



NOTICE OF APPLICATION & OPEN HOUSE

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

4079 Marshall Road
Assessment Roll No.: 272513000216900
Zoning By-law Amendment Application- City File: AM-2025-003
Applicant: Art Federow
Agent: Mackenzie Trepanier (LandPro Planning Solutions Inc.)

OPEN HOUSE

The City wants to give you an opportunity to hear about the proposal and to ask questions. The City also wants your comments on the applications before a staff recommendation report is prepared and presented to Council at a future meeting. Your comments may be given verbally or in a written form.

To accomplish this, an Open House has been scheduled for:

Date: Monday, June 23rd, 2025

Time: 4:30 PM

Place: City Hall, 4310 Queen Street, Committee Room 2

A representative from the Planning, Building & Development Department as well as the applicant will attend to present the proposal to you and to answer questions. 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

A Zoning By-law Amendment application has been submitted to permit the establishment of an assembly hall use in an existing barn, for the purpose of hosting special events.

The subject lands are designated Good General Agriculture in part, Environmental Conservation in part, and Environmental Protection Area in part within the City's Official Plan and zoned Rural, in part, and Conservation - Open Space, in part, in accordance with By-law No. 395/66 Former Township of Willoughby,

The applicant is requesting to add the use of an assembly hall, with a site-specific Rural zone to permit an existing accessory building (barn) to be used as an assembly hall/ event space.



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

Public input on applications is invited. 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 send an email ndebenedetti@niagarafalls.ca on or before **June 23rd, 2025**. If attending the Open House remotely, please pre-register by sending an email to ndebenedetti@niagarafalls.ca before 12:00 PM on **June 23rd, 2025**.

MORE INFORMATION

For more information please contact Nick DeBenedetti, Planner 2, 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.

FORMAL PUBLIC MEETING

The formal Public Meeting required by the *Planning Act* with City Council will be held at a later date. Separate notice of that meeting will be provided to you after the Open House and thirty (30) days before the Public Meeting is to occur.

Dated at the City of Niagara Falls this 30th day of May 2025.

Nick DeBenedetti, MCIP, RPP
Planner 2

ND:
Attach.

SCHEDULE 1 (Concept Site Plan)

