



NOTICE OF APPLICATION & OPEN HOUSE

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

Address: Vacant parcel Dorchester Road
Legal: PT RD Allowance; 59R7873 PT 01
Assessment Roll No.: 272511000103303
Official Plan and Zoning By-law Amendment Applications - City File: AM-2024-018
Applicant: 14456335 Canada Inc.
Agent: William Heikoop (UCC)

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 Council 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, August 27th, 2025

Time: 4:30 PM

Place: Memorial Room, Gale Centre, 5152 Thorold Stone Road 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 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 applications have been submitted for a policy exemption from Section 13.56.1 of the Official Plan pertaining to Special Policy Area #56 is required to permit the development to proceed prior to a Secondary Plan and to rezone the subject lands to a site-specific Residential Apartment 5D Density (R5D) zone to allow for the 2 apartment buildings, 6 storeys in height with a total of 106 units and Environmental Protection Area.

The subject lands are designated Residential in the City's Official Plan. The subject property is currently zoned General Industrial (GI) in accordance with Zoning By-law No. 79-200, as amended.



The applicant is requesting to have 2 apartment buildings on a lot, a reduction of the front yard depth, reduction in the interior side yard width, increase of the open balconies projection into the yards, and a decrease of the landscape/open space yard.

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 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.

WRITTEN SUBMISSION

Please provide written input 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 ndebenedetti@niagarafalls.ca on or before **August 27th, 2025**. To participate remotely at the Open House please pre-register by sending an email ndebenedetti@niagarafalls.ca before 12 noon on **August 27th, 2025**.

MORE INFORMATION

For more information, please contact Nick DeBenedetti, Planner 2, at (905) 356-7521, extension 4233, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at ndebenedetti@niagarafalls.ca.

FORMAL PUBLIC MEETING

The formal Public Meeting required by 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 to occur.

Dated at the City of Niagara Falls this 8th day of August 2025.

Nick DeBenedetti, MCIP, RPP
Planner 2

ND:
Attach.

SCHEDULE 1 (Concept Site Plan)

