



NOTICE OF PUBLIC MEETING

The City's Planning, Building & Development Department has received application for an Official Plan and Zoning By-law Amendment for the lands noted below.

6888 Drummond Road
Official Plan and Zoning By-law Amendment Application - City File: AM-2024-012
Owner: 2550185 Ontario Inc.
Applicant: Arcavia Home Care
Agent: Rachele Larocque (The Biglieri 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, August 13, 2024

Time: Public Meetings start at 1:30 PM
The Public Meeting will take place in accordance with Council's agenda.

Place: Council Chambers, City Hall, 4310 Queen Street

Visit <https://niagarafalls.ca/city-hall/council/schedule.aspx> to watch the Council Meeting

Any public individual/group interested in making comments on this application or viewing and/or participating in this meeting are encouraged to use the methods noted further below.

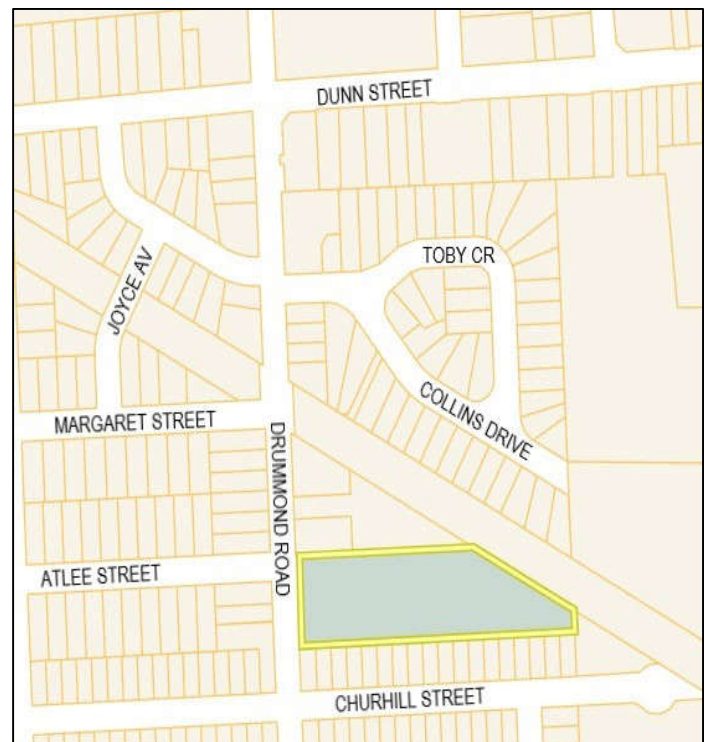
PROPOSED AMENDMENT

An official plan and zoning by-law amendment application has been submitted to facilitate the development of a 192-bed long term care facility and associated health-care commercial uses. The applicant is proposing a special policy designation to permit the increase of the gross floor area of the neighbourhood commercial uses and that these uses shall be located closer than 500 metres from any other commercial development. Schedule 1 shows the details of the proposal.

The land is currently zoned Residential Apartment 5B Density Zone (R5B-627) in accordance with Zoning By-law No. 79-200, as amended by By-law No. 2003-156. The applicant is requesting an Institutional zone and to add the use of a clinic. The requested zoning by-law amendment includes the reduction of the front yard depth, a reduction of the parking maneuvering aisle, reduction to the length of the loading space and increase to the maximum height of a building.

HAVE YOUR SAY

Public input on applications 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 virtual meeting.



WRITTEN SUBMISSION

Please provide written input by mailing your comments to the Department of Planning, Building & Development, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or send an email ndebenedetti@niagarafalls.ca. To include your comments on Council's agenda, it is requested comments be provided by noon on **Friday, August 9th**. Comments received on **August 13th**, will be circulated to City Council.

ORAL SUBMISSION

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 **August 12th, 2024**. All registrants who indicate they wish to attend remotely and electronically will be provided with instructions on how to participate in the public meeting using an electronic platform. Registrants will 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-hall/council/schedule.aspx> 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 me at (905) 356-7521, extension 4233, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at ndebenedetti@niagarafalls.ca. A copy of the Planning, Building & Development Department's Recommendation Report on the application will be available at <https://niagarafalls.ca/city-hall/council/schedule.aspx> after 4:00 p.m. the Thursday before the meeting.

LEGAL NOTICE

Section 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 By-law will apply, who made oral submissions at a Public Meeting or written submissions to City Council prior to the passage of the By-law, may appeal 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 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 by-law is passed, the person or public body is not entitled to appeal the decision of the Niagara Falls City Council to the Ontario Land Tribunal.

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 in respect to the proposed by-law before 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 the residents.

Dated at the City of Niagara Falls this 16th day of July 2024.

Nick DeBenedetti, MCIP, RPP
Planner 2

ND:
Attach.

SCHEDULE 1 SITE PLAN

