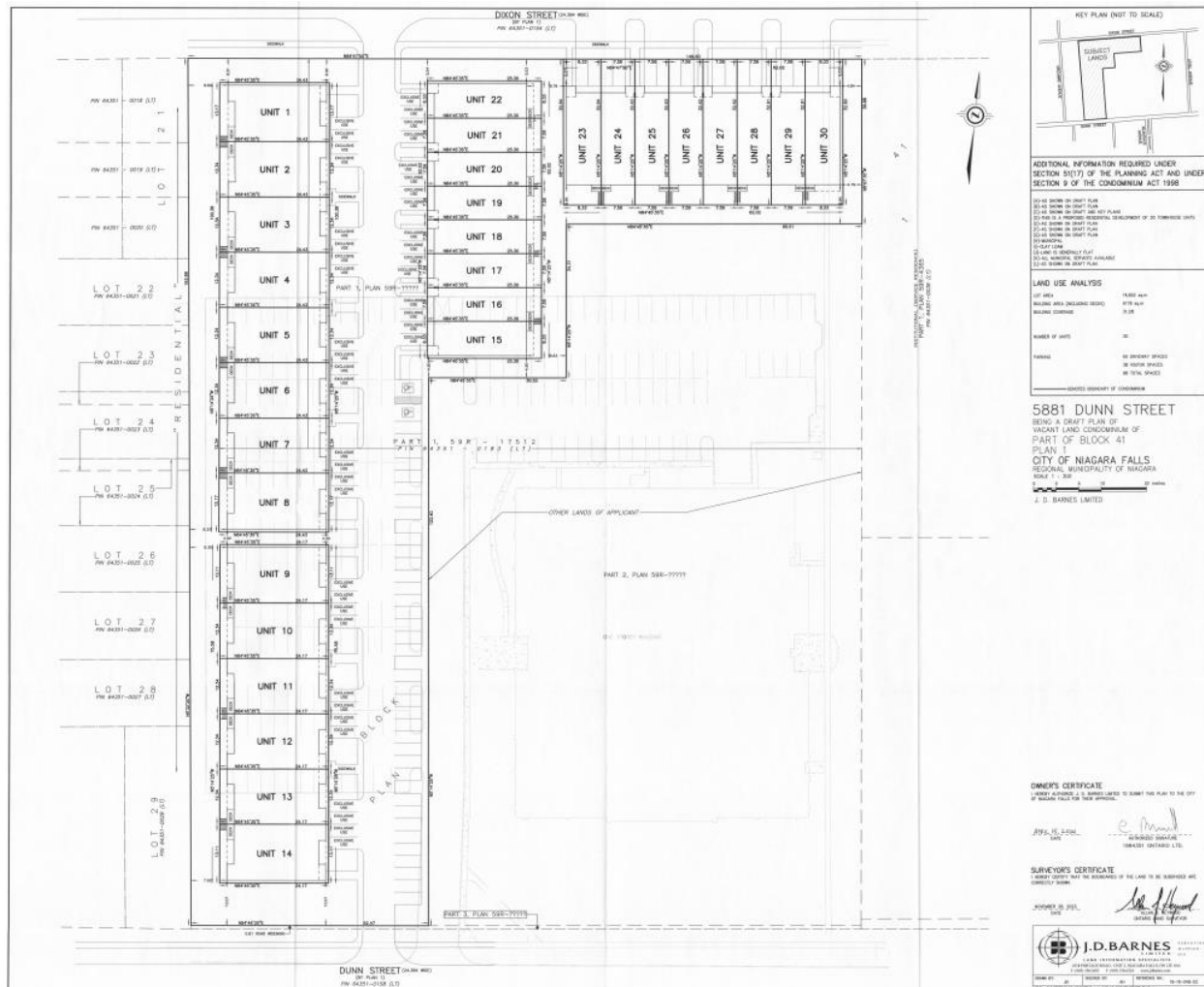
SCHEDULE 1 – LOCATION MAP





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SCHEDULE 2 – DRAFT PLAN OF VACANT LAND CONDOMINIUM



LEGAL NOTICE

LEGAL NOTICE Section 51 of the Planning Act -The applicant, Minister of Municipal Affairs, a public body or specified person as defined by the Planning Act can appeal a decision of General Manager of Planning, Building and Development, or designate to the Ontario Land Tribunal for the Draft Plan of Vacant Land Condominium However, if such person or public body does not make written submissions to the City of Niagara Falls before the City of Niagara Falls gives or refuses to give approval to the Draft Plan of Vacant Land Condominium, the person or public body is not entitled to appeal the decision



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of the Niagara Falls City General Manager of Planning, Building and Development, or designate to the Ontario Land Tribunal.

If a person or public body does not make written submissions to the City of Niagara Falls in respect to the Draft Plan of Vacant Land Condominium before the City of Niagara Falls gives or refuses to give approval to the Draft Plan of Vacant Land Condominium, 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, unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Dated at the City of Niagara Falls this 17th day of May 2024