



NOTICE OF APPLICATION & OPEN HOUSE

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

Waterview Village (Riverfront) Phase 1
Units 146 to 213 on Niagara South Vacant Land Condominium Plan No. 214
Minor Zoning By-law Amendment Application
City File: AM-2025-026
Owner: Centennial Homes (Niagara) Inc.
Agent: Raj Patel (RPD Studio)

OPEN HOUSE

The City invites you to attend an Open House to learn more about a development proposal, ask questions, and share your comments. Your input will help inform the staff recommendation report that will be presented at a future Public Meeting.

Date: Wednesday, November 12th, 2025

Time: 6:00 PM

Location: Memorial Room, Gale Centre, 5152 Thorold Stone Road, Niagara Falls

City staff and the applicant will be available to present the proposal and answer questions. Comments may be provided verbally at the meeting or submitted in writing. Details on how to participate or provide input are included below.

PROPOSED AMENDMENT

A Minor Zoning By-law Amendment application has been submitted to facilitate the development of 51 townhouse dwelling units, each containing one Additional Dwelling Unit, as shown on Schedule 1.

The subject lands are designated Residential, Low/Medium Density in accordance with the City's Official Plan and the Riverfront Community Plan.

The lands are zoned Residential Low Density Grouped Multiple Dwelling (R4-1133) Zone, in accordance with Zoning By-law No. 79-200, as amended by By-law No. 2020-124. The applicant is seeking site-specific relief to reduce the minimum manoeuvring aisle width and increase the maximum width of a driveway or parking area and garage in the front yard of a land unit.



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 mceci@niagarafalls.ca on or before November 12th, 2025. You can also participate in the Open House in person.

MORE INFORMATION

For more information, please contact Mackenzie Ceci, Senior Planner (Current Development) at (905) 356-7521, extension 4364 or by email anytime at mceci@niagarafalls.ca.

Dated at the City of Niagara Falls this 28th day of October, 2025.



NOTICE OF VIRTUAL DELEGATED PUBLIC MEETING

Waterview Village (Riverfront) Phase 1
Units 146 to 213 on Niagara South Vacant Land Condominium Plan No. 214
Minor Zoning By-law Amendment Application
City File: AM-2025-026
Owner: Centennial Homes (Niagara) Inc.
Agent: Raj Patel (RPD Studio)

VIRTUAL DELEGATED PUBLIC MEETING

The General Manager of Planning, Building and Development or their designate, as delegated by City Council, will be holding a virtual Delegated Public Meeting in accordance with the requirements of the *Planning Act*.

Date: Wednesday, November 26th, 2025

Time: 4:30 PM

Location: Virtual / Web-based Platform

If you are interested in participating in the virtual Delegated Public Meeting, please pre-register by sending an email to Mackenzie Ceci, Senior Planner (Current Development) at mceci@niagarafalls.ca before 12:00 PM on **Wednesday, November 26th, 2025.**

PROPOSED AMENDMENT

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The subject lands are designated Residential, Low/Medium Density in accordance with the City's Official Plan and the Riverfront Community Plan.

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HAVE YOUR SAY

Public input on the application 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 Delegated Public Meeting.

WRITTEN SUBMISSION

Please provide written input or request notice of the decision 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 mceci@niagarafalls.ca. Comments are preferred to be provided before noon on **Friday, November 21st, 2025** to be included in the agenda package.

ORAL SUBMISSION

To participate virtually in the Delegated Public Meeting, please pre-register by sending an email to mceci@niagarafalls.ca before 12:00 PM on **Wednesday, November 26th, 2025**. All registrants will be provided with instructions on how to participate in the virtual Delegated Public Meeting.

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 at mceci@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/planning/delegated-authority-meetings.aspx> before the Delegated Public 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 to the Council of the City of Niagara Falls 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 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 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 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 28th day of October, 2025.

SCHEDULE 1

