



NOTICE OF APPLICATION & PUBLIC MEETING

4199 and 4205 River Road and 4214 May Avenue (Roll No.: 2725-010-001-11800, 2725-010-001-11900 & 2725-010-001-09000)

Zoning By-law Amendment Application – City File: AM-2016-020

Applicant: Frank DiCosimo – c/o Souvenir City

PUBLIC MEETING

Date: Tuesday, January 24, 2017

Time: 7:00 pm

Place: Council Chambers, City Hall

4310 Queen Street

PROPOSED CHANGE

The zoning amendment is requested to allow the lands known as 4205 River Road (Parcel 1) to be developed in conjunction with 4199 River Road (Parcel 2) and 4214 May Avenue (Parcel 3).

The lands known as 4205 River Road are currently zoned Tourist Commercial (TC) in accordance with Zoning By-law No. 79-200. The lands known as 4199 River Road and 4214 May Avenue are currently zoned Tourist Commercial with site specific regulations (TC-726) in accordance with By-law No. 2005-170 to permit the development of a tourist attraction known as Souvenir City. The applicant is requesting a new site specific TC zone over the whole of the lands that will permit the number of required parking spaces to be reduced, highway buses to park in the front yard, and the maximum floor area of the development to be increased. Schedule 1 shows detail.



HAVE YOUR SAY

Input on any proposed Zoning By-law Amendment is welcome and encouraged. You can provide input by: speaking at the public meeting or by making a written submission.

PLANS & DOCUMENTS

Full size plans and any documents submitted in conjunction with the application may be viewed in the Planning, Building & Development Department Monday to Friday between 8:30 a.m. to 4:30 p.m.

WRITTEN SUBMISSION

To provide input in writing, or request notice if the proposed Zoning By-law amendment is approved, please submit a letter to the Director of Planning, Building & Development, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 on or before **January 24, 2017**.

LEGAL NOTICE
Section 34 of the Planning Act

If you disagree with Council's decision on the application, you can appeal it to the Ontario Municipal Board (O.M.B.). However, 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 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 Municipal Board.

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 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 Municipal Board unless, in the opinion of the Board, 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.

MORE INFORMATION

For more information please contact Anamika Dilwaria, Planner 2, at (905)356-7521, extension 4246 or visit the Planning, Building & Development, second floor, City Hall, between the hours of 8:30 a.m. and 4:30 p.m.

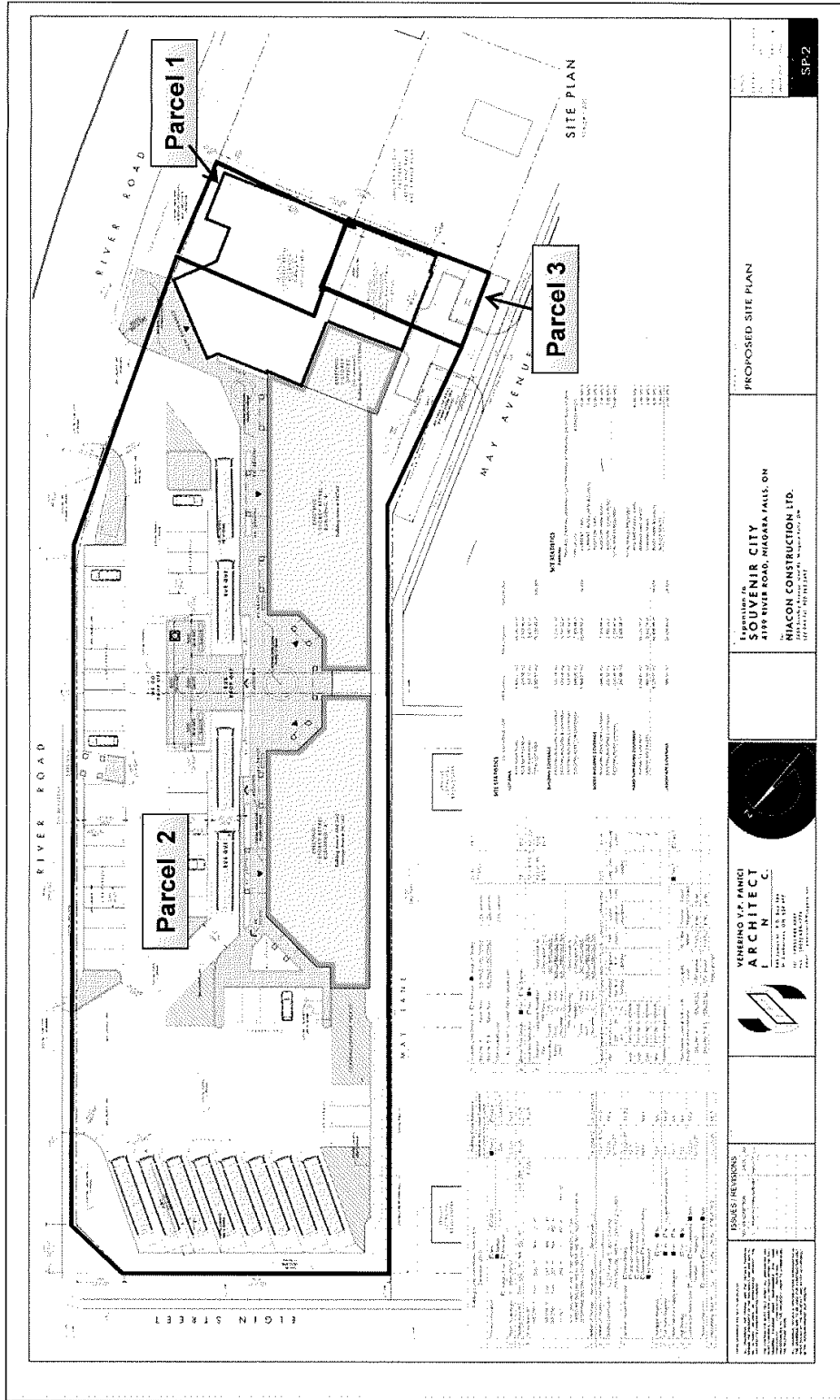
A copy of the Planning, Building & Development's Recommendation Report on the application will be available after 4:00 p.m. on January 18, 2017.

Dated at the City of Niagara Falls this 22nd day of December, 2016.


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

AD:rm
Attach.

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SCHEDULE 1



PROPOSED SITE PLAN

MEMBERS OF
SOUVENIR CITY
 4199 RIVER ROAD, NIAGARA FALLS, ON
WILSON CONSTRUCTION, LTD.
 1000 WILSON DRIVE, NIAGARA FALLS, ON

VEREING V.P. FANCI
ARCHITECT
L I N C
 1000 WILSON DRIVE, NIAGARA FALLS, ON
 905-261-1111

ISSUES/REVISIONS

SP-2