



## NOTICE OF OPEN HOUSE AND PUBLIC MEETING

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

### OPEN HOUSE

A remote electronic Open House has been scheduled for:

Date: Tuesday, June 27, 2023

Time: 5:00 PM

Place: City Hall 4310 Queen Street (Staff Only)

City Planning Staff will attend remotely to present the draft amendment to you and to answer questions. Any public individual/group interested in participating in the meeting should register by 4:30 pm, June 26, 2023 by emailing [planning@niagarafalls.ca](mailto:planning@niagarafalls.ca). You can also participate by providing comments as outlined below.

### COUNCIL MEETING

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

A Public Meeting of Council has been scheduled for:

Date: Tuesday, August 15, 2023

Time: Public Meetings start 2:30 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 making comments on this application or viewing and/or participating in this meeting are encouraged to use the methods noted further below.

### PROPOSED AMENDMENT

The City of Niagara Falls has initiated an amendment to the City's Official Plan to consider the conversion of 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.

## **HAVE YOUR SAY**

Public input on 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**

Please provide written input, or to 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 send an email to [bdick@niagarafalls.ca](mailto:bdick@niagarafalls.ca) on or before **August 15, 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 **August 14, 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 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 Brian Dick, 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 Recommendation Report on the application will be available at <https://niagarafalls.ca/city-hall/council/schedule.aspx> after 4:00 p.m. August 10, 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.

**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 **13th** day of **JUNE, 2023**.

Andrew Bryce MCIP, RPP  
Director of Planning