



# NOTICE OF APPLICATION & OPEN HOUSE

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

**9304 McLeod Road & PID 1337**  
**Assessment Roll Nos.: 272511000207700 & 272511000200100**  
**Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision Modification**  
**Applications - City File: AM-2024-035 & 26T-11-2023-002**  
**Owner: 800460 Ontario Limited (Fred Costabile)**  
**Agent: NPG Planning Solutions Inc. (Mary Lou Tanner & Rob Fiedler)**

## 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 to Council at a future meeting. Your comments may be given verbally or in a written form.

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

**Date: Tuesday, December 3<sup>rd</sup>, 2024**

**Time: 4:30 PM**

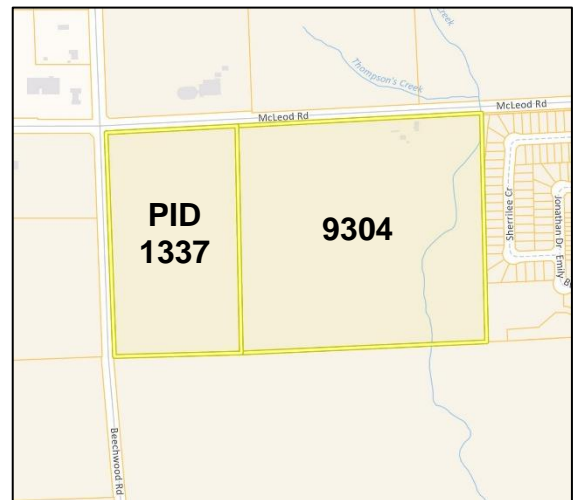
**Place: City Hall, Committee Room 2, 4310 Queen Street and/or Web-based Platform**

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 the applications or viewing and/or participating in this meeting are encouraged to use the methods noted further below.

## PROPOSED AMENDMENTS & MODIFICATIONS

Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision Modification applications have been submitted to facilitate the development of 544 dwelling units, consisting of 149 detached dwellings and 395 townhouse dwellings, along with parkland and a stormwater management facility.

The lands were previously subject to a City-initiated Official Plan Amendment (OPA 147), as well as applicant-initiated Zoning By-law Amendment and Draft Plan of Subdivision applications (AM-2023-007 & 26T-11-2023- 002). Staff note that the Official Plan Amendment and Zoning By-law Amendment were appealed and are before the Ontario Land Tribunal.



The subject lands are designated Industrial, in part, Environmental Protection Area, in part, and Environmental Conservation Area, in part, in accordance with the City's Official Plan. The applicant is proposing to redesignate the lands to Residential, in part, and Open Space, in part, with a Special Policy Area that will restrict building heights to 12 metres.

The lands are zoned Light Industrial (LI) Zone, in part, Hazard Land (HL) Zone, in part, and Development Holding (DH) Zone, in part, in accordance with Zoning By-law No. 79-200. The applicant is proposing to

rezone the lands to site-specific Residential Mixed (R3) Zone, in part, site-specific Open Space (OS) Zone, in part, and site-specific Environmental Protection Area (EPA) Zone, in part.

The proposed modifications to the approved Draft Plan of Subdivision include relocation and reconfiguration of the parkland and stormwater management facility blocks, relocation of and reduction to the number of blocks for detached dwellings, an increase to the number of blocks for back-to-back townhouse dwellings and on-street townhouse dwellings, and the removal of blocks for multiple residential development.

## **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 the applications is invited. 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 **December 3<sup>rd</sup>, 2024**. If attending the Open House remotely, please pre-register by sending an email to [mceci@niagarafalls.ca](mailto:mceci@niagarafalls.ca) before 12:00 PM on **December 3<sup>rd</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).

## **STATUTORY PUBLIC MEETING**

A statutory Public Meeting with City Council, as required under the *Planning Act*, will be held at a later date. Separate notice of the Public Meeting will be provided a minimum of 20 days before the Public Meeting is scheduled to occur.

Dated at the City of Niagara Falls this 19<sup>th</sup> day of November, 2024.