



NOTICE OF APPLICATION & OPEN HOUSE

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

5809, 5821 and 5829 McLeod Road
Zoning By-law Amendment Application- City File: AM-2022-030
Applicant: 1959064 Ontario Inc. (Pathmanathan Rajasingham)
Agent: Tom Vanle (Vanle Architect)

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: Monday, October 23, 2023

Time: 4:30 PM

Place: City Hall, 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

A zoning by-law amendment application has been submitted to rezone the subject property to a site-specific Residential Apartment 5C (R5C) zone to permit 3 apartment buildings (stacked townhomes) with a total of 43 units. Schedule 1 shows the details of the proposal.

The land is zoned Residential Group Dwellings (R4) in accordance with Zoning By-law No. 79-200 as amended. The applicant is asking for relief from the by-law for the reduction of the minimum lot area, a reduction for the minimum interior side yard, an increase in the number of apartment buildings on a lot, a reduction of the required parking, a reduction of the minimum landscape open space area and to increase the projection of balconies in the required interior side yard.



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 ndebenedetti@niagarafalls.ca on or before **October 23rd, 2023** .

ORAL SUBMISSION – If attending remotely using web-based platform.

To participate remotely at the electronic Open House please pre-register by sending an email ndebenedetti@niagarafalls.ca before 12 noon on **October 23rd, 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 Nick DeBenedetti, Planner 2, at (905)356-7521, extension 4233, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at ndebenedetti@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 29th day of September 2023.






Andrew Bryce MCIP, RPP
Director of Planning

ND:
Attach.

SCHEDULE 1

MCLEOD STACKED TOWNS - NIAGARA, ON



LEGEND
 ATTACHED RESIDENTIAL
 DETACHED RESIDENTIAL
 HARD LANDSCAPE
 SOFT LANDSCAPE
 ASPHALT

