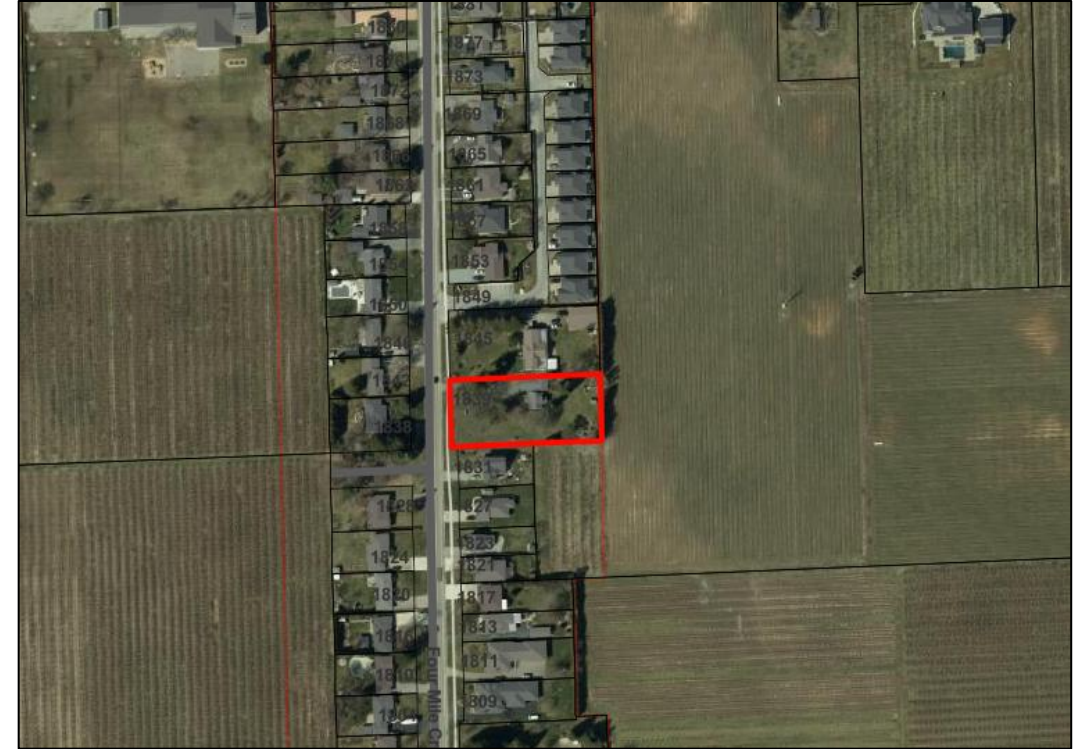
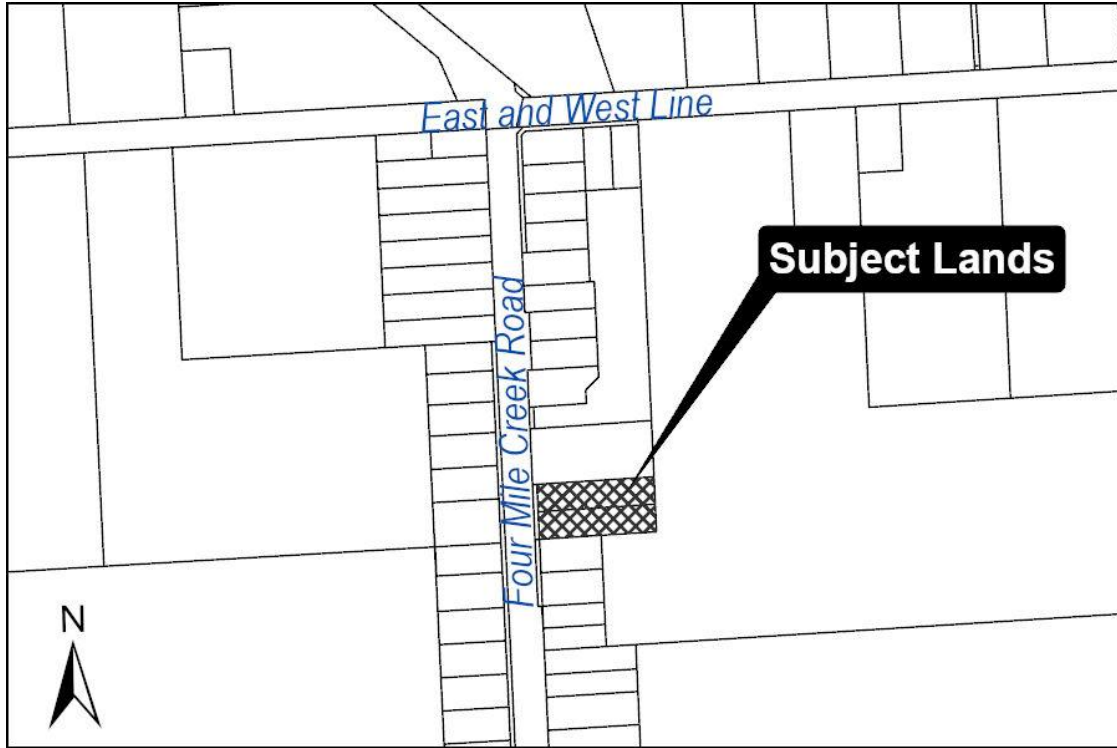


Public Meeting: 1839 Four Mile Creek Road Official Plan Amendment (OPA-03-2025) Zoning By-law Amendment (ZBA-03-2025)

June 3, 2025

Victoria Nikoltcheva, MCIP, RPP – Senior Planner

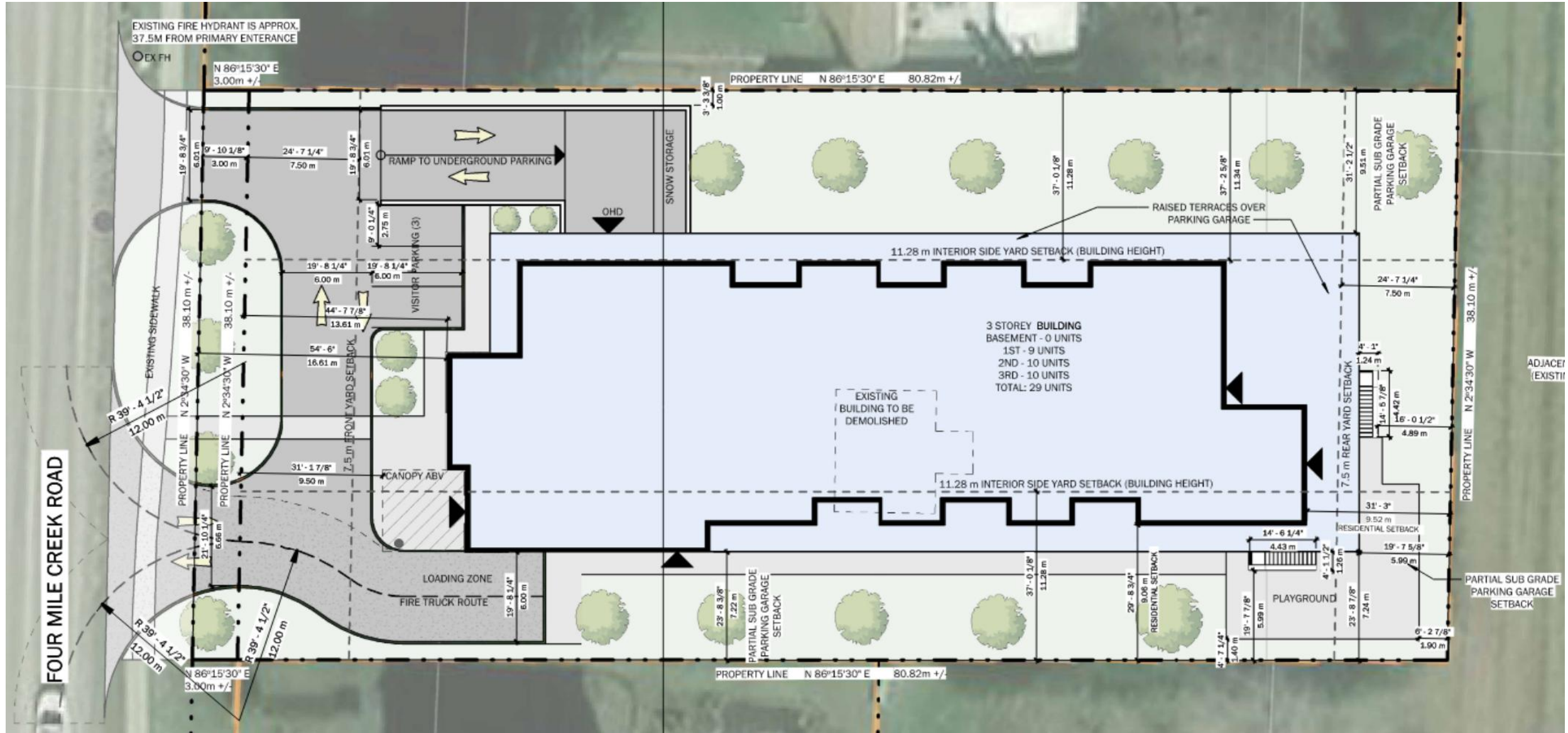
Location: 1839 Four Mile Creek Road



Location: 1839 Four Mile Creek Road



Proposal



Proposal



Requested Amendments: Official Plan Amendment and Zoning By-law Amendment

Official Plan Amendment: Proposes to redesignate the subject lands to “Medium Density Residential” to facilitate the proposed apartment building height and density of 94.2 units per hectare.

Zoning By-law Amendment: Proposes to rezone the subject lands to a site-specific “Residential Multiple (RM2) Zone” with provisions for lot area per unit, lot coverage, interior side yard and rear yard setbacks, building height, yard encroachments, buffers, and fencing.

Consultation: Town, Agency and Public

No Objections: Finance, Fire and Emergency Services, Heritage, and Urban Forestry, District School Board of Niagara, Enbridge Gas, and Niagara Region.

- Open House on May 14, 2025, attended by three (3) members of the public outlining concerns with respect to noise, traffic, and drainage.
- No written public comments have been received to-date.

Review ongoing:

- Town Building: A full Building Code Matrix must be provided, as well as two exits from the parking garage.
- Town Operations: Comments to be provided.

Next Steps

1. Ongoing review of the Applications
2. Comments have been provided to the Applicant, opportunity to respond and make revisions
3. Future recommendation report to Council, including an analysis of all applicable policies and consideration of all received comments
4. Pending approval of the Official Plan and Zoning By-law Amendments by Council, a Site Plan Approval application will be required to implement the proposal

Thank you! Any questions?

Victoria Nikoltcheva, MCIP, RPP – Senior Planner

victoria.nikoltcheva@notl.com

905-468-6451