



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.

6633 McLeod Road (Assessment Roll No.: 2725-080-001-09500)
Zoning By-law Amendment Application- City File: AM-2022-029
Applicant: Stefan Boncore Agent: Greg Hynde- Urban Environments

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: Tuesday March 7th, 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

A zoning by-law amendment application has been submitted to facilitate the construction of 18 stacked townhouse units within one four storey building. Schedule 1 and 2 shows details of the proposed development.

The land is zoned Residential Low Density, Group Multiple Dwellings (R4) Zone under Zoning By-law 79-200. The application requests the lands be rezoned to a site specific R4 Zone to permit a reduced minimum lot area, lot frontage, front yard depth, interior side yard width (east side), landscaped open space area, minimum amenity area for each unit, and number of parking spaces; and, an increased maximum height of the building.



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 sturnbull@niagarafalls.ca on or before the **March 7th, 2023**.

ORAL SUBMISSION

To participate in the remote electronic Open House please pre-register by sending an email to sturnbull@niagarafalls.ca before 12 noon on the **March 7th, 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 Scott Turnbull, Planner 1, at (905)356-7521, extension 4297, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at sturnbull@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.

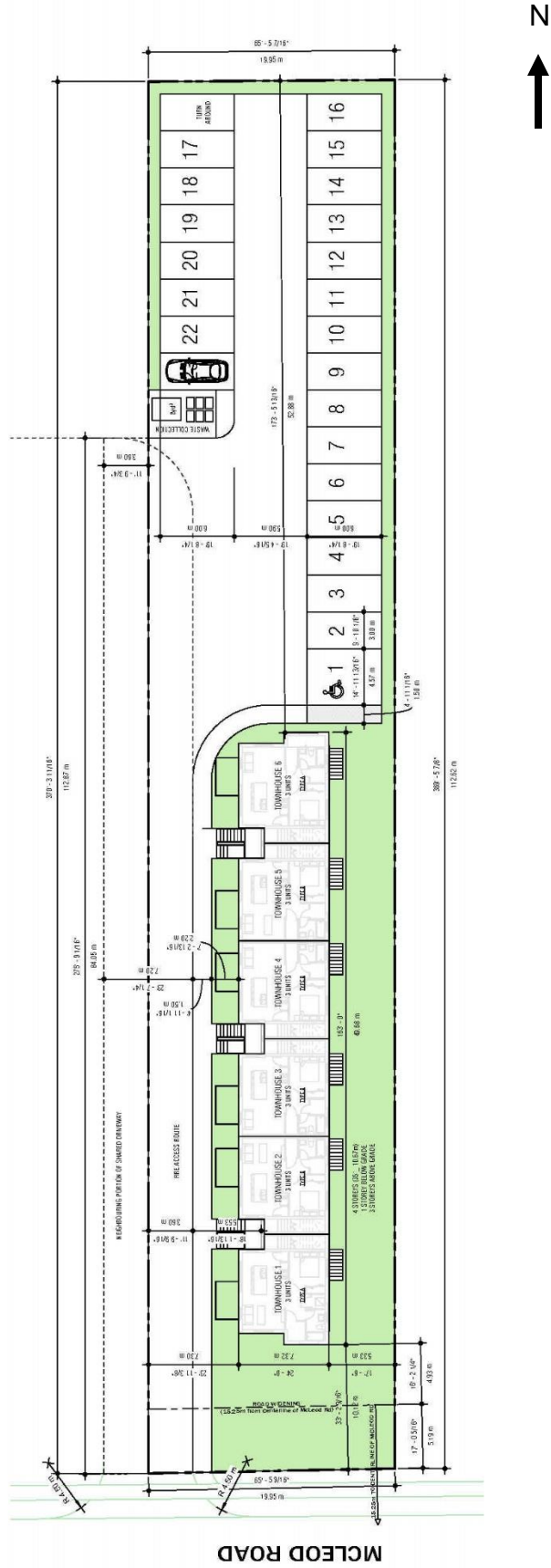
Dated at the City of Niagara Falls this 15th day of February, 2023.

Andrew Bryce MCIP, RPP
Director of Planning

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Attach.

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SCHEDULE 1 (Site Sketch)



**SCHEDULE 2
(Elevations)**

