



NOTICE OF APPLICATION & REMOTE ELECTRONIC OPEN HOUSE

8970 and 9015 Stanley Avenue and Lands on the South Side of Lyons Creek Road,
East of Stanley Avenue
Part of Lots 1, 2 and 3 Concession Broken Front Welland River Willoughby, Part of Lot 20
Concession 3 Willoughby and Part of Road Allowance between Lots 2 and 3, Willoughby
Assessment Roll Nos: 2725-130-003-04600; 2725-130-003-04600; 2725-130-003-00300; 2725-130-003-04700
Note: Concurrent Official Plan Amendment Application- City File: AM-2021-016
Zoning By-law Amendment Application- City File: AM-2022-015
Applicant: 2610832 Ontario Inc.
Agent: Upper Canada Consultants (Craig Rohe)

REMOTE ELECTRONIC OPEN HOUSE

To ensure public safety, all meetings are 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, September 13 2022

Time: 5:00 PM

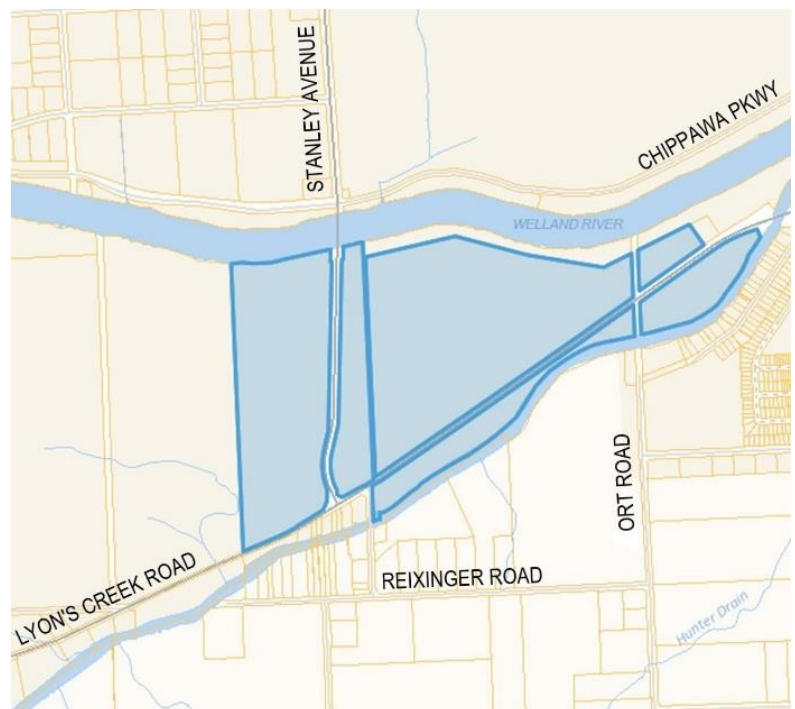
Place: City Hall, 4310 Queen Street (STAFF ONLY)

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.

BACKGROUND

The Official Plan Amendment application (AM-2021-016) was submitted to facilitate a mixed-use development consisting of approximately 1,344 residential units (approximately 679 detached dwellings, 155 street townhouse units and 510 units in multi-unit buildings), a commercial block, and blocks for parkland and trails, environmental protection, and stormwater management. Schedule 1 shows details of the proposed development.

The City's Official Plan designates the land Open Space, in part, Resort Commercial, in part, Environmental Protection Area, in part, and Environmental Conservation Area, in part. The application requests the lands be placed under a Special Policy Area to outline requirements for future Planning Act applications and to redesignate the lands to Residential, in part, Minor Commercial, in part, and Environmental Protection Area, in part. An open house for the Official Plan Amendment application was held on January 10, 2022.



PROPOSED AMENDMENT

A concurrent Zoning By-law amendment application has now been submitted that proposes to place the land under a site specific Residential Mixed (R3) zone to permit all of the following uses: detached dwellings, semi-detached dwellings, on-street townhouse dwellings, block townhouse dwellings, mixed-use buildings (commercial uses at grade with apartment dwelling units above grade), institutional uses permitted and subject to the provisions of the Institutional (I) zone, and ancillary stormwater management facilities and pumping stations; the Environmental Protection (EPA) zone, and the Neighbourhood Commercial (NC) zone, all under By-law No. 79-200.

The site specific R3 zone would establish site specific regulations for minimum lot area, lot frontage, front and rear yard depth, privacy yard depth, interior and exterior side yards, lot coverage, and landscaped open space; as well as, maximum height of a building or structure. In addition, the regulations would establish maximum projection of a one or two storey porch or balcony into a required front or exterior side yard; maximum projection of a covered porch into a rear yard; and maximum width of a driveway or parking area in the front yard of a lot.

The land is zoned Industrial, in part, Tourist Commercial, in part, and Conservation-Open Space, in part under Zoning By-law No. 395, 1966 (Willoughby).

PLANS & DOCUMENTS

Digital copies of plans and documents submitted with the application may be obtained at niagarafalls.ca/planning.

HAVE YOUR SAY

Public input on applications is invited. During this time, 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 jhannah@niagarafalls.ca on or before the **September 13, 2022**.

ORAL SUBMISSION

To participate in the remote electronic Open House please pre-register by sending an email to jhannah@niagarafalls.ca before 12 noon on the **September 12, 2022**. All registrants will be provided with instructions on how to use your computer, tablet or phone to participate in the remote electronic Open House.

MORE INFORMATION

For more information please contact Julie Hannah, Planner 2, at (905)356-7521, extension 4107, between the hours of 8:30 a.m. and 4: 30 p.m. or by email anytime at jhannah@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 26th day of August, 2022.

Kira Dolch. MCIP, RPP, CNU-A
Director of Planning, Building & Development

JH

Attach.

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SCHEDULE 1

(Proposed Zoning By-law Amendment Schedule)

