



NOTICE OF CONSIDERATION

**Block 12 – Riverfront Draft Plan of Subdivision
6357 Progress Street (Roll Number: 272511000118611)
Draft Plan of Vacant Land Condominium – City File: 26CD-11-2023-008
Applicant: Centennial Homes (Niagara) Inc. (Joe Candeloro)
Agent: Upper Canada Consultants (William Heikoop)**

This Notice is being given to prescribed persons and agencies for information purposes.
A Public Meeting is not being held.

In accordance with By-law No. 2023-108, a decision on the proposed Draft Plan of Vacant Land Condominium application will be made by the General Manager of Planning, Building and Development on Monday, February 5th, 2024.

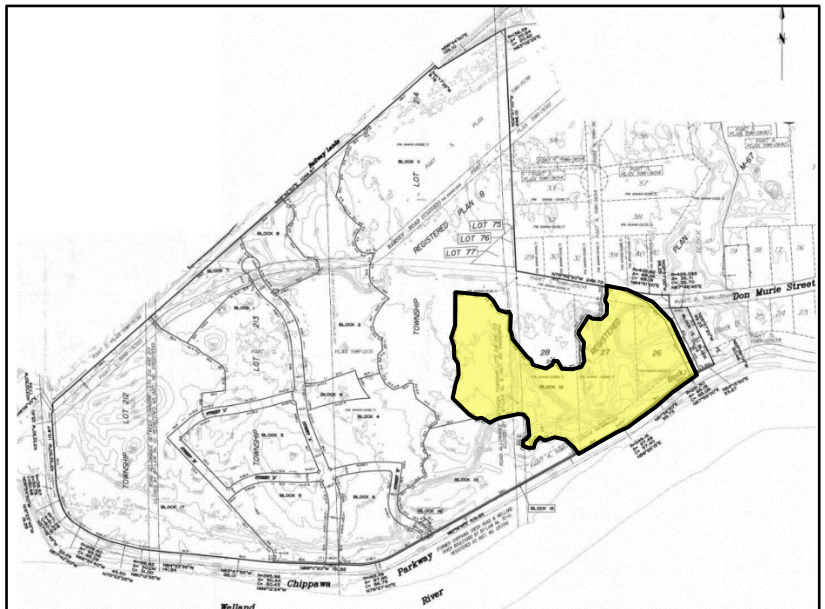
Any persons / agencies interested in making comments on this application are encouraged to use the method noted further below.

PROPOSED DRAFT PLAN OF VACANT LAND CONDOMINIUM

A Draft Plan of Vacant Land Condominium application has been submitted to facilitate the development of 213 dwelling units consisting of 145 detached dwellings and 68 townhouse dwellings, and common elements, including a private road, visitor parking, and landscaped areas, as detailed on Schedule 1.

WRITTEN SUBMISSION

To provide written input or to request notice of the General Manager of Planning, Building and Development's decision, please mail your comments to the Department of Planning, Building and Development, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or send an email to mceci@niagarafalls.ca.



MORE INFORMATION

For more information, please contact Mackenzie Ceci, Senior Planner (Current Development) at (905) 356-7521, extension 4364, between the hours of 8:30 AM and 4:30 PM or by email anytime at mceci@niagarafalls.ca.

A copy of the Planning, Building and Development Department's Recommendation Report on the application will be available at <https://niagarafalls.ca/city-hall/planning/current-planning-applications/default.aspx> on Thursday, February 1st, 2024.

LEGAL NOTICE

Section 51 of the *Planning Act*

The applicant, Minister of Municipal Affairs, a public body or specified person as defined by the *Planning Act* can appeal a decision of the General Manager of Planning, Building and Development to the Ontario Land Tribunal for the Draft Plan of Condominium. However, if such person or public body does not make written submissions to the City of Niagara Falls before the City of Niagara Falls gives or refuses to give approval to

the Draft Plan of Condominium, the person or public body is not entitled to appeal the decision of the General Manager of Planning, Building and Development to the Ontario Land Tribunal.

If a person or public body does not make written submissions to the City of Niagara Falls in respect to the Draft Plan of Condominium before the City of Niagara Falls gives or refuses to give approval to the Draft Plan of Condominium, 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.

Dated at the City of Niagara Falls this 8th day of January, 2024.

Andrew Bryce, MCIP, RPP
Director of Planning

