

An Open House will be held regarding applications for Official Plan and Zoning By-law Amendment for lands located at 185-191 Bunting Rd, and a portion of 189 Dieppe Rd.

**Applicant:** SmartCentres REIT

**Project Location:** 185-191 Bunting Road, and a portion of 189 Dieppe Road

**File No.(s):** 25 109982 OP & 25 109984 ZA

**Date:** Tuesday, August 26, 2025

**Time:** 6:00pm

**Location:** Burgoyne Woods Room, 3<sup>rd</sup> Floor, City Hall, 50 Church Street, St. Catharines (Use James Street Entrance).

## PROPOSAL

The Planning and Building Services Department received applications for an Official Plan Amendment and Zoning By-law Amendment for lands located at 185-191 Bunting Road, and a portion of 189 Dieppe Road. The Applications were declared complete on July 15, 2025, pursuant to sections 22 (6.1) and 34 (10.4) of the *Planning Act*.

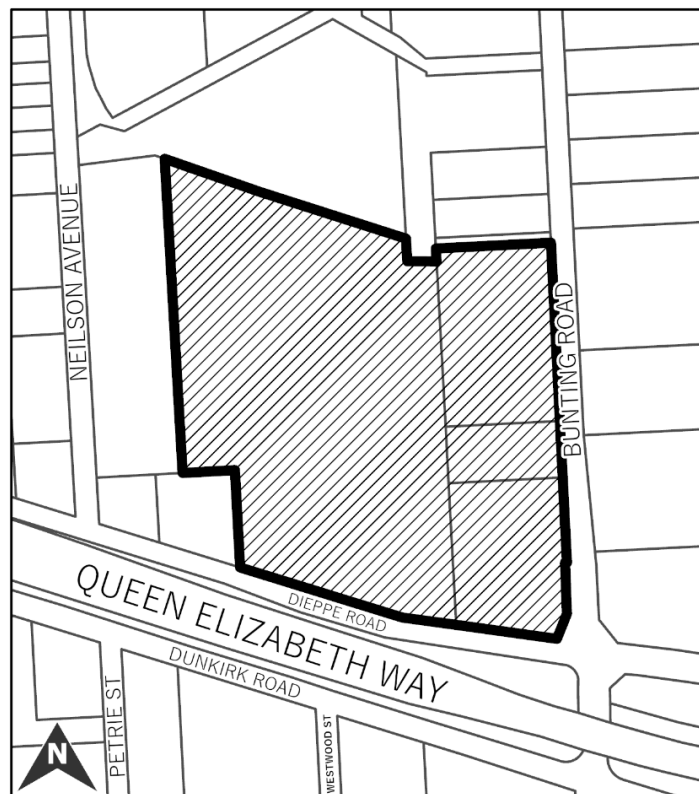
The Applicant is seeking an Official Plan Amendment and Zoning By-law Amendment to increase the number of uses permitted on the subject lands. No specific development or buildings are proposed as part of this application.

The City's Official Plan designates the subject lands Community Commercial with a Special Policy.

The applicant is proposing an Official Plan Amendment to redesignate the property Arterial Commercial and amend the existing Special Policy. The requested amendment will have the effect of permitting Light Industrial uses, auto dealerships, and hotels while carrying forward existing permitted uses such as mixed-use buildings, offices, commercial uses, and residential uses.

The Zoning By-law zones 191 Bunting Road Community Commercial with Special Provision 78 and Holding Provision 2 (C2-78-H2) and the remainder of the subject lands Community Commercial with Special Provision 78 (C2-78). The Applicant is proposing to rezone the subject lands to Arterial Commercial and amend Special Provision 78 (C3-78), with Holding Provision 2 being carried forward on 191 Bunting Road (C3-78-H2). The

## LOCATION MAP



 Subject Lands

requested amendment will have the effect of implementing the requested Official Plan amendment and expanding the number of permitted uses on the subject land, permitting Light Industrial uses, auto dealerships, and hotels.

### **MORE INFORMATION**

The Open House is an opportunity for public input. No decision will be made at this meeting. A Public Meeting will be held at a later date with thirty days notice.

The application materials are available for review and comment and may be found at [www.stcatharines.ca/development](http://www.stcatharines.ca/development) and at the Planning and Building Services Department, City Hall, 50 Church Street. Please contact Alexa Cooper, Senior Planner at 905-684-7241, the City's TTY number (text telephone) 905-688-4TTY (4889), or by email ([acooper@stcatharines.ca](mailto:acooper@stcatharines.ca)) if further information is required.

### **TO PARTICIPATE**

Attend the meeting or mail/e-mail your comments/questions to Alexa Cooper, Senior Planner ([acooper@stcatharines.ca](mailto:acooper@stcatharines.ca)) by no later than Monday, August 25, 2025. All written submissions will become part of the public record for this application.