



NOTICE OF APPLICATION & OPEN HOUSE

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

**6665 MCLEOD RD 6655 MCLEOD RD 6645 MCLEOD RD
STAMFORD; PT LOT 172STAMFORD; PT LOT 172STAMFORD; PT LOT 172
Assessment Roll No.: 272508001009800 272508001009700 272508001009600
Zoning By-law Amendment: PLZBA20250062
Municipal File #: AM-2025-004
Applicant: MCLEOD DEVELOPMENT INC Agent: Lichheng Lim**

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 an Open House has been scheduled for:

Date: April 9, 2025

Time: 4:30 PM

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

A representative from the Planning, Building & Development Department as well as the applicant will attend 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 facilitate the development of 42 stacked townhouse dwelling units with 47 parking spaces. Schedule 1 shows the details of the proposed development.

The subject lands are designated Residential, and located within the Mcleod Road Intensification Corridor in accordance with the City of Niagara Falls Official Plan. The Residential designation permits stacked townhouse dwellings and a density of 65-150 units per hectare in the Mcleod Road Intensification Corridor. The application proposes a density of 105 units per hectare, and as such, no Official Plan Amendment is required.

The subject lands are currently zoned "Residential Low Density – Grouped Multiple Dwellings (R4)" zone. The application proposes to rezone the property to a site-specific R4 zone to permit a decreased lot area, front yard depth, rear yard depth interior side yard depth,



landscaped open space, amenity space, maneuvering aisle and reductions parking ratio.

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. Please provide written input by mailing your comments to the Planning, Building & Development Department, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or by sending an email to croome@niagarafalls.ca on or before **April 8th, 2025**. If attending the Open House remotely, please pre-register by sending an email croome@niagarafalls.ca before 12 noon on **April 8th, 2025**.

MORE INFORMATION

For more information please contact Chris Roome , at 905-356-7521 ext. 4246, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at croome@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 the Public Meeting will be provided a minimum of 20 days before the Public Meeting is scheduled to occur.

Dated at the City of Niagara Falls this March 26, 2025 .

SCHEDULE 1

