



# NOTICE OF APPLICATION & OPEN HOUSE

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

**8547 Grassy Brook Road (Blocks 2, 3, 61 & 89)**  
**Assessment Roll No.: 272514000212506**  
**Minor Zoning By-law Amendment Application - City File: AM-2024-017**  
**Owner: Empire (Grand Niagara) Project GP Inc.**  
**Agent: Alfiya Kakal (Armstrong Planning & Project Management)**

## 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 the General Manager of Planning, Building & Development or their designate at a future Delegated Meeting. Your comments may be given verbally or in a written form.

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

**Date: Wednesday, October 2<sup>nd</sup>, 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 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 AMENDMENTS

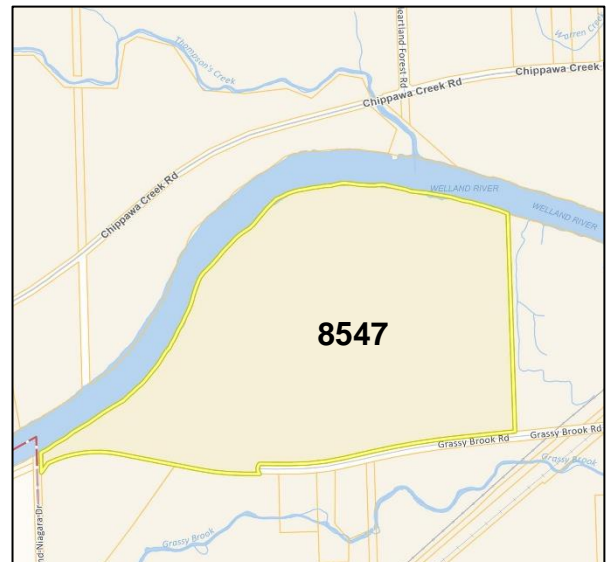
A Minor Zoning By-law Amendment application has been submitted to facilitate the development of a sales office featuring a community centre and model homes on Block 89 of the approved Grand Niagara Draft Plan of Subdivision, as shown on Schedule 1. The applicant is also proposing to reduce the minimum interior side yard width requirement for back-to-back townhouse dwellings, which are permitted as-of-right, for Blocks 2, 3 and 61 of the approved Grand Niagara Draft Plan of Subdivision. Details regarding the proposed amendments are as follows:

### Block 89

The lands are zoned Residential Apartment 5E Density (R5E-H-1206) Zone, in accordance with Zoning By-law No. 79-200, as amended by By-law No. 2023-080. The applicant is proposing to add a sales office, a community centre, detached dwellings, Accessory Dwelling Units (ADUs), and model homes as permitted uses.

### Block 2, 3 & 61

The lands are zoned Residential Apartment 5D Density (R5D-H-1203) Zone, in accordance with Zoning By-law No. 79-200, as amended by By-law No. 2023-080. The applicant is proposing to reduce the minimum interior side yard width requirement for back-to-back townhouse dwellings. Staff note that the existing zoning permits the use of the lands for back-to-back townhouse dwellings.



## **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 the application 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 electronic 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 [mceci@niagarafalls.ca](mailto:mceci@niagarafalls.ca) on or before **October 2<sup>nd</sup>, 2024**.

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

To attend and/or participate remotely at the Open House, please pre-register by sending an email to [mceci@niagarafalls.ca](mailto:mceci@niagarafalls.ca) before 12 PM on **October 2<sup>nd</sup>, 2024**.

## **MORE INFORMATION**

For more information, please contact Mackenzie Ceci, Senior Planner (Current Development) by email anytime at [mceci@niagarafalls.ca](mailto:mceci@niagarafalls.ca).

## **FORMAL PUBLIC MEETING**

The formal / statutory Public Meeting required under 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 scheduled to occur.

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

# SCHEDULE 1 Conceptual Site Plan



KEY PLAN	
NTS	
SITE STATISTICS	
Total Development Area	6553 sq.m
Building Areas	465 sq.m
Sales Office	695 sq.m
Model Homes	
Building Coverage	17%
Sales Office	Not Applicable
Model Homes	
Building Height	Single Storey
Sales Office	2 storeys
Model Homes	
Landscaped Areas	1069 sq.m
Sales Office	495 sq.m
Model Homes	
Landscaped Area Coverage	37%
Sales Office	25%
Model Homes	
Total Gross Floor Area	1855 sq.m
Sales Office	465 sq.m
Model Homes	1390 sq.m
Parking	22 spaces
Sales Office	Min. 6
Model Homes	
<b>PROJECT:</b> THE GRAND NIAGARA COMMUNITY BIGGAR RD. AND MONTROSE RD. NIAGARA FALLS, ON EMPIRE (GRAND NIAGARA) PROJECT GP INC.	
<b>DRAWING:</b> SALES OFFICE AND MODEL HOME-PRELIMINARY SITE PLAN	
DATE: 19 AUG. 2024	
SCALE: 1:50	
DRAWN: PK	