



## NOTICE OF PUBLIC MEETING

7302 KALAR RD  
STAMFORD; PT LOT 179  
Assessment Roll No : 272511000203800  
Official Plan and Zoning By-law Application Combined : PLOPZB20240330  
Municipal File #:AM-2024-011  
Applicant : 2131595 ONTARIO INC Agent : Peter John Lesdow

### COUNCIL MEETING

*Public Meetings may be attended remotely and electronically or in person.*

A Public Meeting of Council has been scheduled for:

Date: Tuesday, April 08, 2025

Time: Public Meetings start at 05:00 PM

The Public Meeting will take place in accordance with Council's agenda.

Place: Council Chambers, City Hall, 4310 Queen Street

Visit <https://niagarafalls.ca/city-hall/council/schedule.aspx> to watch the Council Meeting

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

An Official Plan and zoning by-law amendment application has been submitted to permit the development of two buildings-- one 13 storey apartment building and one 15 storey apartment building with a total of 412 apartment dwelling units.

Schedules 1 and 2 show details of the proposed development.

The City's Official Plan designates the land as Residential, in part, Environmental Protection Area, in part, and Environmental Conservation Area, in part.

It is designated as Mixed Use, in part, and Environmental Protection Area, in part, under the Garner South Secondary Plan. A maximum height of 6 storeys and maximum density of 75 units per hectare are permitted.



The application requests a Special Policy Area designation to redesignate the lands to Residential, High Density (which permits a maximum height of 8 storeys and a maximum density of 125 units per hectare), in part, and amend the portion of lands designated Environmental Protection Area, in part; to allow the residential portion of the land to be developed with apartment buildings with a maximum height of 15 storeys and a maximum density of 340 units per hectare.

The land is zoned Light Industrial (LI) under By-law 79-200, as amended. The applicant is requesting to place the lands under the Residential Apartment 5F Density (R5F) Zone with reduced minimum lot area, minimum front, rear, and interior side yard setbacks, parking requirements, and landscaped open space; increased maximum lot coverage, maximum height, and projection of balconies into required yards; and, to permit two apartment dwellings on one lot.

## **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 joining the meeting electronically or by attending in person.

## **WRITTEN SUBMISSION**

Please provide written input, or to request notice of Council's decision, by mailing your comments to the Department of Planning, Building & Development, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or send an email to [jhannah@niagarafalls.ca](mailto:jhannah@niagarafalls.ca) on or before Tuesday, April 08, 2025.

Comments are preferred to be provided before noon on Friday April 4, 2025 to be included in Council's agenda package.

## **ORAL SUBMISSION**

To participate remotely and electronically or in person at the public meeting please pre-register with the City Clerk by sending an email to [billmatson@niagarafalls.ca](mailto:billmatson@niagarafalls.ca) before 4:30 pm Monday April 7, 2025. All registrants who indicate they wish to attend remotely and electronically will be provided with instructions on how to participate in the public meeting using an electronic platform. Registrants will be notified of Council's Decision.

## **VIEW THE MEETING**

The Public Meeting can be live-streamed on the City's webpage of the Council Meeting Schedule at <https://niagarafalls.ca/city-hall/council/schedule.aspx> on the day of the event. The meeting will also be archived on the same webpage for viewing after the event.

## **MORE INFORMATION**

For more information please contact Julie Hannah, Manager of Policy Planning at (905) 356-7521 Extension 4107, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at [jhannah@niagarafalls.ca](mailto:jhannah@niagarafalls.ca).

A copy of the Planning, Building & Development Department's Recommendation Report on the application will be available at <https://niagarafalls.ca/city-hall/council/schedule.aspx> after 4:00 p.m. the Thursday before the meeting.

## **LEGAL NOTICE**

### **Section 17 and 34 of the Planning Act**

The Minister, the applicant, or a specified person, public body, or registered owner of any land to which the Official Plan Amendment and Zoning By-law will apply, who made oral submissions at a Public Meeting or written submissions to City Council prior to the adoption of the amendment and the passage of the by-law, may appeal the amendment and/or the by-law to the Ontario Land Tribunal. **Third-party appeals are no longer permitted.**

If a specified person or public body would otherwise have an ability to appeal the decision of the City of Niagara Falls to the Ontario Land Tribunal but the specified person or public body does not make oral submissions at a Public Meeting or make written submissions to the City of Niagara Falls before the amendment is adopted and the by-law is passed, the specified person or public body is not entitled to appeal the decision of the Niagara Falls City Council to the Ontario Land Tribunal.

If a specified person or public body does not make oral submissions at a Public Meeting or make written submissions to the City of Niagara Falls in respect to the proposed amendment and/or by-law before the amendment is adopted and the by-law is passed, the specified person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**If you rent your property to seven (7) or more tenants, please post a copy of this notice in a location on your property which is visible to all of the residents.**

Dated at the City of Niagara Falls this Friday, March 7, 2025.





**SCHEDULE 2  
(Perspectives)**



Along Kalar Road



From Rear of Property