



NOTICE OF PUBLIC MEETING - **RESCHEDULED**

9062 Sodom Road
 Assessment Roll No. 272513000214100
 Zoning By-law Amendment and Draft Plan of Subdivision Modification Applications
 City Files: AM-2024-016 and 26T-11-2018-002
 Agent: Keith MacKinnon & Jaclyn Cook, KLM Planning
 Owner: Queensway Chippawa Props Inc.

PUBLIC MEETING

Public Meetings may be attended remotely and electronically or in person.

A Delegated Public Meeting has been scheduled for:

Date: **Wednesday, September 11th, 2024** Time: **4:30 PM**

The Public Meeting will take place in accordance with the agenda.

Place: City Hall, Committee Room 2, 4310 Queen Street and/or Web-based Platform

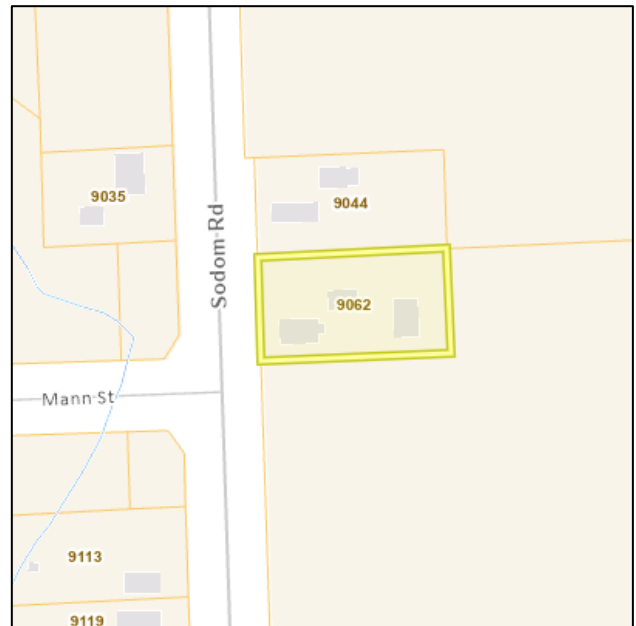
Any public individual/group interested in making comments on these applications or viewing and/or participating in this meeting are encouraged to use the methods noted further below.

PROPOSED AMENDMENTS

Zoning By-law Amendment and Draft Plan of Subdivision Modification applications have been submitted to facilitate the creation of five new lots for detached dwellings. These lots will be added to the approved Chippawa East Draft Plan of Subdivision, which borders the subject lands to the south and east. Schedules 1 and 2 show the details of the proposed development.

The subject lands are designated Residential in accordance with the City of Niagara Falls Official Plan. The Residential designation permits detached dwellings. As such, an Official Plan Amendment is not required.

The subject lands are currently zoned Rural (R) Zone in accordance with Zoning By-law No. 79-200, as amended. The applicant is proposing to rezone the lands to a site-specific Residential Mixed (R3) Zone. The proposed Zoning By-law Amendment would permit the use of detached dwellings. Site-specific amendments have been requested to facilitate increases to the maximum lot coverage and maximum height of a building or structure, reductions to the minimum rear yard depth, minimum landscaped open space, minimum lot area, and to establish minimum front yard depths and minimum exterior side yard widths to a dwelling unit and private garage.



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 or attending in person.

WRITTEN SUBMISSION

Please provide written input or request notice of the decision by mailing your comments to the Department of Planning, Building & Development, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or by sending an email to tgalloway@niagarafalls.ca. Comments are preferred to be provided before noon on **Monday, September 9th, 2024** to be included in the agenda package.

ORAL SUBMISSION To participate remotely and electronically or in person at the Public Meeting, please send an email to tgalloway@niagarafalls.ca before 4:30 pm on **September 10th, 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 the decision.

VIEW THE MEETING

The Public Meeting can be live streamed using the Zoom Platform on the day of the event. Pre-registration is required to view the meeting. The meeting will also be archived on the same webpage for viewing after the event.

MORE INFORMATION

For more information, please contact Tyler Galloway, Planner 1 at (905) 356-7521, extension 4282, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at tgalloway@niagarafalls.ca. A copy of the Planning, Building & Development Department's Recommendation Report on the applications will be available at <https://niagarafalls.ca/city-hall/council/schedule.aspx> after 4:00 p.m. the Friday before the meeting.

LEGAL NOTICE

Section 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 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 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.

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 Council to the Ontario Land Tribunal (OLT) for the Draft Plan of Subdivision. However, if such specified 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 Subdivision, the specified person or public body is not entitled to appeal the decision of the Niagara Falls City Council to the Ontario Land Tribunal.

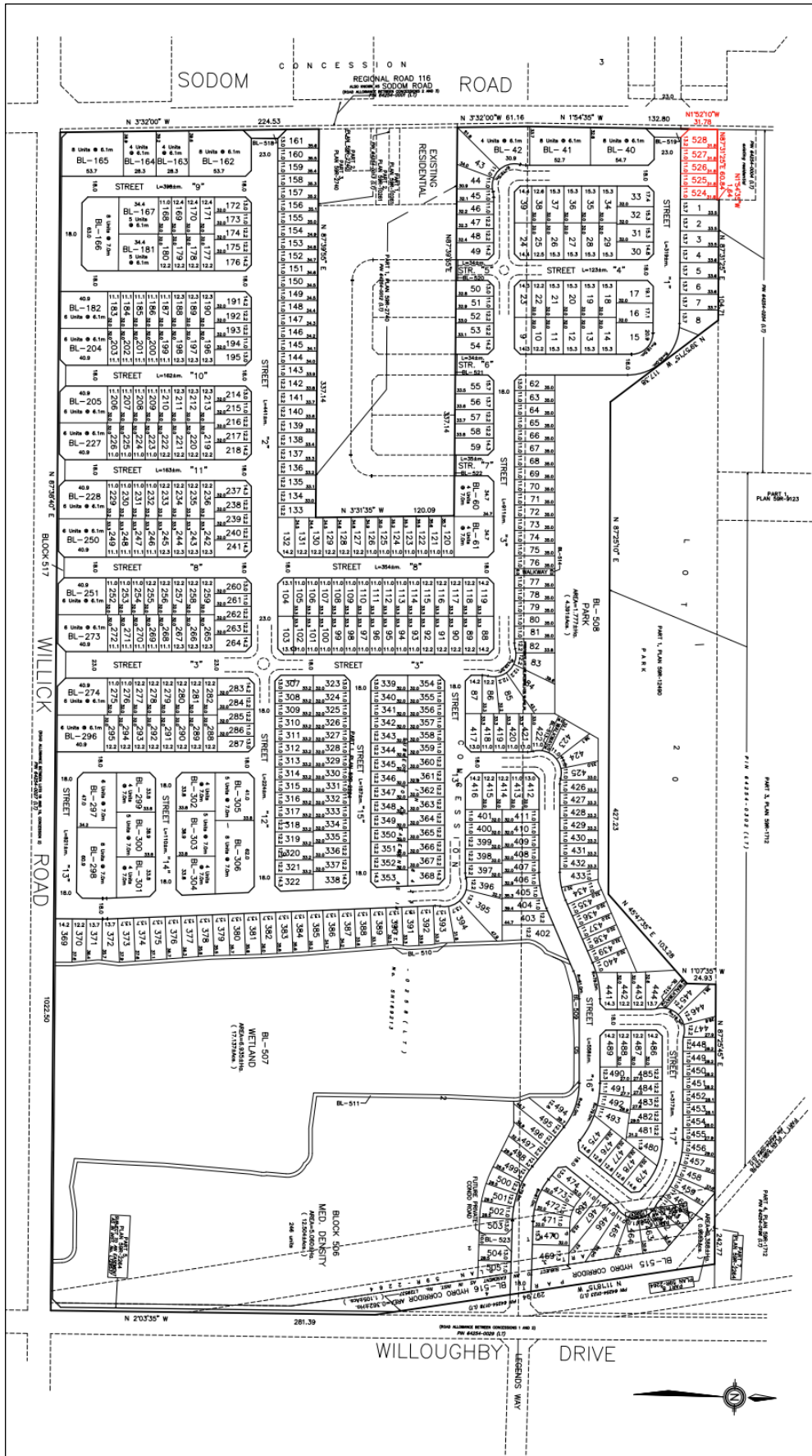
If a specified person or public body does not make written submissions to the City of Niagara Falls in respect to the Draft Plan of Subdivision before the City of Niagara Falls gives or refuses to give approval to the Draft Plan of Subdivision, the person or public body may not be added as a party to 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 22nd day of August 2024.

Tyler Galloway
Planner 1

SCHEDULE 1 Modified Draft Plan of Subdivision



**SCHEDULE 2
Proposed Lots**

