



NOTICE OF PUBLIC MEETING

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

4500 Park Street (272501000507201)
Lots 1-9, Part Lot 9 Block BB Plan 999-1000
Official Plan and Zoning By-law Amendment Applications
City File: AM-2024-036
Applicant: Elite Developments
Agent: The Biglieri Group Ltd.

OPEN HOUSE

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

A Public Meeting of Council has been scheduled for:

Date: Tuesday, December 9th, 2025

Time: Public Meeting start at 5:00 PM

The Public Meeting will take place in accordance with Council's Agenda.

Location: Council Chambers, City Hall 4310 Queen Street

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

PROPOSED AMENDMENTS

Official Plan and Zoning By-law Amendment applications have been submitted to permit a 10-storey residential building.

The subject lands are designated Special Policy Area 102, in part, and Transit Area Secondary Plan, in accordance with the City's Official Plan. The applicant is seeking an Official Plan Amendment to permit a proposed development without providing the mid-block laneway required by Policy 3.12.3.1 of the Transit Area Secondary Plan (connecting Park Street and Queen Street). The amendment would provide relief from this policy to allow the development to proceed without the laneway.



The lands are zoned Central Business Commercial 4 Zone (CB4-1273), in accordance with Zoning By-law No. 79-200, as amended by By-law No. 2025-004. The applicant is seeking site-specific relief to reduce the rear yard, exterior side yard, and building articulation.

PLANS & DOCUMENTS

Digital copies of plans and documents submitted with the application may be obtained at <https://niagarafalls.ca/city-hall/planning/current-planning-applications.aspx>.

HAVE YOUR SAY

Please provide written input by mailing your comments to the Planning, Building & Development Department, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or by sending an email to totoole@niagarafalls.ca on or before November 19th, 2025. You can also participate in the Open House in person.

WRITTEN SUBMISSION

Please provide written input or request notice of Council's 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 totoole@niagarafalls.ca.

Comments are preferred to be provided before noon on **Friday, December 5th, 2025** to be included in Council's agenda package.

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 **Monday, December 8th, 2025**. 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.

MORE INFORMATION

For more information, please contact Tara O'Toole, Senior Manager (Current Development) at (905) 356-7521, extension 4248 or by email anytime at totoole@niagarafalls.ca.

LEGAL NOTICE

Sections 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 Official Plan Amendment/By-law will apply, who made oral submissions at a Public Meeting or written submissions to the Council of the City of Niagara Falls prior to the adoption of the Official Plan Amendment and/or passage of the By-law, may appeal the Official Plan Amendment and/or 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 Council 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 Official Plan Amendment is adopted or the By-law is passed, the person or public body is not entitled to appeal the decision.

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 before the Official Plan Amendment is adopted or 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 of the residents.

Dated at the City of Niagara Falls this 31st day of October, 2025.