



Application for Draft Plan Approval of Subdivision or Condominium
or Exemption to Draft Plan of Condominium Approval

Updated: May 2023

Date Received:

PRECONSULTATION

A formal pre-consultation meeting with City Planning staff is required to take place within 1 year prior to application submission.

Pre-consultation does not imply or suggest any decision whatsoever on behalf of City staff or the City of Niagara Falls to either support or refuse the application. Pre-consultation identifies information and application requirements for application submission.

COMPLETE APPLICATION

The information requested by this application form and fees are required to constitute a “complete application”.

Until all required information and fees have been submitted to City standard, the City may refuse to accept or further consider the requested amendment(s).

FEES

Separate cheques made out to the City, Region, and NPCA are required.

The Region accepts on-line payments through their on-line payment portal:
<https://www.niagararegion.ca/business/payments/default.aspx>)

If fees are paid directly to the Region, please provide a copy of receipt with application submission.

****Fees are current as of the update of the application form. Please consult with City and Agency staff, or the respective agency websites, to confirm amounts identified on your pre-consultation meeting report.**

City of Niagara Falls	Fee:
☒ Plan of Subdivision	\$14,600
☐ Plan of Condominium	
☐ Vacant Land	\$10,800
☐ Conversion	\$4,300
☐ Standard/Common Element	\$3,000
☐ Modification of Draft Plan Approval – Subdivision/Vacant Land Condominium	\$2,750
☐ Modification of Draft Plan Approval – Standard/Conversion	\$2,000
☐ Exemption to Draft Plan of Condominium Approval	\$3,000

Please note: Fees collected for pre-consultation meetings held after January 1, 2023 are no longer applied to City application fees.

****Additional fees will be required as part of the subdivision registration process as outlined in the City's Fee Guide.**

Niagara Region

Fee:

☒ Draft Plan Review: Subdivision, Vacant Land/Common Element Condominium	\$5,525+\$1,195 per ha
☐ Combined Standard Condominium and Site Plan Review Fee	\$4,150
☐ Plan of Standard Condominium Review (Where site plan is not required)	\$2,775
☐ Revisions to Submission by Applicant (Prior to Draft Plan Approval)	\$1,395
☐ Modification of Draft Plan Approval- Subdivision, Vacant Land/Common Element Condominium	\$2,775
☐ Modification of Draft Plan Approval- Standard Condominium	\$700

Additional fees may be required by Niagara Region—please consult your pre-consultation meeting report.

Niagara Peninsula Conservation Authority (NPCA)

NPCA fees may be applicable to your application. Fees are listed on the Conservation Authority website and provided on your pre-consultation meeting report.

SUBMISSION REQUIREMENTS (see Digital Files notes below)

The submission must include:

- One (1) digital (pdf) and (1) paper copy of the original completed application form.
- One (1) digital (pdf) and (1) paper copy of the signed pre-consultation meeting report.
- One (1) digital .jpg of posted subdivision sign.
- All required application fees
 - City of Niagara Falls
 - Niagara Region
 - Niagara Peninsula Conservation Authority (if required)
- One (1) digital (pdf) and (1) paper copy of the Land Registry PIN sheet or “Final Deed” to the property.
- One (1) digital (pdf), CAD .dwg file (projected to City standards-outlined in Appendix 1), and (1) paper plan of a survey or reference plan of the property.
- One (1) digital (pdf) and (4) paper draft plans, drawn on a single sheet and to scale. The plan must show all items required by S. 51(17) of Planning Act and any other items required by the City’s Official Plan.

* Please note that measurements are to be in metric units.

* All road widening or day-light triangle dedications are to be shown and dimensioned.

- All required technical reports and studies, including agreed Terms of Reference for each report, additional plans, other information identified in the pre-consultation meeting report, and/or as outlined in the City’s Official Plan, in digital (pdf) and paper format— one (1) copy of each document.

DIGITAL FILES

The numbering may change as required in accordance with the number of items submitted. This is intended to be a guide to ensure submissions follow the same format.

01 – Application Form

02 – Site Plan/Draft Plan of Condominium/Draft Plan of Subdivision

03 – Any additional drawings numbered as required (i.e. 03 – Elevations, 04 - Site Servicing Plan, 05– Grading Plan, etc.)

04 – Planning Justification Report

05 – Any additional reports submitted with the application (i.e. 06 – Municipal Servicing Study, 07 - Noise Study, 08 – Traffic Impact Study, etc.)

06 – Miscellaneous materials (i.e.09-Deed, 10-Pre-consultation Report, etc.)

*** Files are not to be locked to provide City staff the ability to upload to the Tribunal website.*

ACCESSIBILITY

The City of Niagara Falls is dedicated to ensuring that everyone will be able to access the information they needed. Reports and Studies submitted with Planning Applications may, upon the request of City Staff, be required to meet the accessibility standard of WCAG 2.0 Level AA.

PUBLIC DOCUMENT

The personal information contained on this form is collected pursuant to the Planning Act and will be used for the purpose of processing your application. If you have any questions on the gathering of personal information and the release of any personal information to any person or public body under the Freedom of Information and Protection of Privacy Act, you may contact Margaret Corbett, Freedom of Information, Records, and Elections Officer at mcorbett@niagarafalls.ca.

PRE-CONSULTATION:

Date of Pre-consultation: April 6, 2023

CONTACT INFORMATION:

* If a numbered company, provide the name and address of the principal owner/signing officer.
* If more than one owner, complete an additional contact for each owner.

Applicant

Applicant is: ☒ Owner or ☐ Authorized Agent of Owner
(if selected complete and attach authorization form)

Last Name: _____ First Name: _____
Corporation or Partnership: GR (CAN) Investment Co. LTD 1000231385 Ontario Inc
Street Address: _____ Unit No. _____
Municipality: _____ Postal Code: _____ Province: _____
Telephone: _____ Cell: _____ Email: _____

Owner (if different from applicant)

Last Name: same as applicant First Name: _____
Corporation or Partnership: _____
Street Address: _____ Unit No. _____
Municipality: _____ Postal Code: _____ Province: _____
Telephone: _____ Cell: _____ Email: _____

Agent

Last Name: Tomaino First Name: Joseph M.
Firm: Upper Canada Consultants
Street Address: 30 Hanover Drive Unit No. 3
Municipality: St. Catharines Postal Code: L2W 1A3 Province: ON
Telephone: 905-688-9400 Cell: _____ Email: joe@ucc.com

Surveyor

Last Name: Heywood First Name: Allan
Firm: JD Barnes LTd. Niagara Office
Street Address: 4318 Portage Road Unit No. 2
Municipality: Niagara Falls Postal Code: L2E 6A4 Province: ON
Telephone: 905-358-3693 Cell: _____ Email: aheywood@jdbarnes.com

DESCRIPTION

1. Brief Description of Proposal (Including the proposed uses):

Mix of commercial and residential uses.

Please refer to the Planning Justification Report

2. Legal Description of the Subject Lands (Must meet City validation)

Municipal Address: 8100 Dorchester Road

ROLL NO.: 272511000103306

PIN: _____

Part of Lots 212, 213 & 214

Page 5

Lot No(s):

Concession No.:

Township Stamford

Registered Plan:

Part(s)/Lot(s)/Block(s):

Reference Plan:

Part(s)/Lot(s)/Block(s):

If yes, please describe the easement or covenant and its effect:

3. Names and addresses of mortgages, holders of charges or other encumbrances with respect to the subject land(s):

unknown

4. Has an application been made to place the lands in Land Titles or to consolidate parcels?
☐ Yes ☐ No

5. What is the current use of the subject lands? vacant land

If unknown, how long has this use continued? _____

6. On what date was the property acquired by the current owner (if known)? unknown

7. Please complete the following table:

Proposed Land Use	Number of Units or Dwellings	Number of Lots and/or blocks on the Draft Plan	Area (ha)	Density (Units/Dwellings per ha)	Number of Parking Spaces
Residential					
Detached					(1)
Semi-detached					(1)
Multiple-On-street towns	66		2.601 ha		
Multiple-Block towns					
Multiple-Stacked towns					
Multiple-Back-to-back towns					
Apartment		1	.949 ha		
Seasonal					
Mobile Home					
Other (specify)		1	4.888 ha		
Commercial	n/a	1	1.585 ha	n/a	
Industrial	n/a			n/a	
Park, Open Space	n/a	1	.678 ha	n/a	
Institutional (specify)	n/a			n/a	
Roads	n/a	1	2.621 ha	n/a	
Other (specify)	n/a			n/a	

Proposed Land Use	Number of Units or Dwellings	Number of Lots and/or blocks on the Draft Plan	Area (ha)	Density (Units/Dwellings per ha)	Number of Parking Spaces
Totals			13.32 ha		
(1) Complete only if for approval of condominium description					
*If a land use has been identified as "Other Residential", "Institutional" or "Other", please provide a description of the proposed use: Please refer to the Planning Justification Report					

CONDOMINIUM APPLICATION: Complete this section only if applicable

1. Indicate the following information for all types of condominium applications:
- 1.1 Has a site plan for the proposed condominium been approved and signed?
☐ Yes ☐ No
 - 1.2 Has a site plan agreement been entered into?
☐ Yes ☐ No
 - 1.3 Has a building permit for the proposed condominium been issued?
☐ Yes ☐ No
 - 1.4 If "Yes", specify date of issuance of building permit _____
Has construction of the development started?
☐ Yes ☐ No
If "Yes", specify the date construction started. _____
 - 1.5 If construction is completed, indicate the date of completion. _____
 - 1.6 If this is a conversion of a building containing rental residential units
☐ Yes ☐ No

If "Yes", please complete the following table:

Building Characteristics	
Year Built	
Gross Floor Area	
No. of Storeys	
No. of Units	
No. of Units by Bedroom Type	
1 bedroom	unit(s)
2 bedrooms	unit(s)
3 bedrooms	unit(s)
4 bedrooms	unit(s)

Please complete the following table. Information should be based on the best information available at the time of application.

Unit type	Number of Units	Unit Size (Sq. metres)	Estimated Selling Price
1 Bedroom			
2 Bedroom			
3 Bedroom			

Unit type	Number of Units	Unit Size (Sq. metres)	Estimated Selling Price
4 Bedroom			
Other (specify)			

PLANNING INFORMATION

1. What is the current designation of the subject lands in the Official Plan?

Tourist Commercial and Environmental Protection Area

2. What is the current zone classification of the subject lands in the Zoning By-law?

General Industrial G1

3. What are the current or previous uses of the subject lands?

- ☐ Residential
- ☐ Industrial
- ☐ Commercial
- ☐ Agricultural
- ☐ Parkland
- ☒ Vacant
- ☐ Other

Please complete the checklist provided in Appendix A.

4. Does the subject land contain any areas of archaeological potential? ☒ Yes ☐ No

If “Yes”, attach an archaeological assessment prepared by a person who holds a license that is effective with respect to the subject land, issued under Part VI of the Ontario Heritage Act; and a conservation plan for any archaeological resources identified in the assessment.

5. Has the subject land ever been the subject of a previous application for the following?

- ☐ Yes
- ☐ No

If “Yes”, and if there are concurrent applications, please complete the chart.

Application	File No.	Status of Application
☐ Minor Variance		
☐ Consent		
☒ Official Plan Amendment	not assigned	concurrent
☒ Zoning By-law Amendment	not assigned	concurrent
☐ Plan of Subdivision/Condominium		
☐ Site Plan		
☐ Minister’s Zoning Order (including Regulation Number)		

6. Is the proposal consistent with the Provincial Policy Statement? Does the proposal conform or not conflict with provincial plans (i.e. Growth Plan) and the City’s Official Plan? Provide an explanation below or within the submitted Planning Justification Report.

Please refer to the Planning Justification Report

GENERAL INFORMATION

1. Sewage Disposal and Water Supply

Water to be provided to the subject land:

- ☒ publicly piped water system
- ☐ public or private communal well
- ☐ public or private individual well*
*for the development of more than 5 lots/units: a servicing options and a hydrogeological report are required.
- ☐ communal surface water
- ☐ individual surface water (lake, other water body)
- ☐ other

Sewage Disposal to be provided to the subject land:

- ☒ publicly owned and operated sewage system
- ☐ privately owned and operated communal/individual septic system

*Report requirements for the development of:

- **more than 5 lots/units:** a servicing options and a hydrogeological report
- **5 or less lots/units and generating more than 4,500 litres per day effluent:** a servicing options and hydrogeological report
- **5 or less lots/units and generating less than 4,500 litres per day effluent:** a hydrogeological report

- ☐ other (privy)

2. Storm Drainage and Road/Water Access

Storm drainage to be provided on the subject land:

- ☒ sewers
- ☐ ditches or swales
- ☐ other (lake, water body)

Road access proposed to the subject land:

- ☐ provincial highway
- ☒ municipal land ☐ Regional or ☐ City
- ☐ maintained year round
- ☐ maintained seasonally
- ☐ unopened right of way

- ☐ water
If water access is proposed, attach a description of the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road.

3. Give a brief description of the existing land use, vegetation, topography and drainage on the site.

Please refer to the Planning Justification Report

4. Environmental Effects

What measures have been taken to eliminate adverse environmental effects from the development on the surrounding areas (e.g., traffic, noise, odours, pollution of nearby water bodies, run-off, etc.) and to eliminate any adverse effects from the adjacent area on the proposed development (e.g., buffering, berms, setbacks, etc.)? In agricultural areas, refer to the Agricultural Code of Practice. Where potential adverse environmental effects are foreseen, consultation with the applicable Ministry is recommended.

Please refer to the Planning Justification Report

5. Housing Affordability

For applications that including housing, complete the following chart. Information should be based on the best information available at the time of application. If additional space is needed, attach on a separate page.

Housing Type	Number of Units	Unit Size (Sq. metres) and/or Lot Frontage	Estimated Selling Price/ Monthly Rent
Detached			
Semi-Detached			
On-Street Towns			
Block Towns			
Stacked Towns			
Back-to-Back Towns			
Apartment Dwelling			

6. Other Information

Is there any other information that may be useful to the City in reviewing this development proposal (e.g., efforts made to resolve outstanding objections or concerns)? If so, explain below or attach on a separate page.

Please refer to the Planning Justification Report

NOTE: The following sections include several declarations and authorizations that must be signed by the owner of the subject land to which this application applies.

If there is more than ONE owner/property, an additional declaration and authorization page must be completed and attached to the application for each owner/property.

OWNERS AUTHORIZATION:

I/We, GR (CAN) Investment Co. LTD Zhiying Chang
(Owner's Name) (Owner's Name)

Being the registered owner(s) of the subject property, hereby endorse:

Applicant: _____ Agent: Upper Canada Consultants - Joseph M. Tomaino

To proceed with this application and agree to be bound by the findings of the application as it is processed through the proper stages. I/We hereby declare that the information on this application and the supporting plans and documents are correct.

Signature of Owner: 常志英 Signature of Witness: [Signature]

Signature of Owner: _____ Signature of Witness: _____

DECLARATION:

I/We Zhiying Chang
Of the City/Town/Township of _____
In the County/District/Regional Municipality of _____

solemnly declare that all of the statements contained in this application are true, and I/We make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

DECLARED before me at the _____)
CITY of St. Catharines)
in the Regional Municipality of NIAGARA)
this 10th day of OCTOBER)
A.D. 2023)

TO BE SIGNED IN THE PRESENCE OF A COMMISSIONER FOR TAKING AFFIDAVITS

常志英
Signature of applicant(s), solicitor or authorized agent

[Signature]
A Commissioner, etc.

Appendix A

In order to assist in determining if the subject lands are potentially contaminated, please complete the following. It should be acknowledged that if there is reason to suspect contamination, further studies and plans will be required and that a Record of Site Condition will also be required in the event of remediation.

Has the grading of the subject land been changed by adding earth or material? Has filling occurred on the subject land?

☒ Yes ☐ No ☐ Unknown

Has a gasoline station and/or automobile service station been located on the subject land or adjacent lands at any time?

☐ Yes ☒ No ☐ Unknown

Has there been petroleum or other fuel stored on the subject land or adjacent lands?

☐ Yes ☐ No ☐ Unknown

Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?

☐ Yes ☒ No ☐ Unknown

Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been applied as pesticides and/or sewage sludge applied to the lands?

☐ Yes ☐ No ☒ Unknown

Have the lands or adjacent lands ever been used as a weapons firing range?

☐ Yes ☒ No ☐ Unknown

Is the nearest boundary line of the application within 500 metres (1,640 feet) of the boundary line of an operational/non-operational public or private waste disposal site, landfill or dump?

☐ Yes ☒ No ☐ Unknown

If there are existing or previously existing buildings on the subject lands, are there any building materials remaining on the site which are potentially hazardous to public health (e.g., asbestos, PCB's)?

☐ Yes ☒ No ☐ Unknown

Is there reason to believe the subject lands may have been contaminated by existing or former uses on the site or adjacent sites?*

☐ Yes ☐ No ☒ Unknown

*Possible uses that can cause contamination include: operation of electrical transformer stations, disposal of waste minerals, raw material storage, and residues left in containers, maintenance activities and spills. Some commercial properties such as gasoline stations, automotive repair garages, and dry cleaning plants have similar potential. The longer a property is under industrial or similar use, the greater the potential for site contamination. Also, a series of different industrial or similar uses upon a site could potentially increase the number of chemicals which are present.

If current or previous use of property is industrial or commercial, or if the answer is YES to any of the above, please attach a previous use inventory showing all former uses of the subject land, or if applicable, the land(s) adjacent to the subject lands.

ACKNOWLEDGEMENT CLAUSE:

I hereby acknowledge that it is my responsibility to ensure that I am in compliance with all applicable laws, regulations, guidelines and the City's Official Plan policies pertaining to contaminated sites, and to use all reasonable effort to identify the potential for contamination on the subject property. I acknowledge that as a condition of approval of this application that the City may require me to file a Record of Site Condition signed by a qualified person in the provincial Environmental Site Registry, and provide verification to the City of acknowledgement of this Record of Site Condition by the Ministry of Environment. I acknowledge that the City may require the qualified person signing the Record of Site

Condition to submit to the City a Declaration acknowledging that the City may rely on the statements in the RSC. I further acknowledge that the City of Niagara Falls is not responsible for the identification and/or remediation of contaminated site, and I agree, whether in, through, or as a result of any action or proceeding for environmental clean-up of any damage or otherwise, I will not sue or make claim whatsoever against the City of Niagara Falls, its officers, employees or agents for or in respect of any loss, damage, injury or costs.

Date: Oct 10/23 Signature: 常志英

Appendix B

City of Niagara Falls

Corporate Submission Standard

The following are standards required by applicants/consultants for submissions to the City.

The City reserves the right to deem a development application or project submission “Incomplete” if these standard submission requirements are not met.

Digital Delivery:

Digital submissions will be delivered to The City either by Secure Drop Box, Secure FTP or by portable drive submission directly to the applicable municipal staff

Ownership Confirmation:

“Final Deed” from the land registry office will be the only acceptable proof of ownership accepted by City staff. A detailed PIN and associated PIN Map may also be required upon request.

(Preliminary or In-Progress deeds or Transfers are not proof of ownership and unfulfilled conditions may revert ownership modifications.)

Address Validation:

Civic addressing must meet internal validation rules and match the corporate addressing database. Addressing is implemented by Information Systems – GIS division, and adheres to the most current “Civic Addressing Policy”

Photos/Pictures:

The standard format for photos and pictures without data will be .tif or .jpeg

Graphical Images:

Graphical images will be accepted in .pdf format but are not considered true digital plans. Preliminary or conceptual plans may be in this format where indicated in writing by City staff

Plans/Drawings:

All digital plans transferred to The City are to be supplied in true spatial format as outlined below:

- Projected and tied to Geographic Coordinate System_North American Datum_1983_CSRS_Universal Transvers Mercator_Zone 17N
- Be provided in one of three acceptable formats including ESRI file geodatabase, shape file (.shp) version 10.3 or higher or AutoCAD drawing file (.dwg) version 2016 or higher, for compatibility purposes.
- Meet the corporate CAD standard template available from <https://niagarafalls.ca/pdf/municipal-works/cad-manual/cad-standards-manual.pdf>
- Follow proper topology rules (closed polygons, snapped lines etc)
- Ensure unique Identification links between the graphics and data attributes (hovers, labels, annotation and text layers do not qualify as identifying links)
- Include all support files or customizations necessary to defend and reprint the submission
- Be accompanied by MetaData and include at least the following six attributes:
Last Modification Date, File Format, Data Source, Technical Contact Info, Project or File Reference Number, Unique ID Field Name

All exceptions or allowances must be agreed upon by City management staff and be stated in writing within the file.

Appendix C

PUBLIC NOTICE SIGN POLICY



JANUARY 2023

Procedures and Protocols for:

Official Plan Amendments

Zoning By-law Amendments

Draft Plan of Subdivisions

Draft Plan of Vacant Land Condominiums

Table of Contents

1.0 TIMING..... 3

2.0 MATERIAL..... 3

3.0 SIZE..... 3

4.0 SIGN SUPPORTS..... 3

5.0 LOCATION..... 4

6.0 WORDING & LETTERING 4

7.0 MAPPING..... 4

8.0 REMOVING OF AND AMENDMENTS TO PUBLIC NOTICE SIGNS 5

9.0 SIGN DETAIL 5

City of Niagara Falls Public Notice Sign Policy

The applicant is required to install the Official Plan Amendment, Zoning By-law Amendment, Plan of Subdivision [and Plan of Vacant Land Condominium] notice signs in accordance with the *Planning Act* and the following requirements:

1.0 TIMING

- 1.1 The notice sign(s) shall be posted a minimum of fourteen (14) days after a complete application has been received by the Planning, Building & Development division.
- 1.2 The owner is required to provide photographic proof that the notice sign(s) have been installed and provide the signed original Sign Declaration (Appendix 1) indicating that the sign(s) have been installed.

2.0 MATERIAL

- 2.1 The notice sign(s) shall be constructed of 1.27 cm (1/2") high core material or 3 mm Aluminum Composite Material (ACM) panels.

Installation shall be on two posts, direct burial, dry bag cement, cross supports approximately 0.9 m (3') off grade.

3.0 SIZE

- 3.1 The minimum size of the sign shall be as shown in the details in Section 10 2.4 m wide by 1.2 m high (8'x4') with a minimum ground clearance of 0.9 m to a maximum of 1.2 meters for Subdivisions and complex Official Plan Amendments and Zoning By-law Amendments. For standard OPA and ZBA the signs shall be "0.45 m wide by 0.60 m (18"x24")

4.0 SIGN SUPPORTS

- 4.1 The sign supports must be able to sustain the weight of the application sign for a considerable period of time and in various climatic conditions (i.e., heavy winds) to ensure that it does not fall over or is damaged.

5.0 LOCATION

5.1 The notice sign(s) shall be located 1.5 meters (5') from the property line midway along the street frontages of the property or as directed by the Planning Department. The notice signs shall be clearly visible and unobstructed from view.

6.0 WORDING & LETTERING

6.1 As part of the application submission package, the applicant shall have completed the proposed wording for the notice sign and maps as shown on the Sign Detail in Section 10. The proposed wording and map must be reviewed by the Planning Department. The Planning Department will review and approve and/or provide the acceptable wording for the notice sign to the applicant.

6.2 The basic wording details on the "Sign Detail" below must be adhered to including the following:

- 6.2.1 The type of application and description including file number and location.
- 6.2.2 City webpage address where feedback can be submitted
- 6.2.3 A note at the bottom corner of the sign indicating the date the sign was installed

6.3 The sign shall be professionally lettered, or silk screened with the lettering to be in black, on a white background and shall be clearly legible from the streetline as shown in Section 10.

7.0 MAPPING

7.1 The detail to be shown on the notice sign map depends on the complexity of the development application. The following provides the details to be shown:

- 7.1.1 For Official Plan or Zoning By-law Amendment applications and Draft Plan of Condominium (if applicable) the following basic information will be shown on the notice sign:
 - 7.1.1.1 Parcel boundaries and abutting or nearby roads
 - 7.1.1.2 Street labels
 - 7.1.1.3 North arrow
 - 7.1.1.4 Buildings outlined with heights
 - 7.1.1.5 Parking and access, parking aisles
 - 7.1.1.6 Landscaping

- 7.1.2 For Draft Plan of Subdivision/Condominium, the land use map shows the following:
 - 7.1.2.1 Parcel boundaries
 - 7.1.2.2 Abutting/nearby roads
 - 7.1.2.3 Street labels
 - 7.1.2.4 North arrow
- 7.1.3 As well the land use map will use the following color codes for the proposed land uses:

LAND USE	COLOR
Single detached dwelling	Yellow
Semi-detached dwellings	Orange
Townhouses	Dark Orange
Apartments	Brown
Commercial	Red
Industrial	Purple
Institutional	Blue
Open Space	Green

8.0REMOVING OF AND AMENDMENTS TO PUBLIC NOTICE SIGNS

- 8.1 The notice sign shall be removed within seven (7) days of the following event:
 - 8.1.1 The application(s) is/are approved or refused by the City of Niagara Falls Council and there is no appeal; the application lapses; the application is withdrawn
 - 8.1.2 The application(s) is/are approved or refused by the Region of Niagara or the Ontario Land Tribunal
- 8.2 The notice sign shall be amended within seven (7) days of the following event:
 - 8.2.1 The proposed development has been amended
 - 8.2.2 The signs is/are weathered and/or no longer legible
 - 8.2.3 When the Open House and Public Meeting dates are confirmed.

9.0SIGN DETAILS

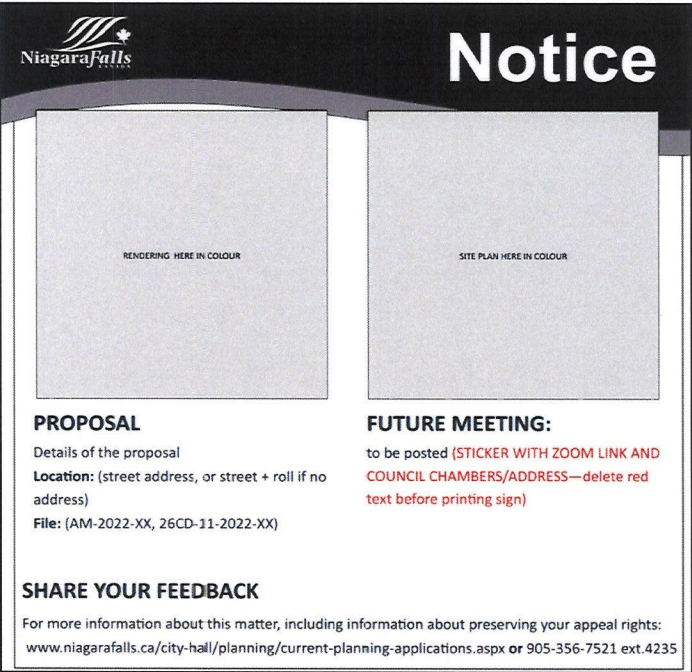


Figure 1. Public Notice Template



Figure 2. Public Notice Example

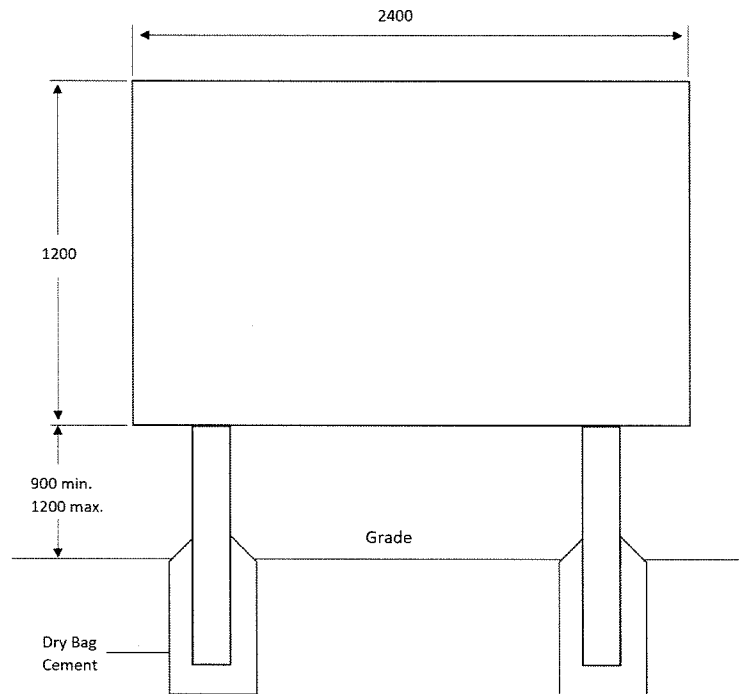


Figure 3. Sign Dimensions for Subdivisions and Complex Official Plan and Zoning By-law Amendments

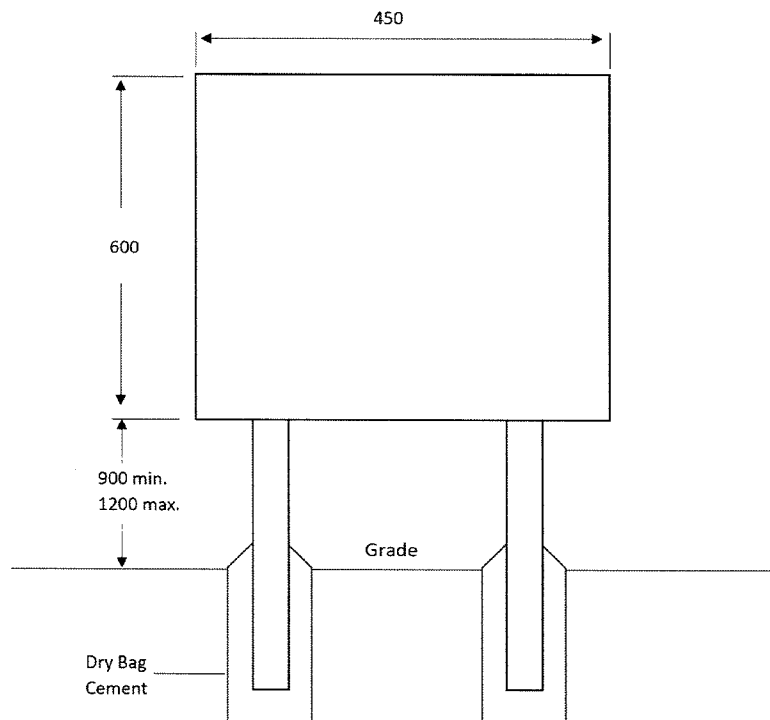


Figure 4. Sign Dimensions for Standard Official Plan and Zoning By-Law Amendments

APPENDIX

SIGN DECLARATION
To be completed by the Owner or Authorized Agent

I hereby certify that the required Notice Sign(s) has/have been installed in accordance with the City of Niagara Falls Sign Policy. The signs was/were posted at:

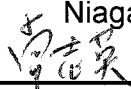
_____ on _____
(provide location and street name) (date of sign installation)

Application Number:

OP: _____ (Official Plan Amendment)
Zoning: _____ (Zoning By-law Amendment)
26 _____ (Draft Plan of Subdivision)
26CD _____ (Draft Plan of Condominium)

I agree to maintain the required notice sign(s) in good condition (in both structure and legibility) to the satisfaction of the City of Niagara Falls throughout the processing of the application and in accordance with the requirements outlined in Section 9.0 Sign Detail. I further agree to remove the sign(s) within seven (7) days after one of the following events:

1. The application(s) is/are approved or refused by the City of Niagara Falls; or lapses; or is withdrawn; OR
2. The application(s) is/are approved or refused by the Regional Municipality of Niagara or the Ontario Land Tribunal.



Signature of the Owner or Authorized Agent

Zhiying Chang

Printed name of signatory

GR (CAN) Investment Co. Ltd.

Company

Date

NOTE: You are required to provide photographic proof of EACH installed sign. Failure to provide proof of installation of the Public Notice sign will result in an incomplete application and may delay the processing of the application.