



NOTICE OF APPLICATION & REMOTE ELECTRONIC OPEN HOUSE

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

**7640 & Lot 186 Kalar Road (Assessment Roll No.: 2725-110-002-04101 & 2725-110-002-4201)
Zoning By-law Amendment Application- City File: AM-2022-020
Applicant: 12778611 Canada Inc. (Sherard McQueen)
Agent: NPG Planning Solutions (Jesse Auspitz)**

REMOTE ELECTRONIC OPEN HOUSE

The Open House is being held remotely and electronically.

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 Electronic Open House has been scheduled for:

Date: Monday, February, 6th, 2023

Time: 5:00 PM

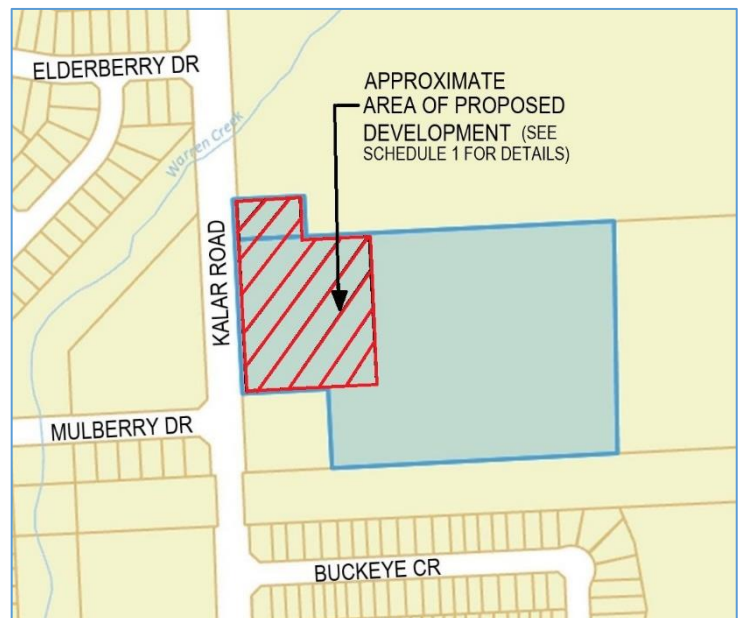
Place: City Hall, 4310 Queen Street (STAFF ONLY)

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

An Official Plan & Zoning By-law amendment application has been submitted to permit 91 residential units in the form of back-to-back and regular townhouse dwellings. Schedule 1 shows details of the proposed building and Schedule 2 shows renderings.

The land is designated Residential Medium, in part, and Environmental Protection Area, in part, in the Garner South Secondary Plan of the City's Official Plan. The Official Plan amendment is requesting a Special Policy Area for the Residential Medium designation for an increased maximum density of 94 units per hectare and to redesignate a portion of the Environmental Protection Area to Medium Residential as per the applicant's submitted Environmental Impact Study.



The land is zoned Light Industrial (LI) under By-law 79-200. The applicant is requesting to place the land under a site-specific Residential Apartment 5C (R5C) Density zone to permit townhouses; to

reduced lot area, front and rear yard depth, and interior side yard width; to increase lot coverage, the number of apartment dwellings on one lot, and to have site specific parking requirements, and accessory building and structure regulations.

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 to acooper@niagarafalls.ca on or before the **6th of February, 2023**.

ORAL SUBMISSION

To participate in the remote electronic Open House please pre-register by sending an email to acooper@niagarafalls.ca before 12 noon on the **6th of February, 2023**. All registrants will be provided with instructions on how to participate in the remote electronic Open House.

MORE INFORMATION

For more information please contact Alexa Cooper, Planner 2, at (905)356-7521, extension 4246, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at acooper@niagarafalls.ca.

FORMAL PUBLIC MEETING

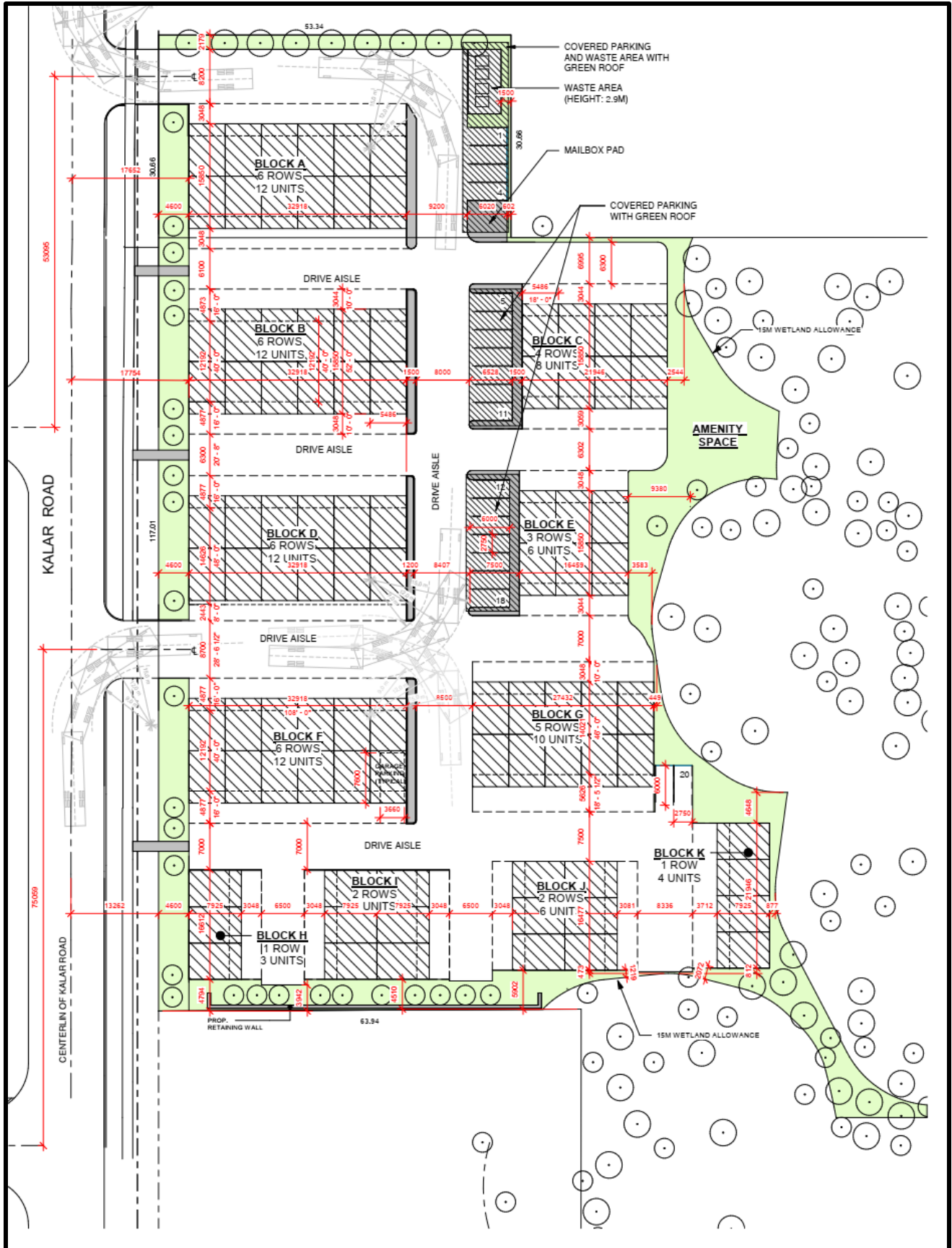
The formal Public Meeting required by the *Planning Act* with City Council will be held at a later date. Separate notice of that meeting will be provided to you after the Open House and twenty (20) days before the Public Meeting is to occur.

Dated at the City of Niagara Falls this 20th day of January, 2023.

Andrew Bryce MCIP, RPP
Director of Planning

AC:
Attach.

SCHEDULE 1 (Site Sketch)



**Schedule 2
(Renderings)**

