



NOTICE OF PUBLIC MEETING

Part 8547 Grassy Brook Road & Part PID 30832
Assessment Roll Nos.: 272514000212506 & 272514000212320
Minor Zoning By-law Amendment Application - City File: AM-2024-017
Owner: Empire (Grand Niagara) Project GP Inc.
Agent: Alfiya Kakal (Armstrong Planning & Project Management)

PUBLIC MEETING

Public Meetings may be attended in person or via Zoom

A Delegated Public Meeting has been scheduled for:

Date: Wednesday, October 30th, 2024

Time: 4:30 PM

Place: City Hall, Committee Room 2, 4310 Queen Street and/or Web-based Platform

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 AMENDMENTS

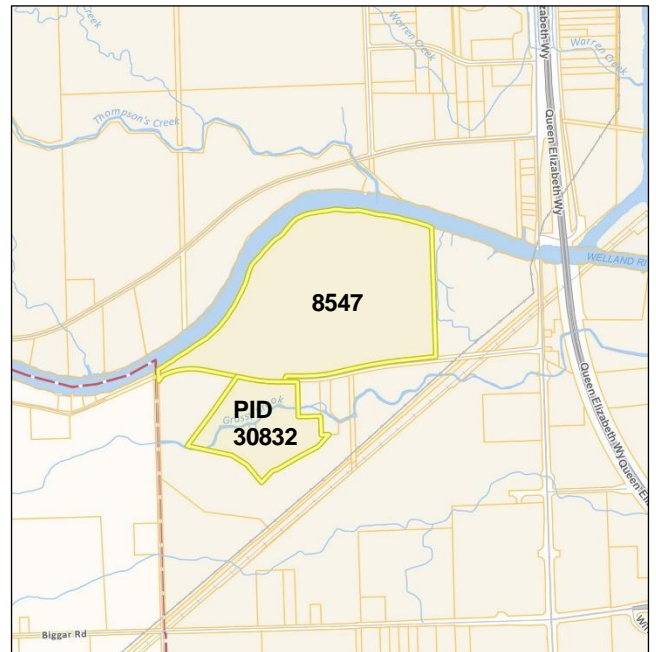
A Minor Zoning By-law Amendment application has been submitted to amend the zoning of Blocks 2, 3, 61 and 89 of the approved Grand Niagara Draft Plan of Subdivision, as shown on Schedule 1. Details regarding the proposed amendments are as follows:

Blocks 2, 3 & 61

The lands are zoned Residential Apartment 5D Density (R5D-H-1203) Zone, in accordance with Zoning By-law No. 79-200, as amended by By-law No. 2023-080. The applicant is proposing to reduce the minimum interior side yard width requirement for back-to-back townhouse dwellings, which are permitted as-of-right under the current zoning.

Block 89

The lands are zoned Residential Apartment 5E Density (R5E-H-1206) Zone, in accordance with Zoning By-law No. 79-200, as amended by By-law No. 2023-080. The applicant is proposing to add a temporary sales trailer, a sales office, a community centre, detached dwellings, Accessory Dwelling Units (ADUs), and model homes as permitted uses, as shown on Schedule 2.



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 attending the Public Meeting in person or via Zoom.

WRITTEN SUBMISSION

Please provide written input or request notice of the decision by mailing your comments to the Department of Planning, Building & Development, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or by sending an email to mceci@niagarafalls.ca.

Comments are preferred to be provided before noon on **Monday, October 28th, 2024** to be included in the agenda package.

ORAL SUBMISSION

To participate in the Public Meeting remotely via Zoom or in person, please send an email to mceci@niagarafalls.ca before 4:30 pm on **October 29th, 2024**. All registrants who indicate that they wish to attend remotely will be provided with instructions on how to participate via Zoom. Registrants will be notified of the decision.

VIEW THE MEETING

The Public Meeting can be live-streamed via Zoom on the day of the event. Pre-registration is required to view the Meeting. The Meeting will also be archived on the City's webpage.

MORE INFORMATION

For more information, please contact Mackenzie Ceci at (905) 356-7521, extension 4364, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at mceci@niagarafalls.ca. A copy of the Planning, Building & Development Department's Recommendation Report on the application will be available at <https://niagarafalls.ca/notices/default.aspx> the Monday before the Public 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 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 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 the residents.

Dated at the City of Niagara Falls this 10th day of October 2024.

SCHEDULE 1

INDUSTRIAL



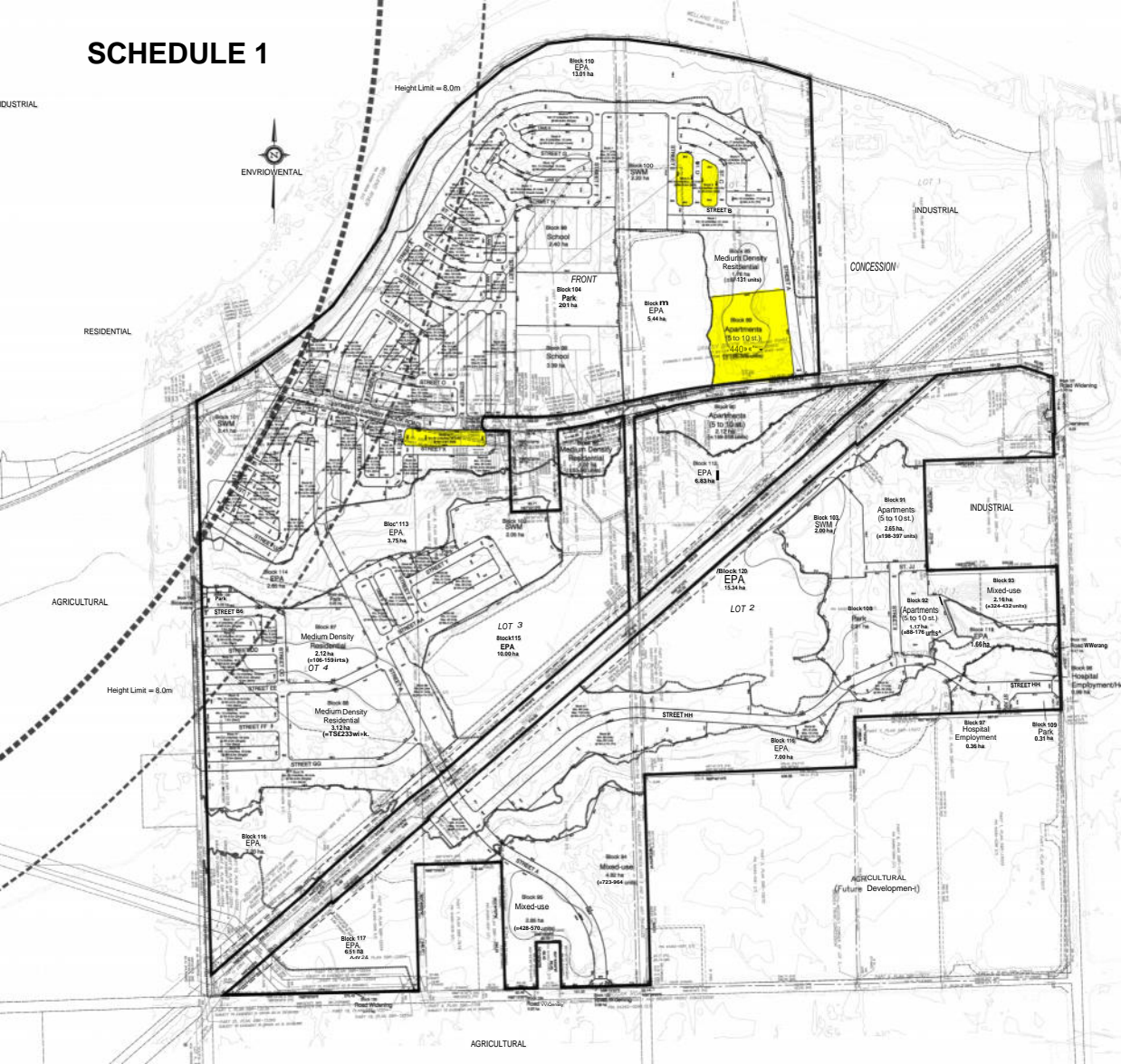
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RESIDENTIAL

CONCESSION

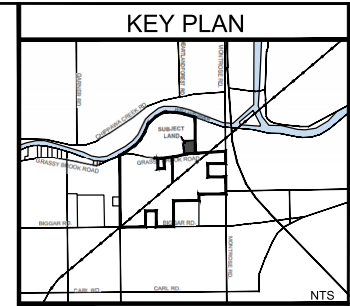
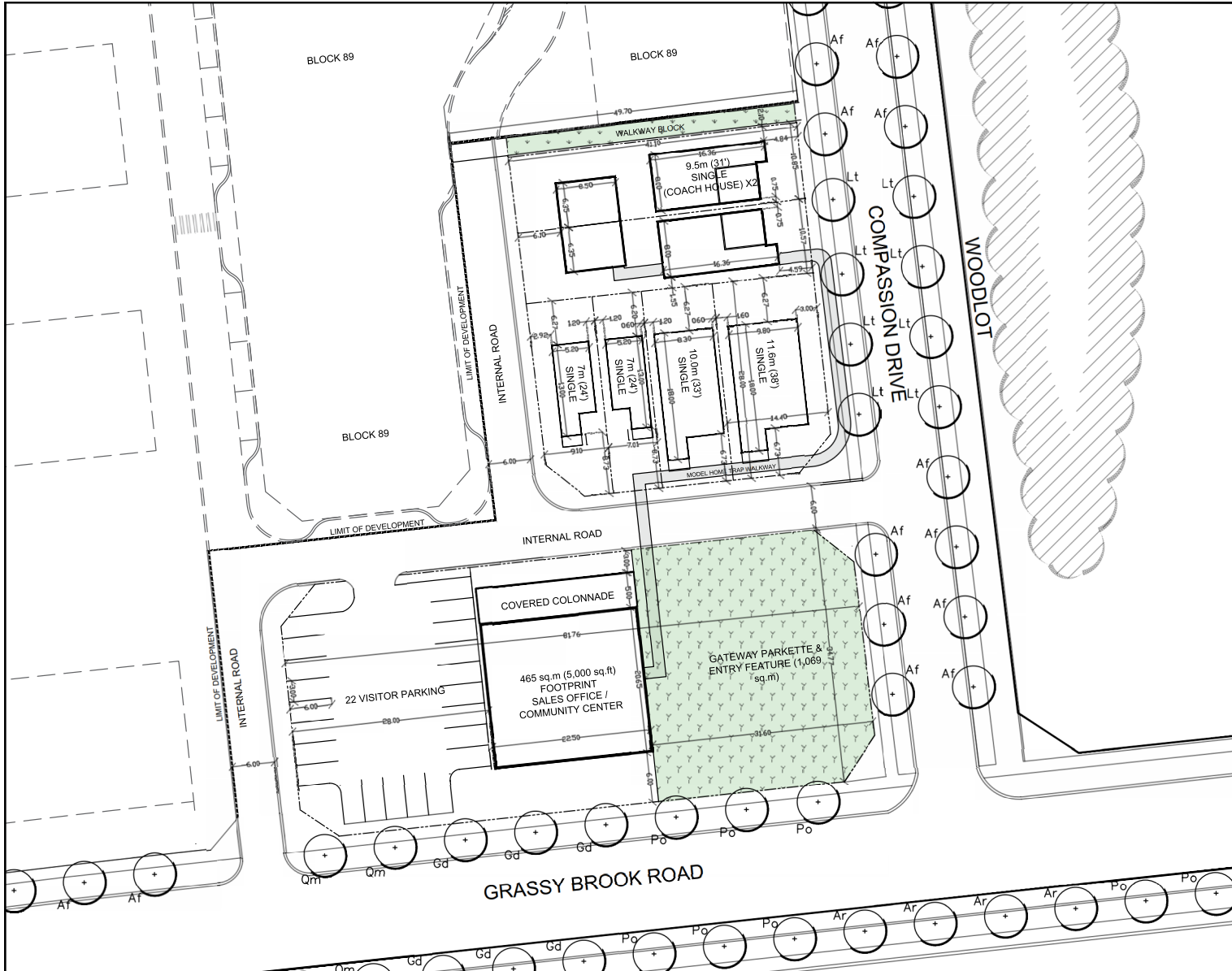
AGRICULTURAL

Height Limit = 8.0m



AGRICULTURAL

SCHEDULE 2



SITE STATISTICS	
Total Development Area	6553 sq.m
Building Areas	
Sales Office	465 sq.m
Model Homes	695 sq.m
Building Coverage	
Sales Office	17%
Model Homes	Not Applicable
Building Height	
Sales Office	Single Storey
Model Homes	2 storeys
Landscaped Areas	
Sales Office	1069 sq.m
Model Homes	495 sq.m
Landscape Area Coverage	
Sales Office	37%
Model Homes	25%
Total Gross Floor Area	
Sales Office	1855 sq.m
Model Homes	465 sq.m
Model Homes	1390 sq.m
Parking	
Sales Office	22 spaces
Model Homes	Min. 6

PROJECT:
THE GRAND NIAGARA COMMUNITY
 BIGGAR RD. AND MONTROSE RD.
 NIAGARA FALLS, ON

EMPIRE (GRAND NIAGARA) PROJECT GP INC.
 DRAWING:
SALES OFFICE AND MODEL HOME-PRELIMINARY SITE PLAN

DATE: 19 AUG, 2024

SCALE: 1:50

DRAWN: PK

