



NOTICE OF PUBLIC MEETING

7640 & Lot 186 Kalar Road (Assessment Roll No.: 2725-110-002-04101 & 2725-110-002-4201)
PT TWP LT 186 STAMFORD PT 1, 59R2216, PT 2 & 3, 59R11893; NIAGARA FALLS
Zoning By-law Amendment Application- City File: AM-2022-020
Applicant: 12778611 Canada Inc. (Sherard McQueen)
Agent: NPG Planning Solutions (Jesse Auspitz)

COUNCIL MEETING

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

A Public Meeting of Council has been scheduled for:

Date: Tuesday, March 19, 2024

Time: Public Meetings start at 4:30 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

A Zoning By-law amendment application has been submitted to rezone the subject lands a site specific Residential 5C (R5C) zone, in part, and Environmental Protection Area (EPA) zone. The rezoning would permit 113 dwelling units consisting of 84 back-to-back townhouse dwellings and 29 block townhouse dwellings and the natural heritage features on the subject lands. Schedule 1 shows details of the proposal and Schedule 2 shows the proposed zoning.

The land is currently zoned Light Industrial (LI) under Zoning By-law 79-200. The applicant is requesting to place the land under a site specific Residential Apartment 5C (R5C) zone, in part, and to add back-to-back and block townhouse dwellings as a permitted use; reduced minimum front yard depth, interior side yard width, number of parking spaces, landscaped open space, and maximum height; and to increase lot coverage and the number of apartment dwellings on one lot. The natural heritage features will be placed under an Environmental Protection Area (EPA) zone.



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 or by attending in person.

WRITTEN SUBMISSION

Please provide written input, or to 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 send an email to acooper@niagarafalls.ca.

Comments are preferred to be provided before noon on Friday March 15, 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, March 18, 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 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.

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

If you disagree with Council's decision on the Zoning By-law Amendment application, you can appeal it to the Ontario Land Tribunal (OLT). However, 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 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 16th day of February, 2024.

Andrew Bryce MCIP, RPP
Director of Planning

SCHEDULE 1 (Site Plan)



SITE PLAN

SCHEDULE 2 (Proposed Zone Boundaries)

