



NOTICE OF PUBLIC MEETING

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

COUNCIL MEETING

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

A Public Meeting of Council has been scheduled for:

Date: Tuesday, March 31st, 2026

Time: Public Meetings start at 5:00 PM

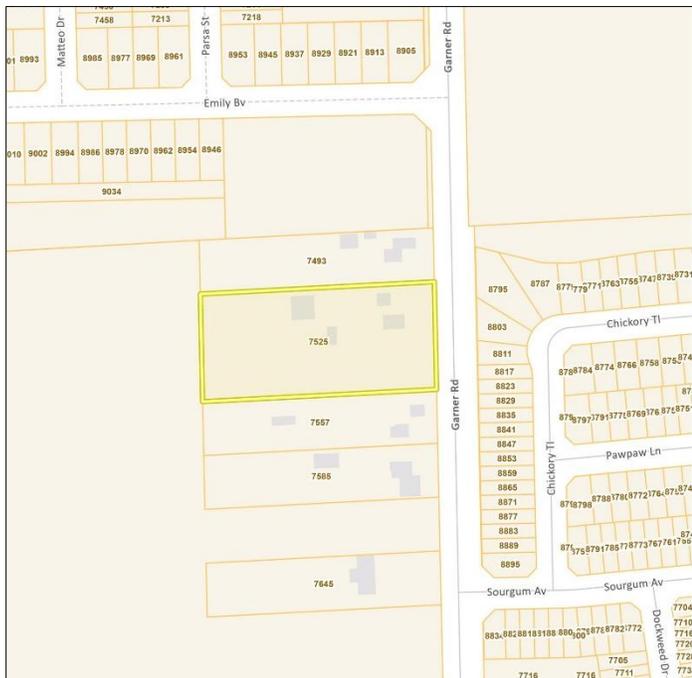
The Public Meeting will take place in accordance with Council’s agenda.

Place: City Hall, Council Chambers, 4130 Queen Street

Visit <https://niagarafalls.ca/city-government/city-council-and-mayor/agendas-minutes-and-schedule/> to watch the Council Meeting

Any public individual/group interested in making comments on the application or viewing and/or participating in this meeting are encouraged to use the methods noted further 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 applicant is proposing to rezone the lands to a site-specific Residential Apartment 5B Density (R5B) Zone, in part, and Environmental Protection Area (EPA) Zone, in part. Site-specific zoning relief is being sought to reduce the minimum lot area per dwelling unit, minimum front yard depth, minimum interior side yard width, minimum landscaped open space area, and minimum parking space requirements, and increase the maximum building height and maximum lot coverage requirements.

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 joining the electronic meeting or by attending in person.

WRITTEN SUBMISSIONS

Please provide written input or request notice of Council's decision 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. Comments are preferred to be provided before noon on **Friday, March 27th, 2026** to be included in Council's agenda package.

ORAL SUBMISSIONS

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 before 4:30 PM on **Monday, March 30th, 2026**. All registrants wishing to attend remotely and electronically will be provided with instructions on how to participate in the Public Meeting using an electronic platform. Registrants will also 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-government/city-council-and-mayor/agendas-minutes-and-schedule/> 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 Mackenzie Ceci, Senior Planner (Current Development) at (905) 356-7521, extension 4364 or by email at mceci@niagarafalls.ca. A copy of the Planning, Building & Development Department's Recommendation Report on the application will be available at <https://niagarafalls.ca/city-government/city-council-and-mayor/agendas-minutes-and-schedule/> after 4:00 PM the Thursday before the meeting.

LEGAL NOTICE

Sections 17 and 34 of the *Planning Act*

In accordance with Bill 185, which received Royal Assent on June 6th, 2024, the Minister, the applicant, or a specified person, public body, or registered owner of any land to which the Official Plan Amendment/By-law will apply, who made oral submissions at a Public Meeting or written submissions to the Council of the City of Niagara Falls prior to the adoption of the Official Plan

Amendment and/or passage of the By-law, may appeal the Official Plan Amendment and/or the By-law to the Ontario Land Tribunal. **Third-party appeals are no longer permitted.**

If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Niagara Falls to the Ontario Land Tribunal but the 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 Official Plan Amendment is adopted or the By-law is passed, the person or public body is not entitled to appeal the decision.

If a 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 Official Plan Amendment is adopted or the By-law is passed, the 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 3rd day of March, 2026.

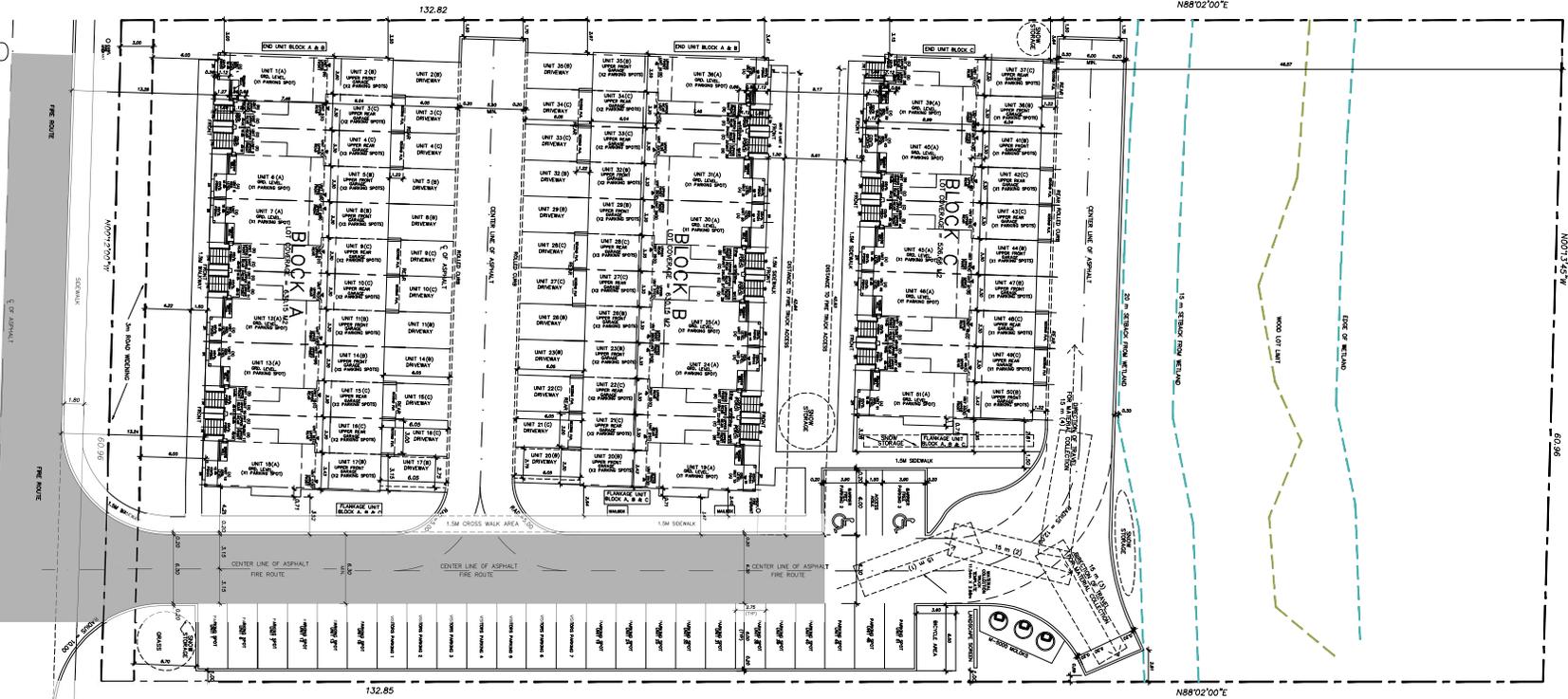
SCHEDULE 1

SITE PLAN OF
7525 GARNER ROAD
NIAGARA FALLS, ONTARIO



LEGEND
 ▲ DRIVE PORTS INTO BUILDING
 ■ FIRE ACCESS ROUTE

GARNER ROAD



Compliance Chart for Niagara Falls Zoning By-law 79-200 7525 Garner Road				
Total Lot Area = 8,092.85 m ² Net Lot Area (Net of Road Widening, Environmental Block and Buffer) = 5,537.58 m ² 51 Stacked Townhouse Units - Density = 92.11 Units per Hectare				
ZB Section	Item	Requirement	Proposed	Comply
Section 4 - General Provisions				
4.19.1 (Table 1)	Parking requirements	1.4 spaces per dwelling unit	1.65 parking spaces per unit including tandem and visitor parking spaces	✓
4.27 (Table 1)	Road allowance requirements	13m minimum distance from centreline of original road	3m road widening provided	✓
4.44.1	Amenity area	Minimum area of 20 m ² per dwelling unit	31.68 m ²	✓
Section 7.11 - Residential Apartment 5B Density Zone (RSB)				
7.11.1	Permitted uses	A stacked townhouse dwelling	Stacked townhouse dwelling	✓
7.11.2 a)	Minimum lot area	133 m ² per dwelling unit	108.7 m ² per dwelling unit (based on net lot area of 5,537.58 m ²)	X
7.11.2 b)	Minimum lot frontage	30m	60.96m	✓
7.11.2 c)	Minimum front yard depth	7.5 m plus any applicable distance specified in section 4.27.1.	7.12m	X
7.11.2 d)	Minimum rear yard depth	10 m plus any applicable distance specified in section 4.27.1.	47.79m	✓
7.11.2 e)	Minimum interior side yard width	one-half the height of the building	2.97m - 3.64m	X
7.11.2 g)	Maximum lot coverage	30%	33.54%	X
7.11.2 h)	Maximum height of building or structure	Subject to section 4.7	12.2m	X
7.11.2 i)	Parking and access requirements	In accordance with section 4.19.1	See above	✓
7.11.2 j)	Minimum landscape open space	35% of the lot area	24.96%	X
7.11.2 m)	Minimum amenity space for an apartment dwelling unit	20 m ² per dwelling unit in accordance with section 4.44	31.68 m ²	✓

LOT STATISTICS	
TOTAL LOT AREA	8,092.85 M2
NET LOT AREA AFTER ROAD WIDENING, ENVIRONMENTAL BLOCK AND BUFFER	7,909.80 M2
NET LOT AREA AFTER ROAD WIDENING, ENVIRONMENTAL BLOCK AND SPA LAND	5,537.58 M2
DENSITY	92.11 UNITS / Ha
STACKED TOWNS = 51 UNITS	7,909.80 M2 (6,789 Ha)
DENSITY = 64.56 UNITS / Ha	
STACKED TOWNS = 51 UNITS	5,537.58 M2 (5,007 Ha)
DENSITY = 92.12 UNITS / Ha	
LOT COVERAGE :	
BLOCK A	654.91 M2
BLOCK B	654.91 M2
BLOCK C	527.83 M2
TOTAL LOT COVERAGE	1,837.65 M2
NET LOT COVERAGE PROPOSED:	(23.48%)
LOT AREA AFTER ROAD WIDENING	(33.54%)
NET LOT COVERAGE PROPOSED:	(6.12%)
LOT AREA AFTER ROAD WIDENING AND SPA LAND	

LANDSCAPING	
LANDSCAPE OPEN SPACE	1,382.16 M2 (24.96%)
AMENITY AREAS	
LANDSCAPED OPEN SPACES AND BALCONIES	1,382.16 M2
FRONT & REAR BALCONIES	233.60 M2
TOTAL AMENITY AREA	1,615.76 M2
AMENITY AREA PER UNIT	31.68 M2
PARKING PROVIDED:	
X1 SPOT FOR EACH DWELLING UNIT	X51 SPOTS
ACCESSIBLE PARKING SPACES (STANDARD SIZE)	X2 SPOTS
VISITOR PARKING SPACES (STANDARD SIZE)	X7 SPOTS
SUBTOTAL PARKING PROVIDED:	
360 SPOTS = (1.18 SPACES PER UNIT)	
TANDEM PARKING SPACES (STANDARD SIZE)	
X24 SPOTS	
TOTAL PARKING PROVIDED WITH TANDEM SPACES:	
384 SPOTS = (1.10 SPACES PER UNIT)	

I, JAY JENSEN, DECLARE THAT I HAVE REVIEWED AND THIS DESIGN COMPLIES WITH THE REQUIREMENTS OF THE NIAGARA FALLS ZONING BY-LAW 79-200 AND THE NIAGARA FALLS BUILDING CODE, 2015. I AM QUALIFIED AND LICENSED AS A PROFESSIONAL ENGINEER UNDER THE PROFESSIONAL ENGINEERS ACT, R.S.O. 1990, CHAPTER 191.

J Jensen Consulting
 JAY JENSEN, P. ENG.
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 Cambridge, ON L4R 1P9
 Tel: 905-884-9999
 Fax: 905-884-9999
 Cell: 905-975-3438
 Email: jay@jensenconsulting.com

TYPE : N-035
PROJECT : 7525 GARNER ROAD
LOCATION : NIAGARA FALLS, ON

OWNER INFORMATION :

SITE PLAN

SCALE	DATE	PROJECT NO.
1:1	MAY 2025	2024-035
DATE	DESIGNED BY	DRAWN BY
MAY 2025	JAY	JAY
DATE	FILE NAME	DRAWING NO.
MAY 2025	7525 GARNER ROAD SITE PLAN	S1

METRIC. DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

