



# NOTICE OF APPLICATION & OPEN HOUSE

The City’s Planning, Building & Development Department has received applications for a Zoning By-law Amendment and Draft Plan of Subdivision modification for the lands noted below.

**9062 Sodom Road**  
**Zoning By-law Amendment and Draft Plan of Subdivision Modification Applications**  
**City Files: AM-2024-016 & 26T-11-2018-002**  
**Agent: Keith MacKinnon & Jaclyn Cook, KLM Planning**  
**Owner: Queensway Chippawa Props Inc.**

## 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 the applications before a staff recommendation report is prepared and presented at a future Public Meeting. Your comments may be given verbally or in a written form.

To accomplish this, an Open House has been scheduled for:

**Date: Wednesday, July 31, 2024**

**Time: 4:30 PM**

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

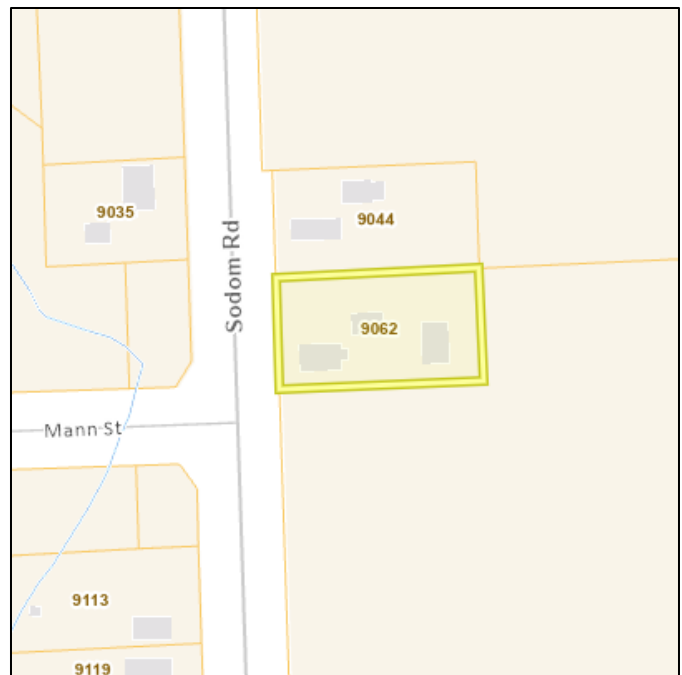
A representative from the Planning, Building & Development Department as well as the applicant will attend to present the proposal to you and to answer questions. Any public individual/group interested in making comments on the applications or viewing and/or participating in this meeting are encouraged to use the methods noted further below.

## PROPOSED APPLICATIONS

Zoning By-law Amendment and Draft Plan of Subdivision Modification applications have been submitted to facilitate the creation of five new lots for detached dwellings. These lots will be added to the approved Chippawa East Draft Plan of Subdivision, which borders the subject lands to the south and east. Schedules 1 and 2 shows the details of the proposal.

The Official Plan designates the subject property as Residential. Detached dwellings are permitted under this designation.

The subject lands are currently zoned Rural (R) Zone in accordance with Zoning By-law No. 79-200, as amended. The applicant is proposing to rezone the lands to a site-specific Residential Mixed (R3) Zone. The proposed Zoning By-law Amendment would permit the use of detached dwellings. Site-specific amendments have been requested to facilitate increases to the maximum lot coverage and maximum height of a building or structure, reductions to the minimum rear yard



depth, minimum landscaped open space, minimum lot area, and to establish a minimum front yard depth and a minimum exterior side yard width.

## **PLANS & DOCUMENTS**

Digital copies of plans and documents submitted with the applications 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 in person or by joining the virtual meeting.

## **WRITTEN SUBMISSION**

Please provide written input by mailing your comments to the Planning, Building & Development Department, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or by sending an email to [tgalloway@niagarafalls.ca](mailto:tgalloway@niagarafalls.ca) on or before **July 31<sup>st</sup>, 2024**.

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

To participate remotely at the Open House please pre-register by sending an email [tgalloway@niagarafalls.ca](mailto:tgalloway@niagarafalls.ca) before 12 noon on **July 31<sup>st</sup>, 2024**.

## **MORE INFORMATION**

For more information, please contact Tyler Galloway, Planner 1, at (905) 356-7521, extension 4282, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at [tgalloway@niagarafalls.ca](mailto:tgalloway@niagarafalls.ca) .

## **FORMAL PUBLIC MEETING**

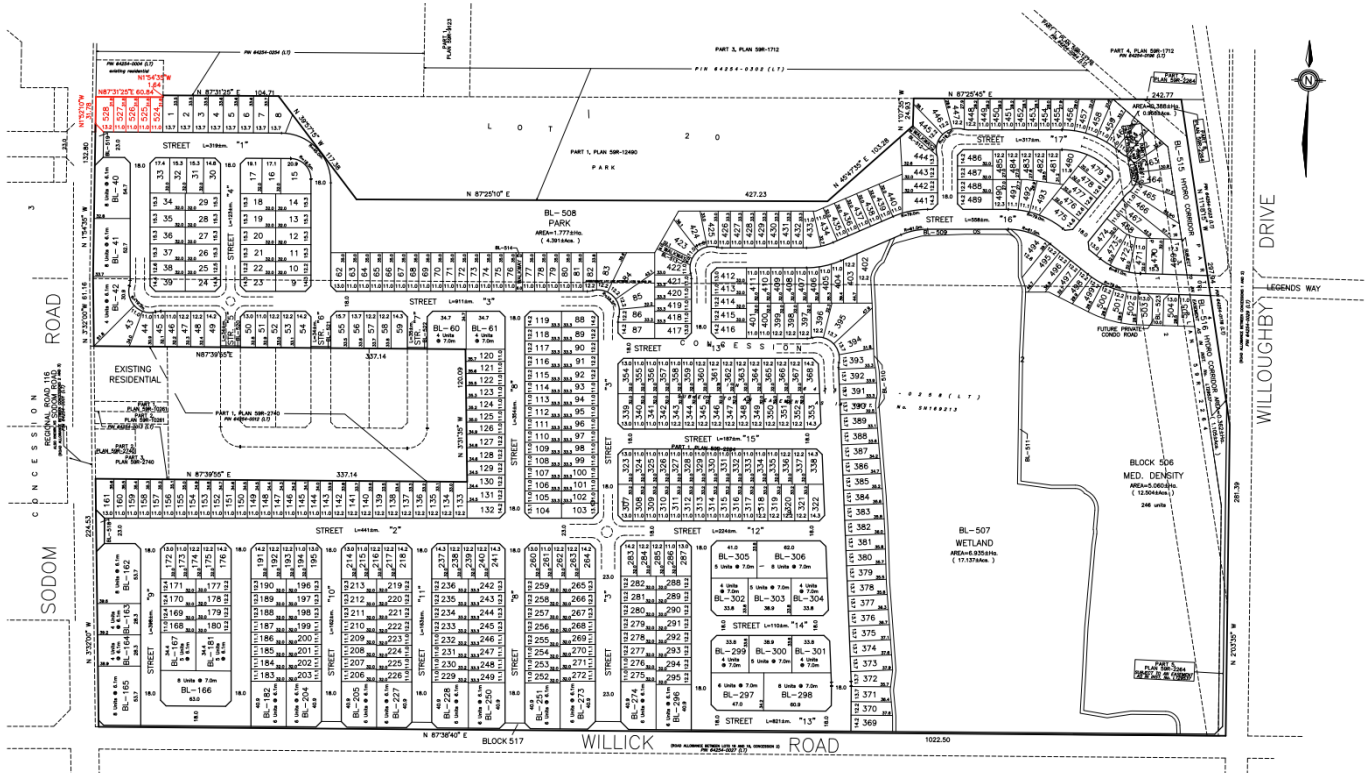
The formal Public Meeting required by the *Planning Act* will be held at a later date. Separate notice of that meeting will be provided to you after the Open House and thirty (30) days before the Public Meeting is to occur.

Dated at the City of Niagara Falls this 18<sup>th</sup> day of July 2024.

Tyler Galloway  
Planner 1

# SCHEDULE 1

## Modified Draft Plan of Subdivision



**SCHEDULE 2**

**Proposed Lots**

