



NOTICE OF APPLICATION & REMOTE ELECTRONIC OPEN HOUSE

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

Chippawa Creek Road (Assessment Roll No.: 2725-110-002-01605)
Zoning By-law Amendment Application- City File: AM-2022-023
Applicant: Robert Atalik Agent: IBI Group (Carmela Argo)

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: Wednesday, December 21, 2022

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

A zoning by-law amendment application has been submitted to permit a three-storey multi-use health and wellness facilities. This includes uses such as a martial arts school, spa, retreat lodging, yoga studio, a conference centre, accessory restaurant, 10 accommodation suites, parking areas, and a natural walking trail. Schedule 1 and 2 shows details of the proposal.

The land is designated Industrial, in part, and Environmental Protection Area, in part. The Industrial designation permits health and fitness facilities, conference centres, private clubs, and other industrial/employment type uses.



The land is zoned Heavy Industrial (HI), in part, Prestige Industrial (PI), in part, and Hazard Lands (HL), in part, under By-law 79-200. The applicant is requesting to place the portion of land that is zoned HI and PI under a site-specific PI zone to add a health and fitness centre (including a spa and yoga studio), commercial martial arts facility, conference centre, accessory restaurant, and 10 accessory accommodation suites as permitted uses. In addition, the application is requesting site specific parking regulations. There are no proposed changes to the portion of land with the Hazard Land zone.

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 **21st of December, 2022**.

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 **21st day of December, 2022**. 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 6th day of December, 2022.

Andrew Bryce MCIP, RPP
Director of Planning

AC
Attach.

Schedule 2 (Site Sketch – Key Plan)

