



# NOTICE OF APPLICATION & REMOTE ELECTRONIC OPEN HOUSE

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

**9234 Sodom Road (Assessment Roll No.: 272513000214804)**  
**Zoning By-law Amendment Application- City File: AM-2024-001**  
**Applicant: Mike Puopolo**  
**Agent: Guisimran Saini (Polocorp Inc.)**

## REMOTE ELECTRONIC OPEN HOUSE

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 Open House has been scheduled for:

**Date: Monday, May 13, 2024**

**Time: 4:30 PM**

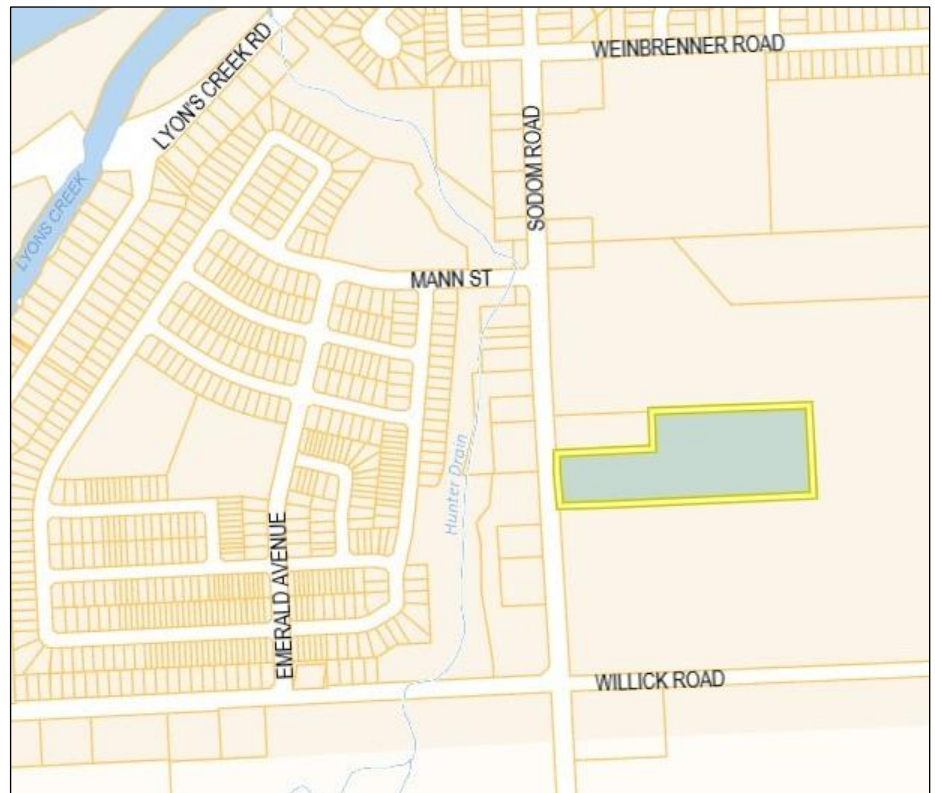
**Place: City Hall, 4310 Queen Street and/or Web-based Platform**

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.

## PROPOSED AMENDMENT

A zoning by-law amendment application has been submitted to implement the OLT settlement decision to reflect minor modifications to applicable zoning regulations. Schedule 1 and Schedule 2 shows the details of the proposal for each option.

A portion of the subject lands, municipally known as 9234 Sodom Road are currently zoned Parcel R3-1181 Residential (R3) zone and Parcel-1182 Residential (R4) zone under Zoning By-law Np. 79-200 as amended by By-law No. 2022-098. The applicant is requesting to add the use of a detached dwelling in the (R4) zone in accordance with the (R1F) regulations, a reduction of the front yard depth for a townhouse dwelling in the (R4) zone, and a reduction of the interior side yard width in the (R4) zone.



## **PLANS & DOCUMENTS**

Digital copies of plans and documents submitted with the application may be obtained at <https://niagarafalls.ca/city-hall/planning/current-planning-applications.aspx>.

## **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.

## **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 [ndebenedetti@niagarafalls.ca](mailto:ndebenedetti@niagarafalls.ca) on or before **May 13<sup>th</sup>, 2024**.

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

To participate remotely at the electronic Open House please pre-register by sending an email [ndebenedetti@niagarafalls.ca](mailto:ndebenedetti@niagarafalls.ca) before 12 noon on **May 13<sup>th</sup>, 2024**. All registrants will be provided with instructions on how to participate in the remote electronic Open House.

## **MORE INFORMATION**

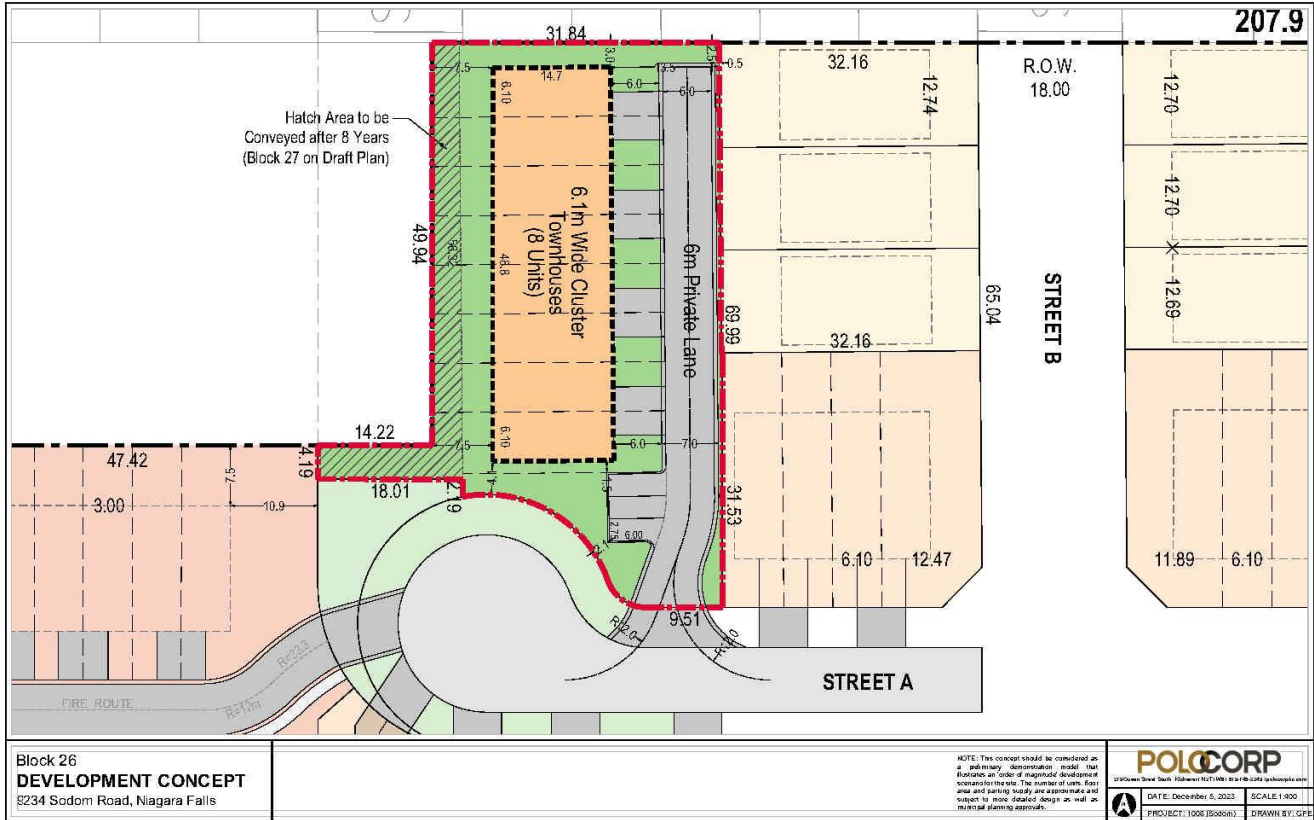
For more information please contact Nick DeBenedetti, Planner 2, at (905)356-7521, extension 4233, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at [ndebenedetti@niagarafalls.ca](mailto:ndebenedetti@niagarafalls.ca).

## **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 thirty (30) days before the Public Meeting is to occur.

Dated at the City of Niagara Falls this 26<sup>th</sup> day of April 2024.

# SCHEDULE 1



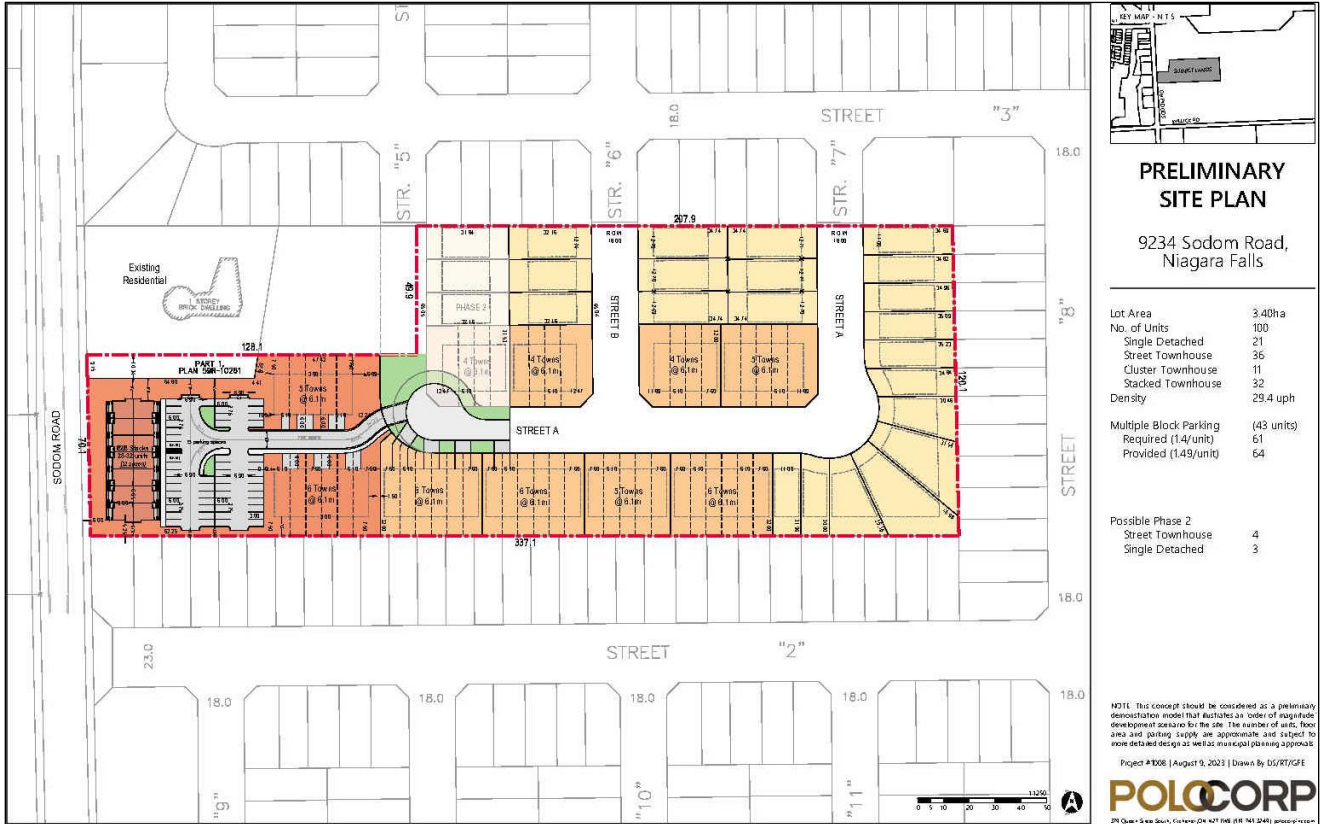
Block 26  
**DEVELOPMENT CONCEPT**  
 \$234 Sodom Road, Niagara Falls

NOTE: This concept should be considered an  
 a preliminary development model that  
 illustrates an order of magnitude development  
 not intended for construction. The number of units, lot  
 area and parking supply are approximate and  
 subject to more detailed design as well as  
 municipal planning approvals.

**POLCORP**

150 Queen Street East, Toronto, ON M5H 1G6 (416) 363-3333  
 DATE: December 5, 2023 SCALE: 1:400  
 PROJECT: 1006 (S0669) DRAWN BY: GFE

**SCHEDULE 2**



**PRELIMINARY SITE PLAN**

9234 Sodom Road,  
Niagara Falls

Lot Area	3.40ha
No. of Units	100
Single Detached	21
Street Townhouse	36
Cluster Townhouse	11
Stacked Townhouse	32
Density	29.4 uph
Multiple Block Parking	(43 units)
Required (1.4/unit)	61
Provided (1.49/unit)	64
Possible Phase 2	
Street Townhouse	4
Single Detached	3

NOTE: This concept should be considered as a preliminary demarcation model that includes an order of magnitude development scenario for the site. The number of units, floor area and parking supply are approximate and subject to more detailed design as well as municipal planning approvals.

Project #1008 | August 9, 2023 | Drawn by: DS/RT/GFE

