



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.

BLK A NE Corner of Garner Road and Angie Drive
Assessment Roll No.: 272510000603901
Zoning By-law Amendment Application - City File: AM-2024-029
Owner: Jeremiah Rudan and Milana Caponcini
Agent: Bousfields 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 these applications before a staff recommendation report is prepared and presented to Council at a future Public Meeting. Your comments may be given verbally or in a written form.

Date: Wednesday January 15, 2025

Time: 4:00 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 AMENDMENT

A Zoning By-law Amendment application has been submitted to facilitate the development of a 6-storey apartment buildings containing 103 dwelling units including integrated ground-oriented townhouse units. Schedules 1 shows the details of the proposal.

The property is zoned Tourist Commercial (TC) Zone in accordance with Zoning By-law No. 79-200. The application proposes to rezone the property to a site-specific Residential Apartment 5F Density (R5F) Zone to permit the proposed dwelling units and site-specific provisions.

The subject property is designated Residential and Tourist Commercial in part, in accordance with the City of Niagara Falls Official Plan. The Residential designation permits various residential uses, including standalone buildings, and a maximum density ranging from 75-100 units per hectare. The Official Plan designation is not proposed to be changed as a part of this application.



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 croome@niagarafalls.ca on or before **January 15, 2025**.

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 croome@niagarafalls.ca before 12 PM on **January 15, 2025**.

MORE INFORMATION

For more information, please contact Chris Roome, Planner 2 at (905) 356-7521, extension 4246, between the hours of 8:30 AM and 4:30 PM Monday to Friday or by email anytime at croome@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.

SCHEDULE 1 Conceptual Site Plan

