



# 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.

**7715 Beaverdams Road**  
**Assessment Roll No.: 272509000400100**  
**Zoning By-law Amendment Application - City File: AM-2024-002**  
**Applicant: Pranajen Group LTD.**  
**Agent: Sagathevan Shanmugam**

## 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 this application before a staff recommendation report is prepared and presented to Council at a future meeting. Your comments may be given verbally or in a written form.

**Date: Wednesday, July 17, 2024**

**Time: 4:30 PM**

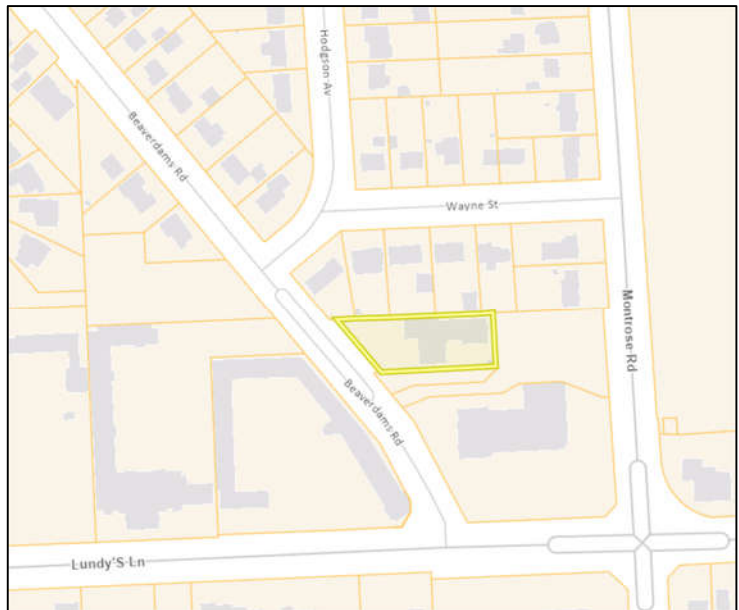
**Place: City Hall, Committee Room 2, 4310 Queen Street and/or Web-based Platform**

A representative from the Planning, Building & Development Department as well as the applicant will attend 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 facilitate the conversion of the existing building, from a retirement home to a boarding or rooming house. Schedule 1 shows the details of the proposed development.

The subject lands are designated Tourist Commercial in accordance with the City of Niagara Falls Official Plan and are located within the Lundy’s Lane Satellite Tourist District. As the Lundy’s Lane Satellite Tourist District permits residential uses in the form of standalone buildings, an Official Plan Amendment is not required.



The subject lands are currently zoned Institutional (I) Zone in accordance with Zoning By-law No. 79-200. The applicant is requesting to rezone the lands to a site-specific Residential Apartment 5A Density (R5A) Zone. Site-specific relief is requested to add a boarding or rooming house as a permitted use.

## **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 attending the meeting in person or joining virtually.

## **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 by sending an email to [croome@niagarafalls.ca](mailto:croome@niagarafalls.ca) on or before **July 17<sup>th</sup>, 2024**.

## **ORAL SUBMISSION – If attending remotely using web-based platform.**

To attend and/or participate remotely at the Open House, please pre-register by sending an email to [croome@niagarafalls.ca](mailto:croome@niagarafalls.ca) before 12 noon on **July 17<sup>th</sup>, 2024**.

## **MORE INFORMATION**

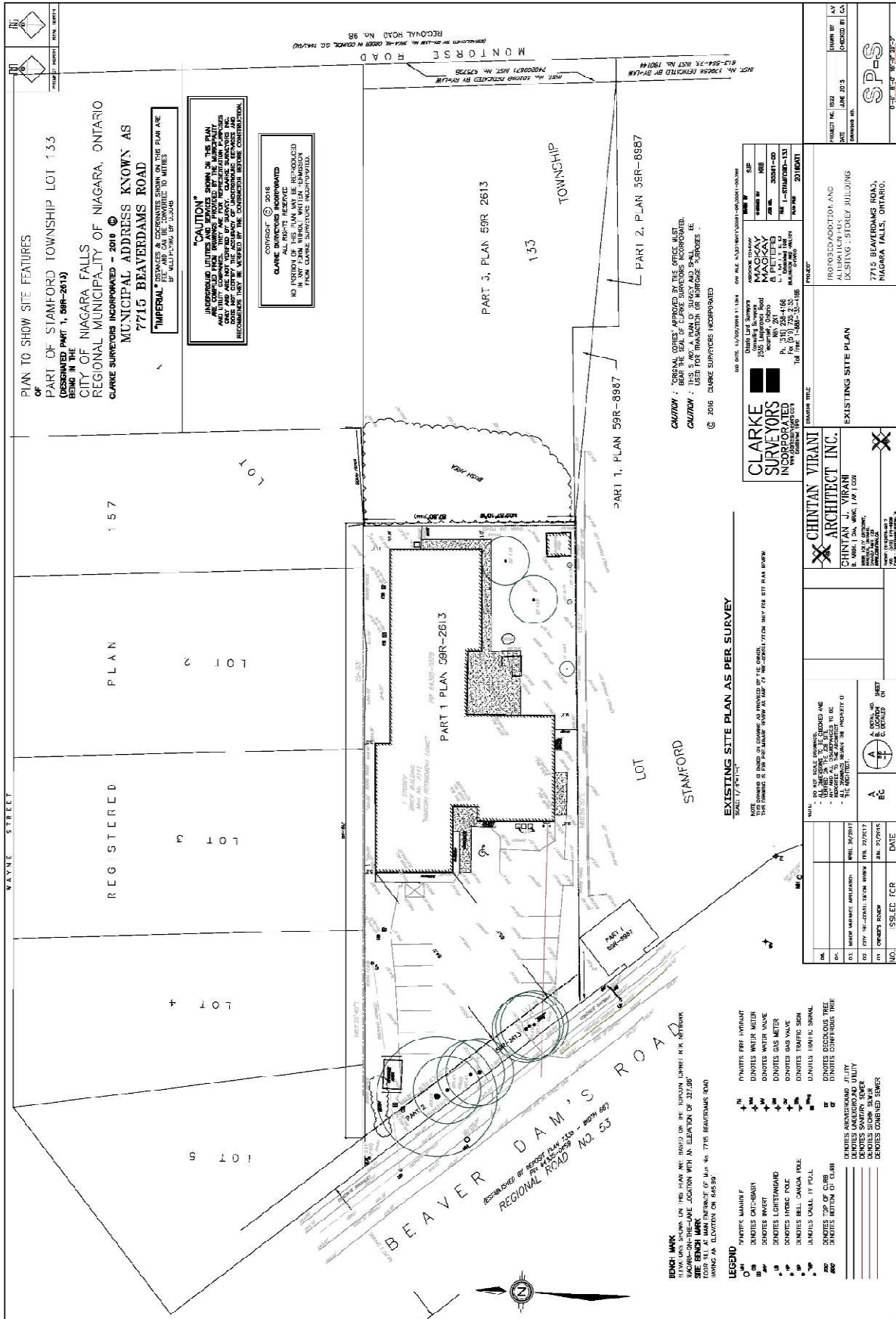
For more information please contact Chris Roome, Planner 2, at (905)356-7521, extension 4246, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at [croome@niagarafalls.ca](mailto:croome@niagarafalls.ca).

## **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 3<sup>rd</sup> day of July 2024.

SCHEDULE 1



PLAN TO SHOW SITE FEATURES OF PART OF STAMFORD TOWNSHIP LOT 153 (DISSEMINATED PART 1, 59R-2613) CITY OF NIAGARA FALLS REGIONAL MUNICIPALITY OF NIAGARA, ONTARIO CLARKE SURVEYORS INCORPORATED - 2016 © MUNICIPAL ADDRESS KNOWN AS 7715 BEAVERDAMS ROAD

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REG STERED

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LOT 155

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