

NOTICE OF APPLICATION & OPEN HOUSE

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

7525 Garner Road
Assessment Roll No.: 272511000202800
Official Plan Amendment & Zoning By-law Amendment Application
City File: AM-2025-028
Owner: Bruno Graovaz
Agents: Ethan Cleugh (GSP Group) & Allan Madan (MadanCPA)

OPEN HOUSE

The City invites you to attend an Open House to learn more about the development proposal, ask questions, and share your comments. Your input will help inform the Staff Recommendation Report that will be prepared and presented to City Council at a future Public Meeting.

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

Date: Wednesday, January 21st, 2026

Time: 4:30 PM

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

City Staff and the applicant will be available to present the proposal and answer questions. Comments may be provided verbally at the meeting or submitted in writing. Details on how to participate or provide input are included below.

PROPOSED AMENDMENTS

An Official Plan Amendment and Zoning By-law Amendment application has been submitted to facilitate the development of 51 stacked townhouse dwelling units, as shown on Schedule 1.

The subject lands are designated Residential, Low Density, in part, and Environmental Protection Area, in part, in accordance with the Garner South Secondary Plan. The application proposes to redesignate a portion of the lands that are currently designated Residential, Low Density to Environmental Protection Area for the purpose of accommodating a setback/buffer from the adjacent natural heritage features. The remainder of the lands designated Residential, Low Density are proposed to be redesignated to the Residential, Medium Density designation with a maximum density of 92 units per hectare.



The lands are zoned Development Holding (DH) Zone, in accordance with Zoning By-law No. 79-200, as amended. The application proposes to rezone the lands to a Residential Apartment 5B Density (R5B) Zone, with site-specific relief that permits reductions to the minimum front yard depth, minimum lot area per dwelling unit, minimum interior side yard width, and minimum landscape open space, increases to the maximum building height and maximum lot coverage, and modifications to the parking space requirement.

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

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 on or before **January 21st, 2026**. You can also attend the Open House in person or remotely. To attend remotely, please pre-register by sending an email to mceci@niagarafalls.ca before 12:00 PM on **January 21st, 2026**.

MORE INFORMATION

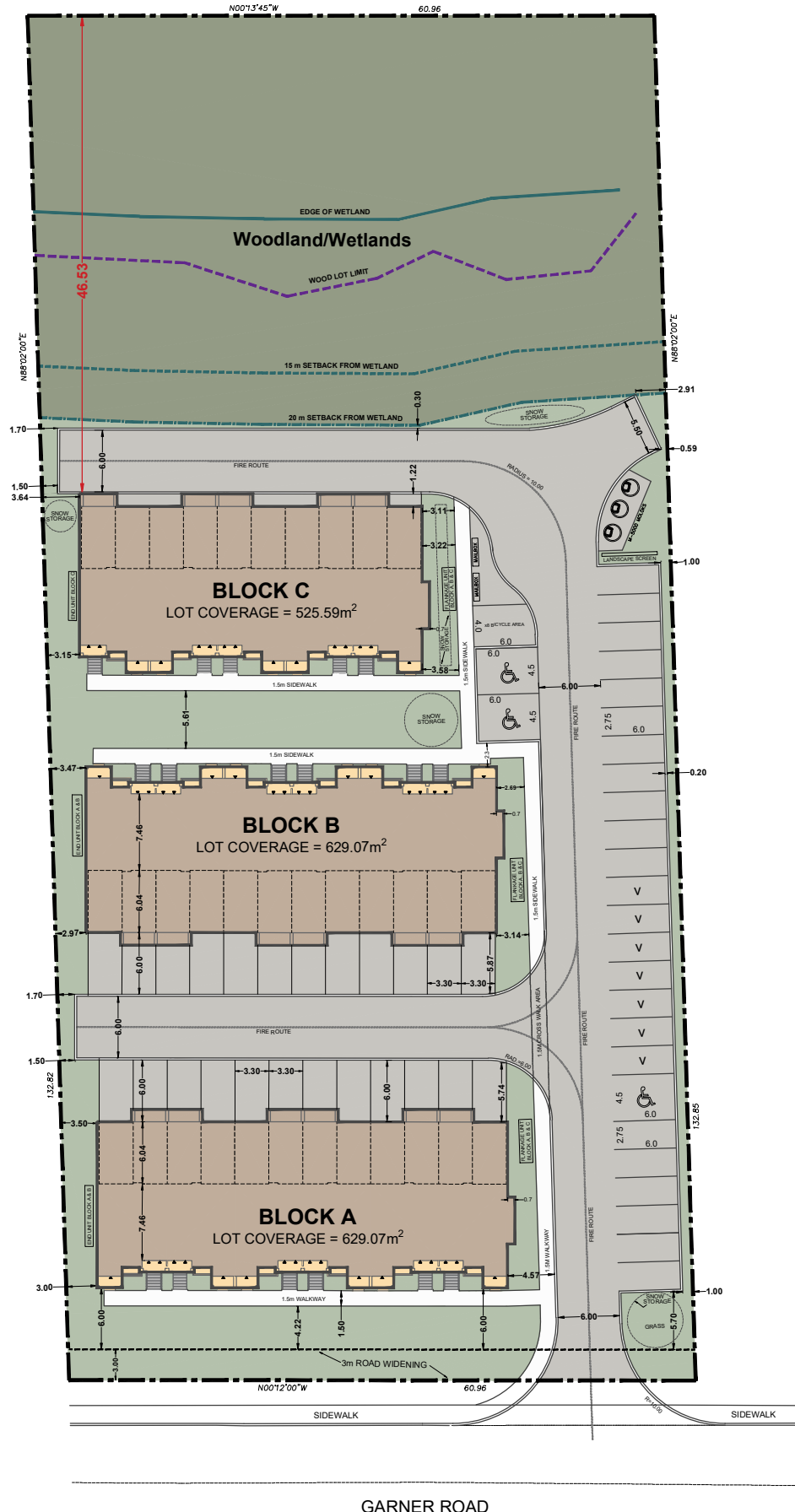
For more information, please contact Mackenzie Ceci, Senior Planner (Current Development) by email at mceci@niagarafalls.ca.

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 7th day of January, 2026.

SCHEDULE 1



Proposed Stacked Townhouse Dwellings

7525 Garner Road, Niagara Falls

NOTE:

1. Net Lot Area (net of Woodlands/Wetlands and Road Widening) = 5,537.58 sq. m. (0.5537 hectares)
2. Source: Site Plan drawing prepared by Jansen Consulting dated May, 2025

Scale 1:400 | October 24, 2025 | Project No.: 23187 | Drawn By: HS

