



NOTICE OF APPLICATION & OPEN HOUSE

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

7800 LUNDY'S LN
Municipal File #: AM-2025-024
Applicant: 1001179835 ONTARIO INC
Agent: Ethan Laman

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: December 11, 2025 Time: 4:30PM

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

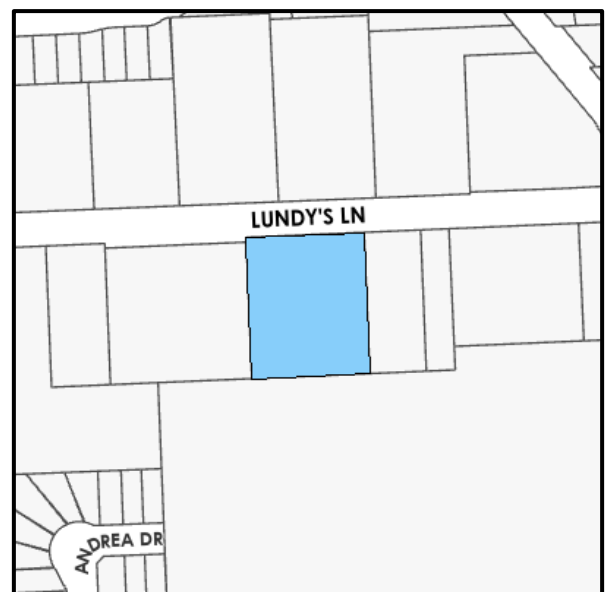
A representative from the Planning, Building & Development Department as well as the applicant will attend remotely to present the proposal to you and to answer questions. Any public individual/group interested in making comments on this application or viewing and/or participating in this meeting are encouraged to use the methods noted further below.

PROPOSED AMENDMENT

An Official Plan Amendment and Zoning By-law Amendment has been submitted to permit the conversion of the 2 existing motel buildings into 71 permanent residential dwelling units and the construction of a new 6-storey building containing 66 residential dwelling units and 130m² of commercial space.

The lands are currently designated Tourist Commercial and are located within the Lundy's Lane Satellite District in accordance with the City of Niagara Falls Official Plan. Standalone residential buildings are permitted at a density of 50 -100 units per hectare. The application proposes a density of 197 units per hectare and as such, an Official Plan Amendment is required.

The subject property is currently zoned Tourist Commercial (TC), in accordance with Zoning By-law 79-200. The application proposes to rezone the subject lands to a site-specific Tourist Commercial zone (TC-XXX) to implement the proposed development and recognize existing zoning deficiencies.



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 attending in person or 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 croome@niagarafalls.ca on or before **December 11, 2025**.

ORAL SUBMISSION- If attending remotely using web-based platform

To attend and/or participate remotely at the Open House please pre-register by sending an email to croome@niagarafalls.ca before 12 noon on **December 10, 2025**.

MORE INFORMATION

For more information please contact Chris Roome, 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 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 that meeting will be provided to you after the Open House and thirty (30) days before the Public Meeting is to occur.

Dated at the City of Niagara Falls this November 27, 2025.

SCHEDULE 1

