



NOTICE OF PUBLIC MEETING

7230 Lundy's Lane (PID 22160)
Assessment Roll No.: 272509000729600
Official Plan and Zoning By-law Amendment Application - City File: AM-2024-021
Owner: 1000458545 Ontario LTD.
Agent: Upper Canada Consultants (William Heikoop)

COUNCIL MEETING

Public Meetings may be attended remotely and electronically or in person.

A Public Meeting of Council has been scheduled for:

Date: Tuesday, October 22, 2024

Time: Public Meetings start at 4:00 PM

The Public Meeting will take place in accordance with Council's agenda.

Place: Council Chambers, City Hall, 4310 Queen Street

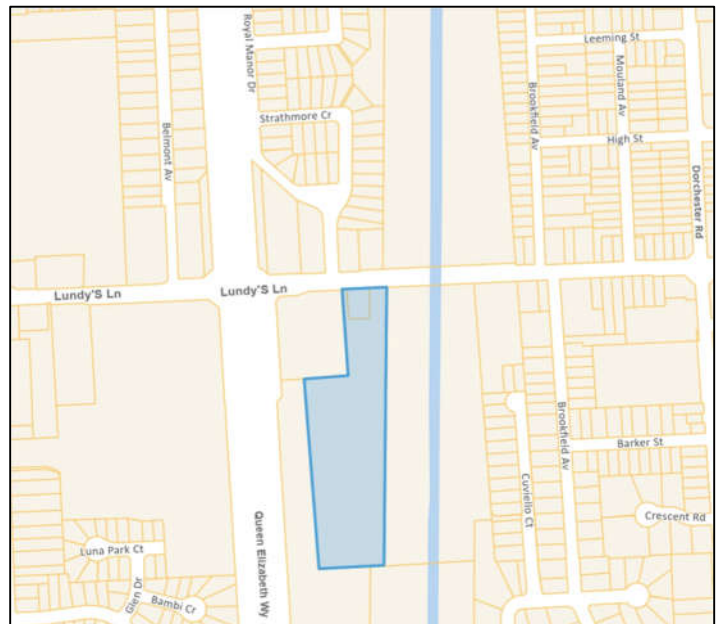
Visit <https://niagarafalls.ca/city-hall/council/schedule.aspx> to watch the Council Meeting

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

Official Plan and Zoning By-law Amendment applications have been submitted to facilitate the development of 2 9-storey apartment buildings containing 25 units each, for a total of 50, and a density of 63 units per hectare. Schedules 1 and 2 show the details of the proposal.

The subject property is designated Tourist Commercial as well as Residential and Environmental Conservation in part, and is located within the Lundy's Lane Satellite District in accordance with the City of Niagara Falls Official Plan. The Tourist Commercial designation permits various residential uses, including standalone buildings, and a maximum density ranging from 50-100 units per hectare.



The property is zoned Tourist Commercial (TC) Zone, and Prestige Industrial (PI) zone in part, in accordance with Zoning By-law No. 79-200. The application proposes to rezone the property to a site-specific Tourist Commercial (TC) Zone to permit the proposed apartment dwellings and reductions to the rear yard depth, increase in height and reduction of yard setbacks to open balconies.

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>.

WRITTEN SUBMISSION

Please provide written input or request notice of Council's decision by mailing your comments to the Department of Planning, Building & Development, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or sending an email to croome@niagarafalls.ca. Comments are preferred to be provided before noon on Friday September 27, 2024 to be included in Council's agenda package.

ORAL SUBMISSION

To participate remotely and electronically or in person at the Public Meeting, please pre-register with the City Clerk by sending an email to billmatson@niagarafalls.ca before 4:30 pm on Monday September 30, 2024. All registrants who indicate they wish to attend remotely and electronically will be provided with instructions on how to participate in the Public Meeting using an electronic platform. Registrants will be notified of Council's Decision.

VIEW THE MEETING

The Public Meeting can be live-streamed on the City's webpage of the Council Meeting Schedule at <https://niagarafalls.ca/city-hall/council/schedule.aspx> on the day of the event. The meeting will also be archived on the same webpage for viewing after the event.

MORE INFORMATION

For more information, please contact Chris Roome, Planner 2 (Current Planning) at (905) 356-7521, extension 4246, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at croome@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/council/schedule.aspx> after 4:00 p.m. the Thursday before the meeting.

LEGAL NOTICE

Section 34 of the *Planning Act*

In accordance with Bill 185, which received Royal Assent on June 6th, 2024, the Minister, the applicant, or a specified person, public body, or registered owner of any land to which the By-law will apply, who made oral submissions at a Public Meeting or written submissions to City Council prior to the passage of the By-law, may appeal the By-law to the Ontario Land Tribunal. Third-party appeals are no longer permitted. 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 decision of the Niagara Falls City Council 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 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, 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.

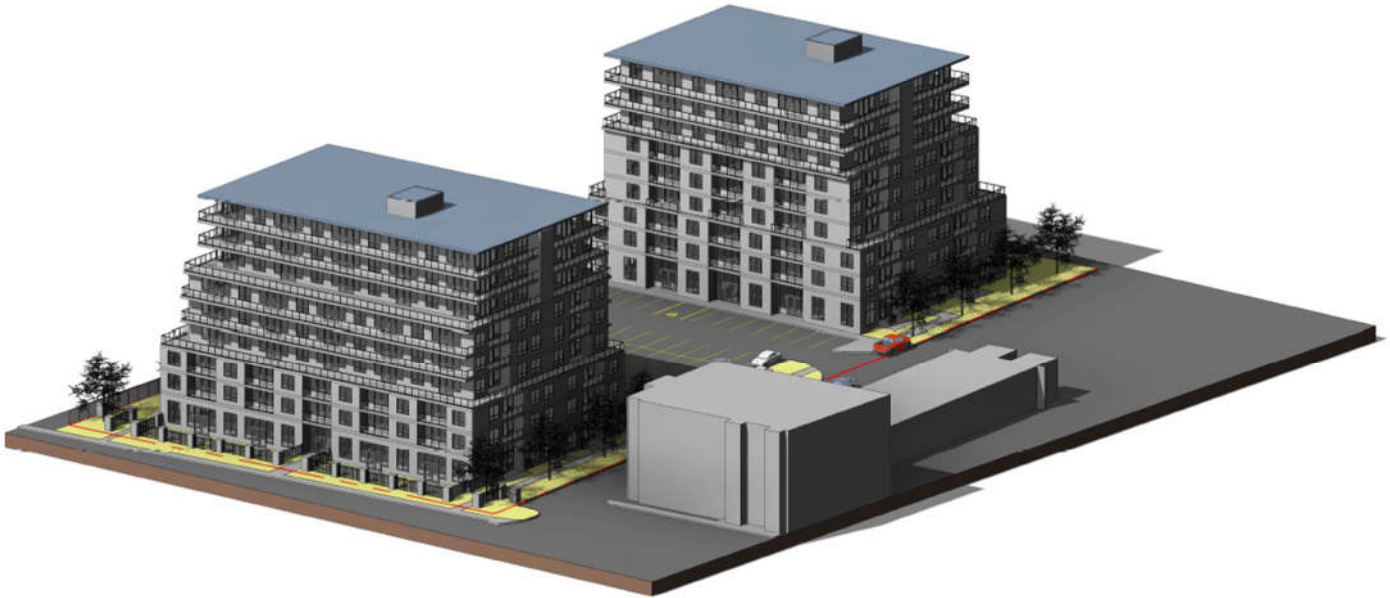
Dated at the City of Niagara Falls this 2nd day of October, 2024.

SCHEDULE 1 Conceptual Site Plan



SCHEDULE 2 Conceptual Elevations

1 Proposed Site Plan
PRT 1:400



3D VIEW LOOKING SOUTH EAST