



NOTICE OF APPLICATION & REMOTE ELECTRONIC PUBLIC MEETING

The City’s Planning, Building & Development Department has received a zoning by-law amendment application for the lands noted below.

Southwest Corner of McLeod Road and Alex Avenue (Roll No.:272508000314810)
Zoning By-law Amendment Application – City File: AM-2020-011
Applicant: M5V Inc. (Sherard McQueen)
Agent: Niagara Planning Group (Heather Sewell)

REMOTE ELECTRONIC COUNCIL MEETING

The Province has established rules for public gatherings 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 Meetings remotely and electronically.

A remote electronic Public Meeting of Council has been scheduled for:

Date: Tuesday, February 9, 2021

Time: 4:30 PM

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

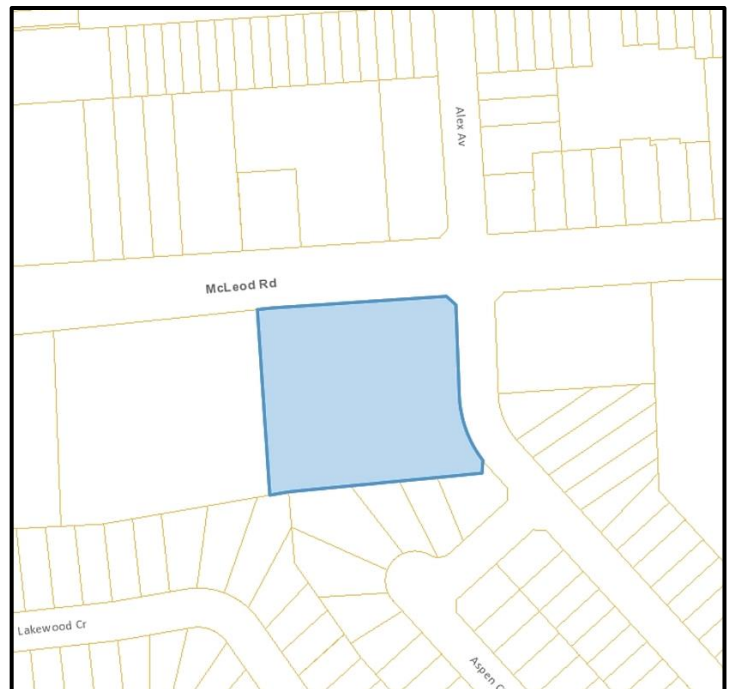
Any public individual/group interested in making comments on this application or viewing and/or participating in this meeting are encouraged to use the methods noted further below.

PROPOSED AMENDMENTS

The zoning amendment is requested to permit the development of five-3.5 storey apartment buildings on the land. A total of 108 units are proposed. The proposed development can be seen on Schedule 1.

The land is designated Minor Commercial and subject to Special Policy Area No. 48, which permits the land to be developed with a 4 storey hotel. The applicant is requesting this Special Policy Area designation be amended to permit the land to be developed with Residential Uses in accordance with the policies of the McLeod Road Intensification Corridor.

The land is zoned General Commercial (GC-696) in accordance with Zoning By-law No. 79-200, as amended by By-law Nos. 2005-55 and 2005-196, which limits the use of the land to a hotel. The applicant is requesting the land be rezoned to Residential Apartment 5C Density (R5C), with site specific lot area, front and rear yard depth, side yard width, parking and landscaped open space regulations, and to permit 5 apartment dwellings on one lot.



PLANS & DOCUMENTS

Digital copies of plans and documents submitted with the application may be viewed 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, or to request notice of Council's decision, 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 **February 9, 2021**.

ORAL SUBMISSION

To participate in the remote electronic public meeting please pre-register with the City Clerk by sending an email to billmatson@niagarafalls.ca before 4:30 pm on **February 8, 2021**. All registrants will be provided with instructions on how to use your computer, tablet or phone to participate in the remote electronic public meeting. Registrants will be notified of Council's Decision.

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 Alexa Cooper, Planner 2 at (905)356-7521, extension 4246, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at acooper@niagarafalls.ca.

A copy of the Planning, Building & Development Department's Recommendation Report on the application will be available at niagarafalls.ca/planning after 4:00 p.m. on **February 4, 2021**.

LEGAL NOTICE

Section 17 and 34 of the Planning Act

If you disagree with Council's decision on the Official Plan or 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 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 8th day of January, 2021.

A handwritten signature in black ink that reads "Alex Herlovitch". The signature is written in a cursive style.

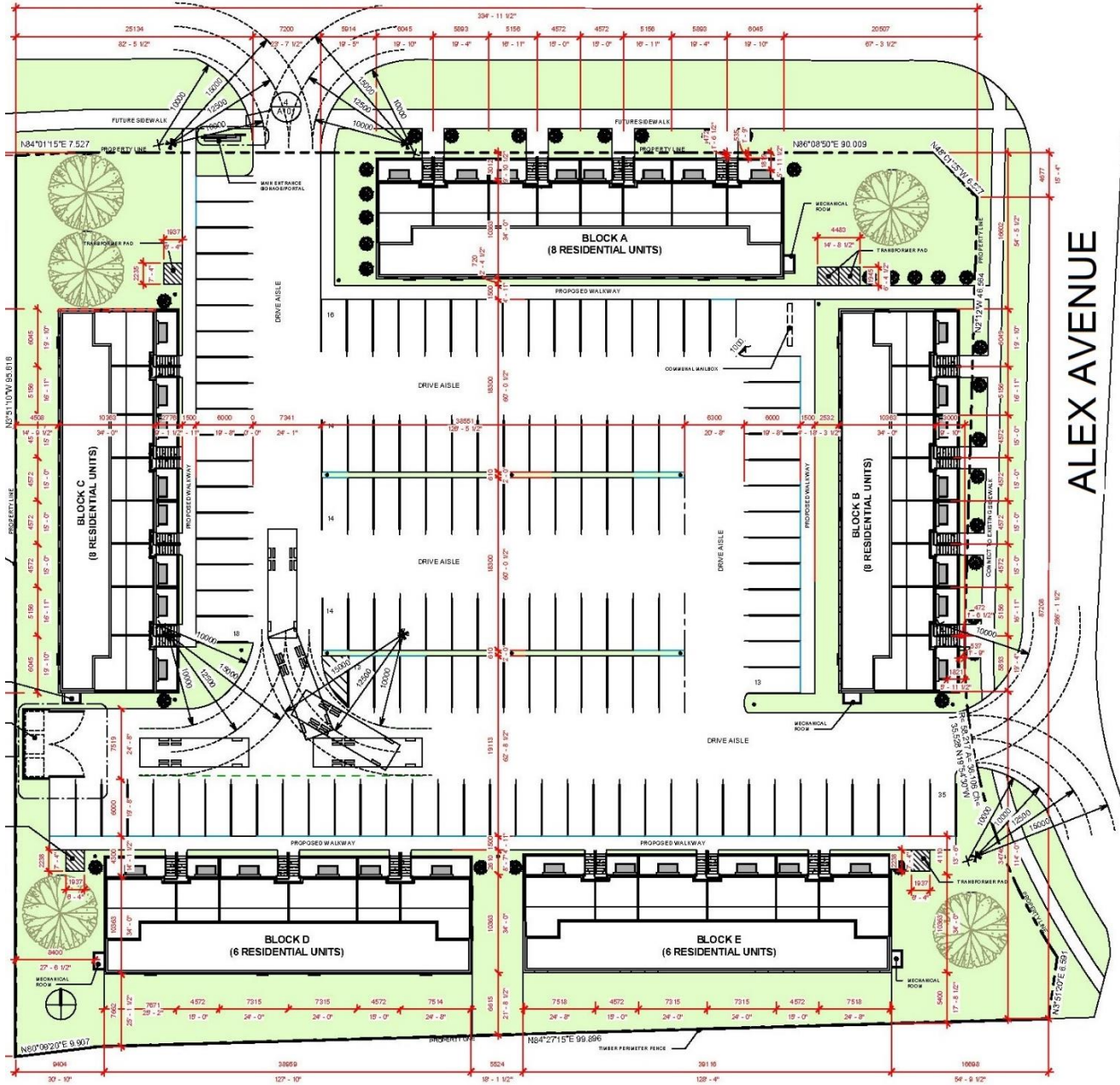
Alex Herlovitch. MCIP, RPP
Director of Planning, Building & Development

AC:tk
Attach.

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SCHEDULE 1

MCLEOD ROAD



ALEX AVENUE

① Site Plan
1 : 250