



# NOTICE OF PUBLIC MEETING

**9015 & 8970 Stanley Avenue, Lands to the East and West of 8970 Stanley Avenue, and Lands on the South Side of Lyons Creek Road, East of Stanley Avenue  
Assessment Roll Nos.: 2725130003047000000, 2725130003046000000 & 2725130003003000000**

**Official Plan Amendment Application – City File: AM-2021-016  
Zoning By-law Amendment Application – City File: AM-2022-015  
Applicant: 2610823 Ontario Inc. (Angelo Butera)  
Agent: Upper Canada Consultants (Craig Rohe)**

## COUNCIL MEETING

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

**A Public Meeting of Council has been scheduled for:**

**Date: Tuesday, October 24, 2023**

**Time: Public Meetings start at 4:30 PM  
The Public Meeting will take place in accordance with Council’s agenda.**

**Place: Council Chambers, City Hall, 4310 Queen Street**

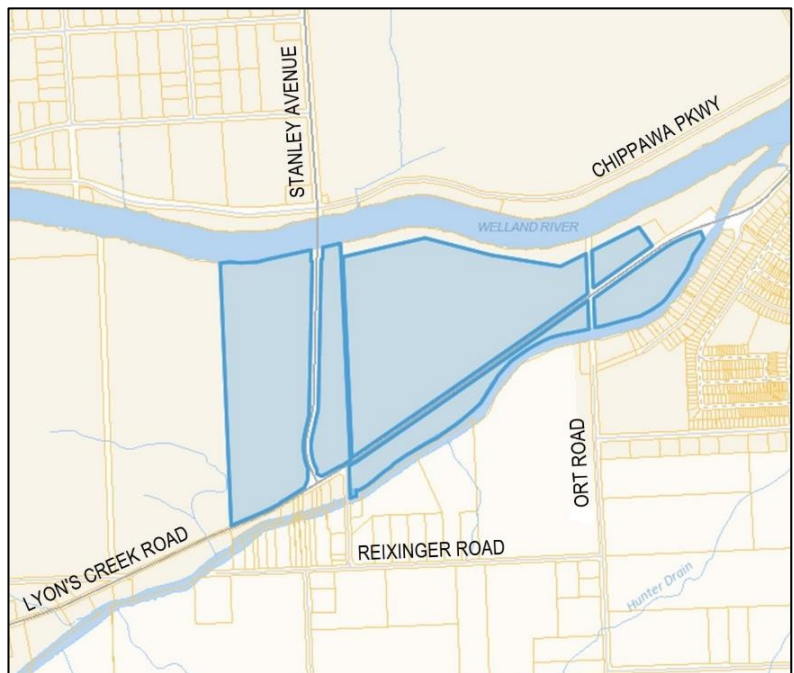
**Visit <https://niagarafalls.ca/city-hall/council/schedule.aspx> to watch the Council Meeting**

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

## PROPOSED AMENDMENTS

Official Plan and Zoning By-law Amendment applications have been submitted to facilitate the development of approximately 1,344 dwelling units, consisting of 679 detached dwellings, 155 on-street townhouse dwellings, and 510 multi-residential dwelling units, along with commercial uses, parks/trails, a stormwater management pond, and a sanitary pumping station.

The City’s Official Plan designates the subject lands as Open Space, in part, Resort Commercial, in part, Environmental Protection Area, in part, and Environmental Conservation Area, in part. The Official Plan Amendment application requests to redesignate the lands to Residential, in part, Minor Commercial, in part, and Environmental Protection Area, in part, as detailed in Schedule 1.



The subject lands are zoned Tourist Commercial Zone, in part, Industrial Zone, in part, and Conservation – Open Space Zone, in part, in accordance with Zoning By-law No. 395 (1966), as amended. The Zoning By-law Amendment application requests to rezone the subject lands, as

detailed on Schedule 2, to Neighbourhood Commercial (NC) Zone, in part, Environmental Protection Area (EPA) Zone, in part, and a site specific Residential Mixed (R3) Zone, in part, to permit the following uses: detached dwellings, semi-detached dwellings, on-street townhouse dwellings, block townhouse dwellings, apartment dwellings, ground floor commercial uses subject to the provisions of the Neighbourhood Commercial (NC) Zone, stormwater management facilities, pumping stations, and institutional uses subject to the provisions of the Institutional (I) Zone, all in accordance with the provisions of Zoning By-law No. 79-200, as amended.

The site specific R3 Zone would establish site specific regulations for lot area, lot frontage, front and rear yard depths, privacy yard depth, interior and exterior side yard setbacks, lot coverage, landscaped open space, height of a building or structure, porch / balcony projection, driveway or parking area width, and commercial uses.

## **HAVE YOUR SAY**

Public input on the 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 electronic meeting or by attending in person.

## **WRITTEN SUBMISSION**

To provide written input, or to request notice of Council's decision, please mail your comments to the Department of Planning, Building & Development, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or send an email to [mceci@niagarafalls.ca](mailto:mceci@niagarafalls.ca) on or before **Tuesday, October 24, 2023**.

To have your comments included in Council's agenda package, please submit your comments before 4:30 PM on **Monday, October 23, 2023**.

## **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](mailto:billmatson@niagarafalls.ca) before 4:30 PM on **Monday October 23, 2023**. All registrants who indicate that 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 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 anytime at [mceci@niagarafalls.ca](mailto:mceci@niagarafalls.ca).

A copy of the Planning, Building & Development Department's Recommendation Report for the applications will be available at <https://niagarafalls.ca/city-hall/council/schedule.aspx> after 4:00 PM the Thursday before the meeting.

## LEGAL NOTICE

### **Sections 17 and 34 of the *Planning Act***

If you disagree with Council's decision on the Official Plan and/or Zoning By-law Amendment applications, you can appeal it to the Ontario Land Tribunal (OLT). However, if a person or public body would otherwise have an ability to appeal the decision of Council to the OLT, 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, then the person or public body is not entitled to appeal the decision to the OLT.

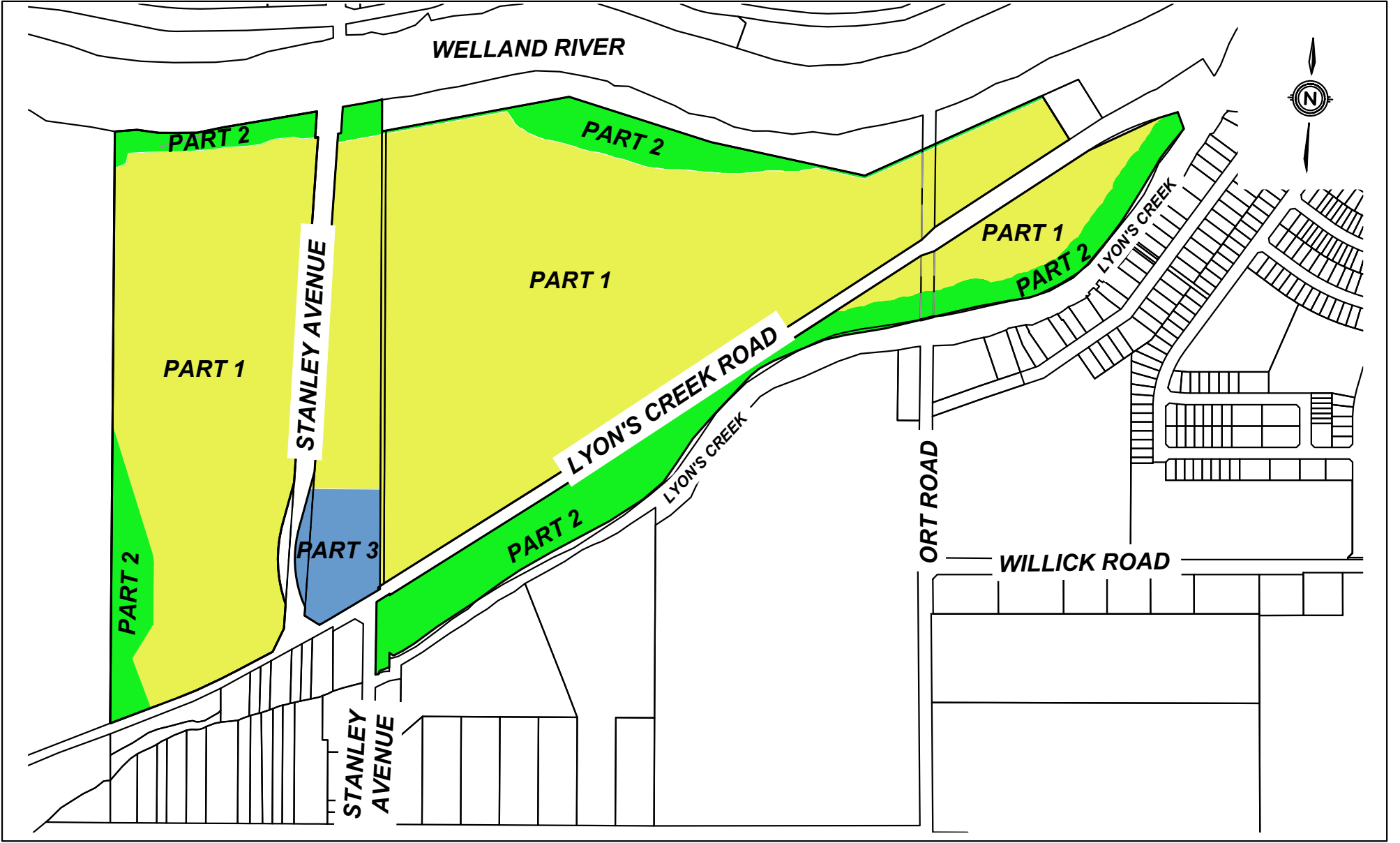
If a person or public body does not make oral submissions at a Public Meeting or make written submissions to the City of Niagara Falls in respect to the proposed Official Plan Amendment or by-law before the Official Plan Amendment is adopted or the by-law is passed, the person or public may not be added as a party to the hearing of an appeal before the OLT unless, in the opinion of the OLT, 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 22<sup>nd</sup> day of September, 2023.

Andrew Bryce MCIP, RPP  
Director of Planning

# SCHEDULE 1



## LEGEND

-  PART 1 - RESIDENTIAL (SCHEDULE A)
-  PART 2 - ENVIRONMENTAL PROTECTION AREA (SCHEDULE A & A1)
-  PART 3 - COMMERCIAL (SCHEDULE A)

## OAKLANDS

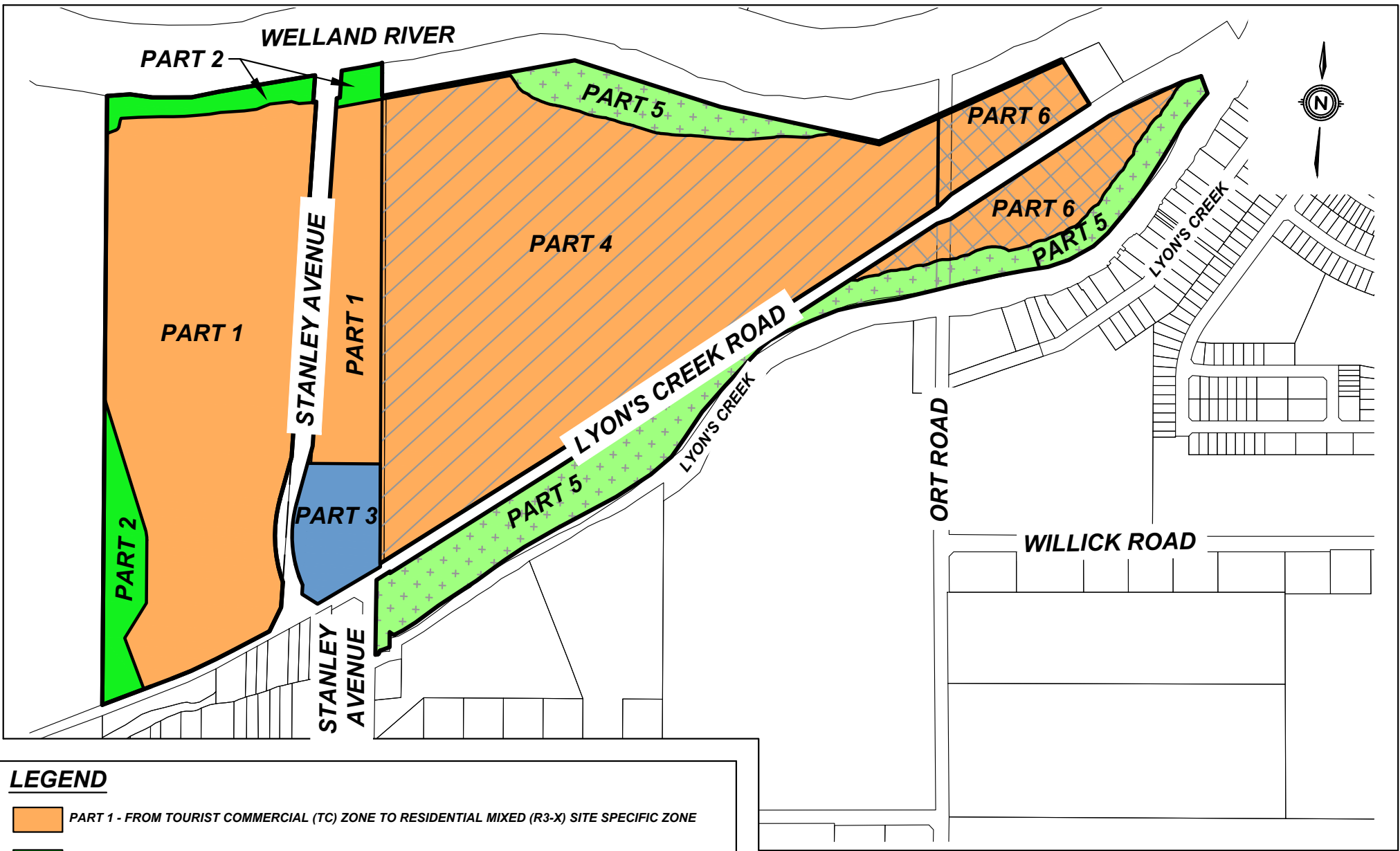
SCHEDULE 'A' OF OFFICIAL PLAN AMENDMENT No. \_\_\_\_\_

MAYOR: \_\_\_\_\_



CLERK: \_\_\_\_\_



# SCHEDULE 2



## LEGEND

-  PART 1 - FROM TOURIST COMMERCIAL (TC) ZONE TO RESIDENTIAL MIXED (R3-X) SITE SPECIFIC ZONE
-  PART 2 - FROM TOURIST COMMERCIAL (TC) ZONE TO ENVIRONMENTAL PROTECTION AREA (EPA) ZONE
-  PART 3 - FROM TOURIST COMMERCIAL (TC) ZONE TO NEIGHBOURHOOD COMMERCIAL (NC) ZONE
-  PART 4 - FROM INDUSTRIAL (I) ZONE TO RESIDENTIAL MIXED (R3-X) SITE SPECIFIC ZONE
-  PART 5 - FROM CONSERVATION-OPEN SPACE (OS) ZONE TO ENVIRONMENTAL PROTECTION AREA (EPA) ZONE
-  PART 6 - FROM CONSERVATION-OPEN SPACE (OS) ZONE TO RESIDENTIAL MIXED (R3-X) SITE SPECIFIC ZONE

## OAKLANDS SCHEDULE 'A' OF ZONING BY-LAW AMENDMENT No. \_\_\_\_\_

MAYOR: \_\_\_\_\_

CLERK: \_\_\_\_\_

