



# NOTICE OF MEETING TO RECONSIDER REFUSAL OF OFFICIAL PLAN AMENDMENT 157 BY THE CITY OF NIAGARA FALLS

**City Initiated Amendment for Employment Land Conversion (Fraser Street, west of Stanley Avenue and East of Fourth Avenue, north of Hamilton Street)  
Official Plan Amendment No. 157**

TAKE NOTICE that on the 3<sup>rd</sup> day of October, 2023, Council of the Corporation of the City of Niagara Falls passed a motion to reconsider its decision to refuse to adopt Official Plan Amendment (OPA 157).

## COUNCIL MEETING

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

A Meeting of Council has been scheduled for:

**Date:** Tuesday, November 14, 2023

**Time:** The reconsideration of OPA 157 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 making comments on this application or viewing and/or participating in this meeting are encouraged to use the methods noted further below.

## PROPOSED AMENDMENT

Official Plan Amendment 157 proposes to convert two subject sites of employment lands to a non-industrial use. The two sites are in the vicinity of the Gale Centre and, more specifically, are on lands centred around Fraser Street, west of Stanley Avenue and lands east of Fourth Avenue, north of Hamilton Street. For the most part, these sites contain land uses (primarily residential) that do not conform to the Industrial designation in the City's Official Plan.



The above map shows the locations (highlighted areas) of the amendment. In response to development inquiries, staff commissioned a review of the current Industrial designation in this area to determine whether the potential conversion to a non-industrial use is appropriate and justified. These lands are currently designated Industrial as shown in the City's Official Plan. An amendment was initiated to formally determine if the potential conversions to a non-industrial use, (i.e. Residential) is appropriate.

At its August 15<sup>th</sup> meeting, Council passed a motion to refuse to approve OPA 157 as Council was of the opinion that the proposed amendment was not compatible with the surrounding area land uses.

At its October 3<sup>rd</sup> meeting, Council passed a motion to reconsider the above noted decision to refuse Official Plan Amendment (OPA 157). Council will reconsider its decision at the November 14<sup>th</sup> meeting of Council.

## **ORAL SUBMISSION**

To appear as a delegate to this matter either remotely and electronically or in person at the **Council 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 **November 13, 2023**. 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.

## **VIEW THE MEETING**

The 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 Brian Dick, MCIP, RPP, Senior Manager, Policy Planning at (905) 356-7521, extension 4247, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at [bdick@niagarafalls.ca](mailto:bdick@niagarafalls.ca).

A copy of the Planning, Building & Development Department's prior Recommendation Report on the application will be available at <https://niagarafalls.ca/city-hall/council/schedule.aspx> after 4:00 p.m. November 9, 2023.

## **LEGAL NOTICE**

### **Section 17 of the Planning Act**

If you disagree with Council's decision on the Official Plan Amendment application, 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 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 of the Niagara Falls City Council 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 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Dated at the City of Niagara Falls this **18th** day of **OCTOBER, 2023**.

Andrew Bryce MCIP, RPP  
Director of Planning