



NOTICE OF APPLICATION & REMOTE ELECTRONIC PUBLIC MEETING

7107 Kalar Road, 7067 Kalar Road and Block 126, Lands West Side of Kalar Road North of McLeod Road (Assessment Roll Nos.: 2725-100-006-10944 and 2725-100-006-10946)
Zoning By-law Amendment Application – City File: AM-2020-006
Applicant: Pinewood Homes (Niagara) Ltd.
Agent: Matt Kernahan, Upper Canada Planning & Engineering Ltd.

REMOTE ELECTRONIC COUNCIL MEETING

The Province has established rules for public gathering due to the Covid-19 emergency. As a result, the size of public gatherings is restricted in City facilities to ensure public safety. To address these restrictions, City Council is holding Public meeting remotely and electronically.

A remote electronic Public Meeting has been scheduled for:

Date: Tuesday, October 27, 2020

Time: 4:30 PM (New Time)

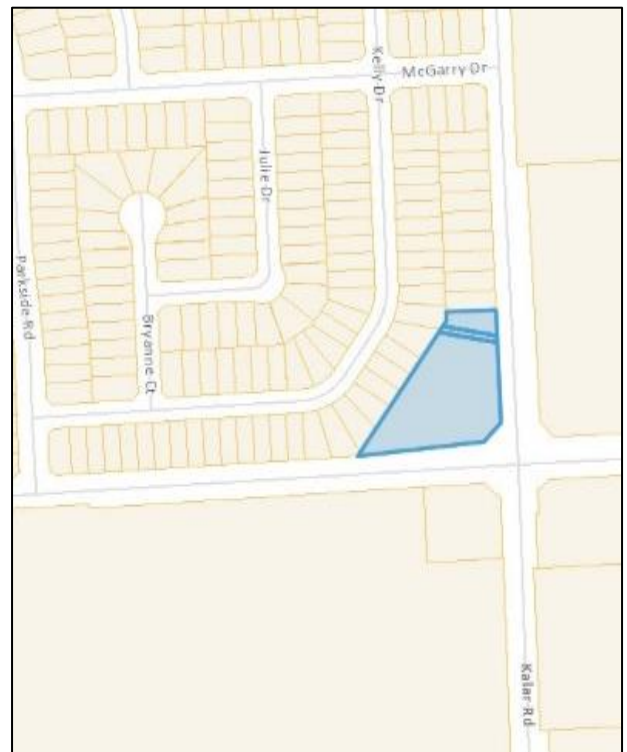
Place: Council Chambers, City Hall, 4310 Queen Street (COUNCIL & LIMITED STAFF ONLY)
Visit niagarafalls.ca to watch the Council Meeting (PUBLIC)

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.

PROPOSAL

The applicant has also submitted an application to Zoning By-law No. 79-200 (AM-2020-006). The applicant is proposing to rezone the Lands located at 7067 Kalar Road from a site specific Residential 1E Density (R1E-468) to a site specific Neighbourhood Commercial (NC-469) to allow for the parking area to be used in conjunction with the commercial plaza located on Block 126 and 7107 Kalar Road. The site specific requirement for the minimum landscape open space will increase from 15 % to 20 % with this proposal. Two minor variance approvals to permit the maximum height of the building from 8 m to 12.6 m for the architectural features of the plaza (parapets and cupolas) and the maximum floor area of a commercial unit from 230 square metres to 430 square metres will be recognized in the zoning amendment.

The proposal will also require a deeming by-law as part of the zoning amendment to merge 7107 Kalar Road, Block 126 and 7067 Kalar Road.



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 Director of Planning, Building & Development, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or send an email to aherlovitch@niagarafalls.ca on or before **October 27, 2020**.

ORAL SUBMISSION

To participate in the remote electronic Public Meeting to provide input orally, please pre-register by sending an email to billmatson@niagarafalls.ca before 4:30 p.m on **October 26, 2020**. All registrants will be provided with instructions on how to use your computer, tablet or phone to participate in the remote electronic Public Meeting.

VIEW THE MEETING

The remote electronic Public Meeting can be live-streamed on the City's webpage of the Council Meeting Schedule at niagarafalls.ca/councilvideos on the day of the event. The meeting will also be archived on the same webpage for viewing after the event.

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.

A copy of the Planning, Building & Development Department's Recommendation Report on the application will be available at niagarafalls.ca/planning after 4:00pm on **October 22, 2020**

LEGAL NOTICE

Section 34 of the Planning Act

If you disagree with Council's decision on the Zoning By-law Amendment application, you can appeal it to the Local Planning Appeal Tribunal (LPAT). However, if a person or public body would otherwise have an ability to appeal the decision of the City of Niagara Falls to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Niagara Falls before the by-law is passed, the person or public body is not entitled to appeal the decision of the Niagara Falls City Council to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Niagara Falls in respect to the proposed by-law before the by-law is passed, the person or public may not be added as a party to the hearing of an appeal before of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you rent your property to seven (7) or more tenants, please post a copy of this notice in a location on your property which is visible to all of the residents.

Dated at the City of Niagara Falls this 25th day of September, 2020.



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

ND:cv

Attach.

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