



NOTICE OF APPLICATION & REMOTE ELECTRONIC OPEN HOUSE

The City's Planning, Building & Development Department is processing an Official Plan and Zoning By-law amendment for the lands noted below.

5287, 5359, 5401, 5411 & 5427 River Road & 4465 Eastwood Crescent (Assessment Roll Nos.: 2725-020-002-12900, 2725-020-002-13900, 2725-020-002-14600, 2725-020-002-14700, 2725-020-002-14900 and 2725-020-002-01700)

Official Plan and Zoning By-law Amendment Application – City File: AM-2019-022

Applicant: 1907782 Ontario Inc. (John Pinter)

Agent: Heather Sewell, Niagara Planning Group

REMOTE ELECTRONIC OPEN HOUSE

The Province has established rules for public gatherings due to the Covid-19 emergency. As a result, the size of public gatherings is restricted in City facilities to ensure public safety. To address these restrictions, City Council is holding Open Houses remotely and electronically.

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 a Remote Electronic Open House has been scheduled for:

Date: Wednesday December 16th, 2020

Time: 5:00 PM

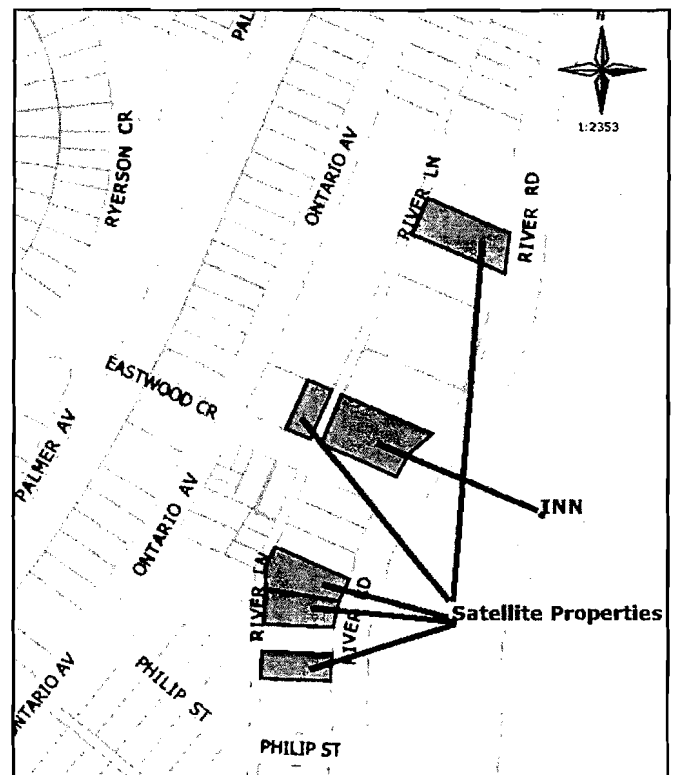
Place: City Hall, 4310 Queen Street (STAFF ONLY)

A representative from the Planning, Building & Development Department as well as the applicant will attend remotely to present the proposal to you 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

The applicant is seeking planning approvals that would permit dwellings on 5 satellite properties to be used as satellite tourist accommodation for the existing Inn located on 5359 River Road. The affected lands (Inn property and the 5 satellite properties) are shown on the location map to the right.

5359 River Road is designated Residential and Special Policy Area No. 32, which permits an Inn with up to 12 rooms for tourists. The other 5 properties subject to this application are designated Residential and part of the River Road Satellite District, which, in addition to residential uses, permits bed and breakfasts and alternative accommodations of that nature. The applicant is requesting an amendment to the Special Policy Area designation to permit related accommodations to be provided on the satellite properties.



5359 River Road is zoned Residential Two (R2-1010) in accordance with By-law No. 79-200, as amended by By-law No. 2015-51 with site specific regulations permitting an Inn with a maximum of 12 rooms for tourists. The remaining 5 properties subject are zoned Residential Two (R2-2) with area specific regulations that permit a bed and breakfast with up to 4 rooms for tourists. The applicant is requesting site specific provisions be applied to the lands that will permit dwellings on the 5 satellite properties to be used as satellite tourist accommodation (with up to 26 guest rooms on the 5 properties) for the Inn located on 5359 River Road and to recognize existing site conditions on these properties.

PLANS & DOCUMENTS

Digital copies of plans and documents submitted with the application may be obtained at niagarafalls.ca/planning.

HAVE YOUR SAY

Public input on applications is invited. During this time, 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.

WRITTEN SUBMISSION

Please provide written input by mailing your comments to the Director of Planning, Building & Development, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or send an email to aherlovitch@niagarafalls.ca on or before **December 16, 2020**.

ORAL SUBMISSION

To participate in the remote electronic Open House please pre-register by sending an email to acooper@niagarafalls.ca before 12 noon on **December 16, 2020**. All registrants will be provided with instructions on how to use your computer, tablet or phone to participate in the remote electronic Open House.

MORE INFORMATION

For more information please contact Andrew Bryce, at (905)356-7521, extension 4232, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at abryce@niagarafalls.ca.

FORMAL PUBLIC MEETING

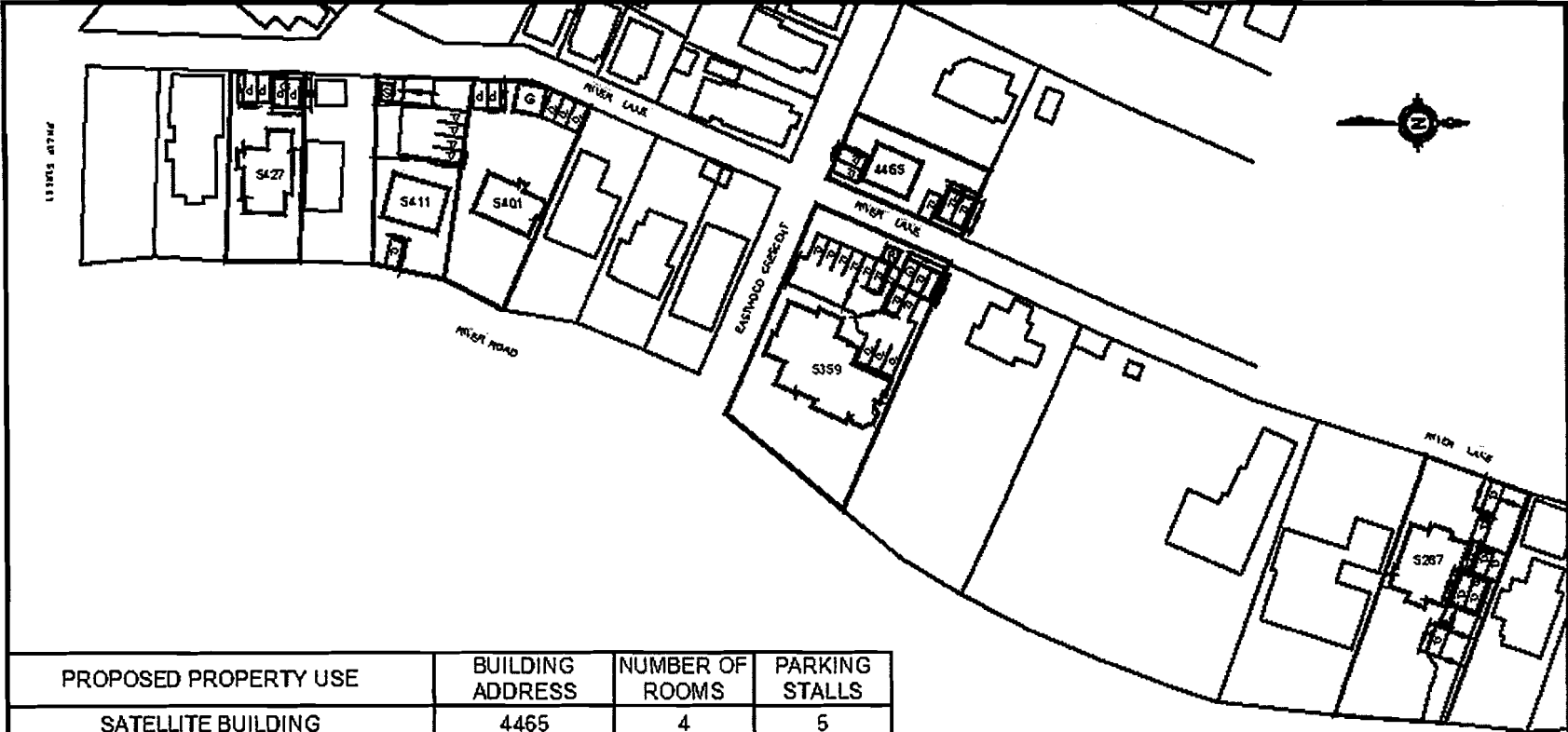
The formal Public Meeting required by the *Planning Act* with City Council will be held at a later date. Separate notice of that meeting will be provided to you after the Open House and approximately thirty (30) days before the Public Meeting is to occur.

Dated at the City of Niagara Falls this 30th day of November, 2020.



Alex Herlovitch, MCIP, RPP
Director of Planning, Building & Development

AB:cv
Attach.



PROPOSED PROPERTY USE	BUILDING ADDRESS	NUMBER OF ROOMS	PARKING STALLS
SATELLITE BUILDING	4465	4	5
MAIN BUILDING	5359	13	13
SATELLITE BUILDING	5287	7	7
SATELLITE BUILDING	5401	4	5
SATELLITE BUILDING	5411	4	5
SATELLITE BUILDING	5427	7	4
TOTAL		39	39

* IMAGERY OBTAINED FROM NIAGARA NAVIGATOR. BOUNDARIES, AREAS COVERAGES AND DIMENSIONS ARE APPROXIMATE

SCHEDULE 1