



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.

7735, 7751 & 7769 Thorold Stone Road and a vacant western parcel on Thorold Stone Road
Zoning By-law Amendment Application- City File: AM-2023-010
Applicant: Thorowest Construction Ltd (Ralph Biamonte)
Agent: Craig Rohe (Upper Canada Consultants)

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: Wednesday, October 25, 2023

Time: 4:30 PM

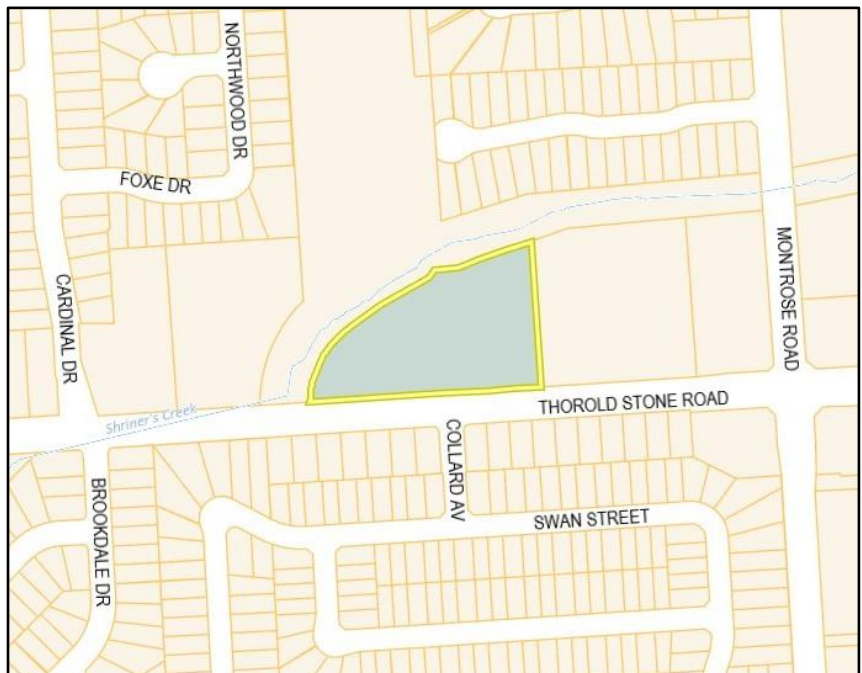
Place: City Hall, 4310 Queen Street and/or Web-based Platform

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 Low Density, Group Multiple Dwellings Zone (R4) to construct 44 townhouse dwelling units in 9 blocks, together with 1 single detached dwelling and two semi-detached dwellings. Schedule 1 shows the details of the proposal.

The subject lands municipally known as 7735, 7751 & 7769 Thorold Stone Road are currently zoned Development Holding (DH), in accordance with Zoning By-law No. 79-200, as amended. The vacant lands to the west (municipal roll number 272510000306403) are zoned Residential 5A Density (R5A-190), in accordance with Zoning By-law 79-200, as amended by site specific By-law No. 1988-134. The applicant is asking for relief from the by-law to add the use of single and a semi-detached dwelling in the R4 zone, a reduction of the minimum rear yard depth, a reduction for the minimum interior side yard, to increase the maximum height of a building, and a reduction of the minimum privacy 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 25th, 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 25th, 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.

