



NOTICE OF PUBLIC MEETING

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

9234 Sodom Road (Assessment Roll No.: 272513000214804)
Zoning By-law Amendment Application- City File: AM-2024-001
Applicant: Mike Puopolo
Agent: Larry Kotseff

DELEGATED MEETING

Public Meetings may be attended remotely and electronically or in person.

A Public Meeting of Council has been scheduled for:

Date: Wednesday, May 22nd, 2024

Time: Public Meetings start at 4:30 PM

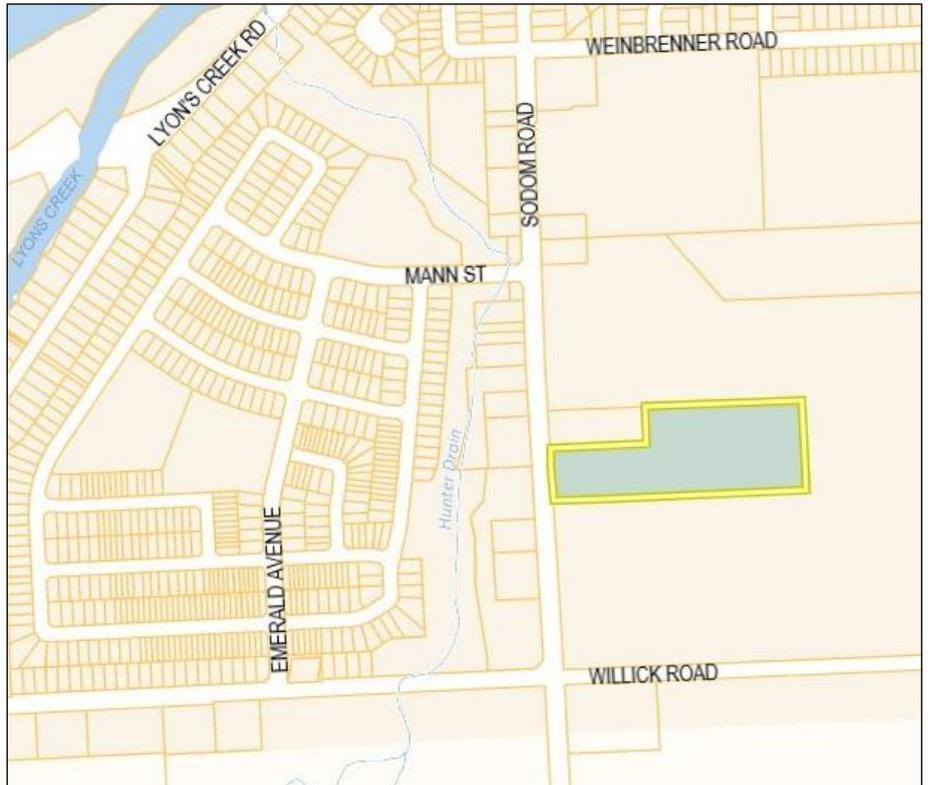
Place: Committee Room 2, Basement, City Hall, 4310 Queen Street

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 implement the OLT settlement decision to reflect minor modifications to applicable zoning regulations. Schedule 1 and Schedule 2 shows the details of the proposal for each option.

A portion of the subject lands, municipally known as 9234 Sodom Road are currently zoned Parcel R3-1181 Residential (R3) zone and Parcel-1182 Residential (R4) zone under Zoning By-law Np. 79-200 as amended by By-law No. 2022-098. The applicant is requesting to add the use of a single detached dwelling in the (R4) zone in accordance with the (R1F) regulations, a reduction of the front yard depth for a townhouse dwelling in the (R4) zone, and a reduction of the interior side yard width in the (R4) zone.



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 or by attending in person.

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.

Comments are preferred to be provided by noon on Friday, May 17th, 2024, to be included in the agenda package.

ORAL SUBMISSION

To participate remotely and electronically or in person at the public meeting please pre-register by sending an email to ndebenedetti@niagarafalls.ca before 4:30 pm on **May 21st, 2024**. All registrants who indicate they wish to attend remotely and electronically will be provided with instructions on how to participate in the public meeting using an electronic platform.

VIEW THE MEETING

The Public Meeting can be live streamed using the Zoom Platform on the day of the event. Pre-registration is required to be provided the Zoom link.

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 <https://niagarafalls.ca/city-hall/planning/current-planning-applications.aspx>. after 4:00 p.m. the Monday before the meeting.

LEGAL NOTICE

Section 34 of the Planning Act

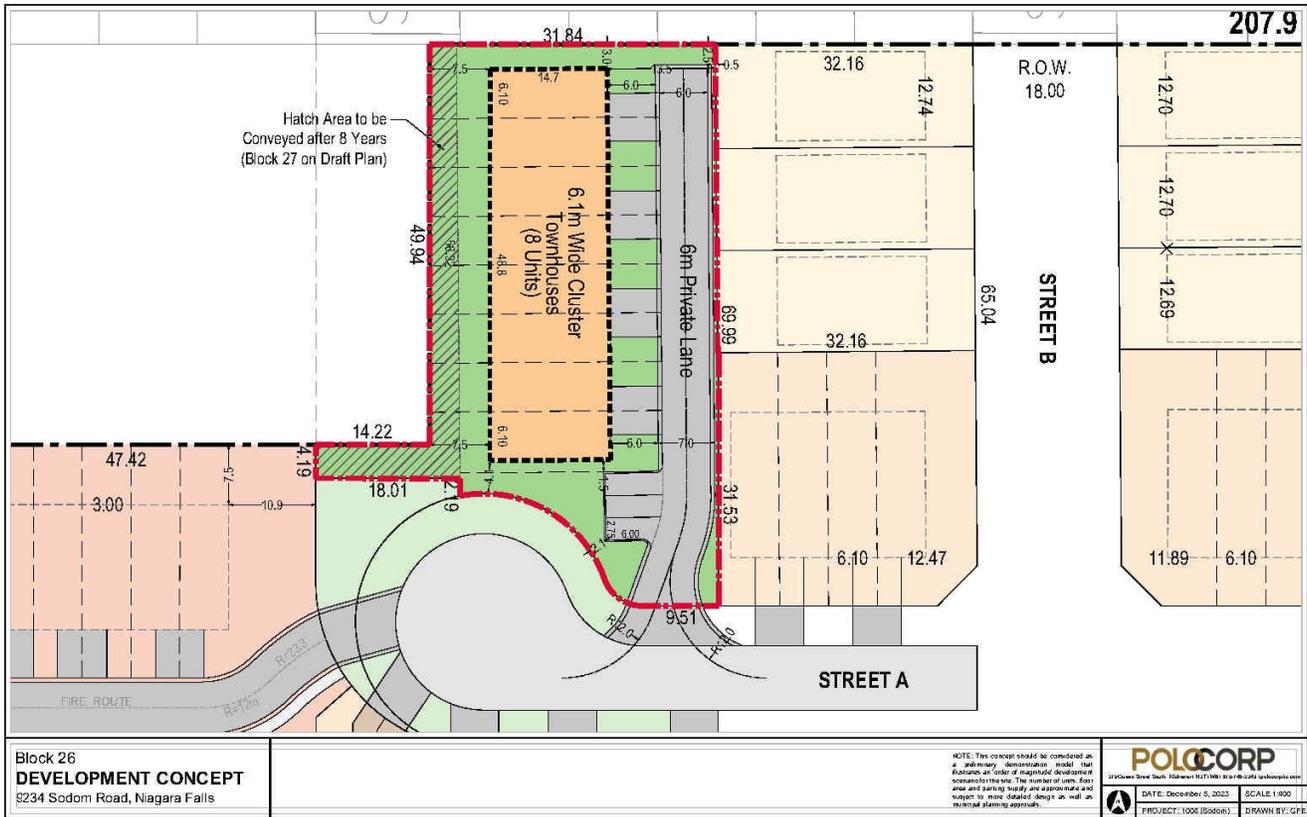
If you disagree with the General Manager of Planning, Building & Development designates decision on the Zoning By-law Amendment application, you can appeal it to the Ontario Land Tribunal (OLT). However, if a person or public body would otherwise have an ability to appeal the decision of the City of Niagara Falls to the Ontario Land 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 General Manager of Planning, Building & Development designate to the Ontario Land 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 Ontario Land 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 the residents.

Dated at the City of Niagara Falls this 26th day of April 2024.

SCHEDULE 1



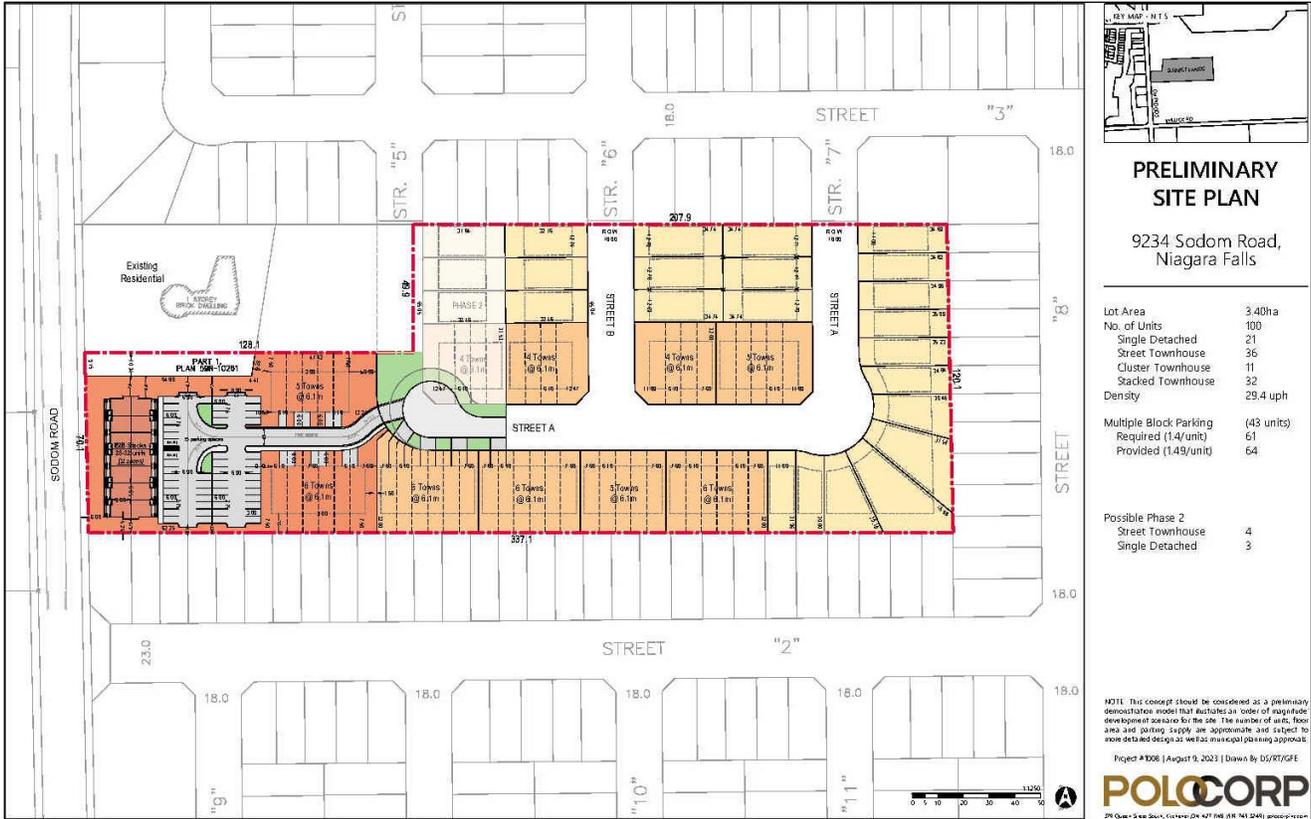
Block 26
DEVELOPMENT CONCEPT
 234 Sodom Road, Niagara Falls

NOTE: This concept should be considered an
 a preliminary development model. The
 illustrates an order of magnitude development
 not intended to be used. The number of units, lot
 area and parking supply are approximate and
 subject to more detailed design as well as
 municipal planning approvals.

POLYCORP
 1000 Dundas Street West, Toronto, ON M6J 1B5
 TEL: 416-291-1000 FAX: 416-291-1001
 www.polycorp.com

DATE: December 5, 2023	SCALE: 1:400
PROJECT: 1006 (S06692)	DRAWN BY: GFE

SCHEDULE 2



PRELIMINARY SITE PLAN

9234 Sodom Road,
Niagara Falls

Lot Area	3.40ha
No. of Units	100
Single Detached	21
Street Townhouse	36
Cluster Townhouse	11
Stacked Townhouse	52
Density	29.4 uph
Multiple Block Parking Required (1.4/unit)	61
Provided (1.49/unit)	64
Possible Phase 2	
Street Townhouse	4
Single Detached	3

NOTE: This concept should be considered as a preliminary demonstration model that includes an order of magnitude development scenario for the site. The number of units, floor area and parking supply are approximate and subject to more detailed design as well as municipal planning approvals.

Project #2006 | August 9, 2023 | Drawn by: DS/RT/GFE

