



NOTICE OF APPLICATION

The City's Planning & Development Division has received applications for a Draft Plan of Subdivision and an Official Plan and Zoning By-law amendment for the lands noted below.

6000 Marineland Parkway, Lands on the North Side of Ramsey Road and Lands on the North Side of the CP Rail ROW (Assessment Roll Nos.: 2725-110-001-12710, 2725-110-001-12722 and 2725-110-001-12732)

Draft Plan of Subdivision Riverfront Subdivision – City File: 26T-11-2020-001

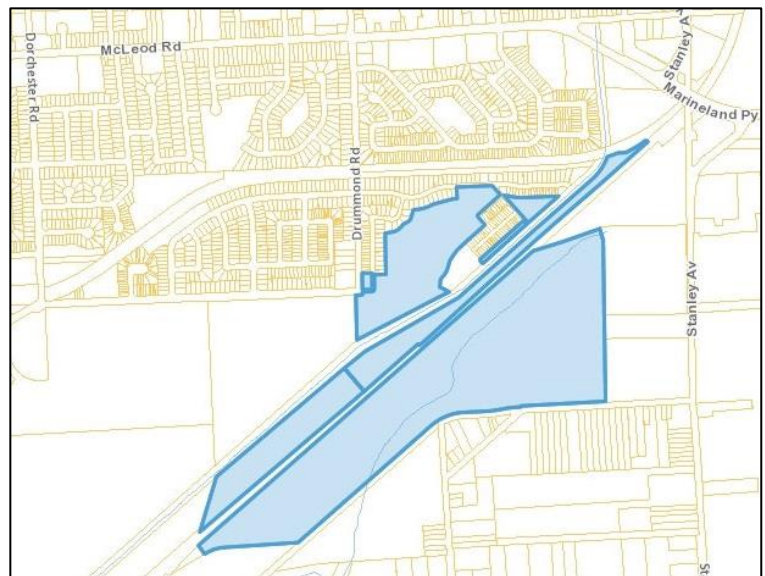
Zoning By-law Amendment Application – City File: AM-2020-005

Applicant: 2592693 Ontario Inc.

Agent: Brenda Khes, GSP Group

PROPOSAL

The applicant has submitted an application to subdivide the subject land holdings, totalling 64 hectares, into 232 lots for detached dwellings, 9 blocks for on-street townhouse dwellings, 4 blocks for low density residential (detached dwellings and townhouses), 3 blocks for medium density residential (apartment or block townhouse dwellings), 2 blocks for mixed use development and blocks for parks, open space and environmental protection, stormwater management, walkways, future use and a realigned Conrail Drain. Approximately 902 to 1134 dwelling units are proposed to be developed. Refer to Schedule 1 for details of the proposed subdivision.



The applicant has also submitted an application to amend the Official and Zoning By-law No. 79-200 (AM-2019-004). A portion of the subject lands is designated Open Space and Special Policy Area No. 39 in the City's Official Plan, which permits the lands to be developed with a golf course and accessory uses. The balance of the lands is designated Residential, in part, and Environmental Protection Area, in part. The applicant is requesting the lands be designated Residential, in part, and Environmental Protection Area, in part, with site specific policies established through a Special Policy Area designation to permit the proposed development.

The lands are zoned Open Space (OS-611, OS-611(H) and OS-612) in accordance with Zoning By-law No. 79-200, as amended by By-law No. 2003-46. The applicant is requesting the land be rezoned Residential Mixed (R3 and site specific R3) to permit the detached dwellings and on street townhouse dwellings, site specific Residential Low Density, Grouped Multiple Dwellings (R4) to permit the medium density residential and mixed use blocks, site specific Open Space (OS) for the park, trail and stormwater management ponds, and Environmental Protection Area (EPA) for the natural heritage parcels.

PLANS & DOCUMENTS

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

WRITTEN SUBMISSION

To provide comments in writing, please submit a letter to the Director of Planning & Development, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 prior to or at the Open House.

MORE INFORMATION

For additional information, please contact Andrew Bryce, Planner 2, at 905-356-7521, extension 4232 or visit the Planning & Development Department, second floor, City Hall, between the hours of 8:30 a.m. and 4:30 p.m.

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 these applications before a staff recommendation report is prepared and presented to Council at a future Public Meeting. To accomplish this, an Open House will be scheduled to present the application and provide an opportunity for you to ask questions or provide comments. Separate notice of that meeting will be provided to you approximately fourteen (14) days before the Open House is to occur.

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 approximately thirty (30) days before the Public Meeting is to occur.

Dated at the City of Niagara Falls this 28th day of August, 2020.



Alex Herlovitch, MCIP, RPP
Director of Planning, Building & Development

AB:cr
Attach

SCHEDULE 1

