



# NOTICE OF PUBLIC MEETING

North of Lyon’s Parkway between Ort Road and Lyon’s Creek. A portion of the subject lands are known municipally as 4949 Lyon’s Parkway  
 Part Lot 19, Concession 3, Township of Willoughby, Parts 1 & 2, 59R-15686; Part of Part 1, 59R-9198; City of Niagara Falls  
 Assessment Roll No.: 272513000308200, 272513000308250  
 Zoning By-law Amendment -City File: AM-2023-018  
 Applicant: Craig & Jeff Corey

## COUNCIL MEETING

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

A Public Meeting of Council has been scheduled for:

Date: Tuesday, December 12, 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

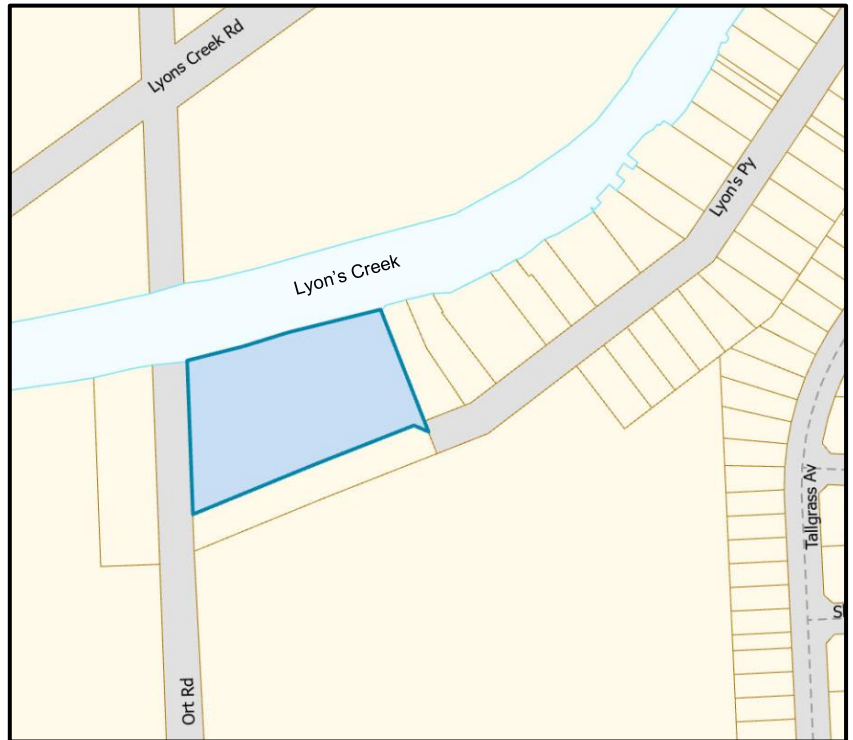
Visit <https://niagarafalls.ca/city-hall/council/schedule.aspx> to watch the Council Meeting

Any public individual/group interested in 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 a total of 3 detached dwelling units on the subject land and protect the Environmental Protection Lands on the property. The land is currently subject to conditional consent applications (B-2023-002 to B-2023-004, inclusive) that will split the land into three Parcels (Parcel 1: Part 1, Parcel 2: Part 2, and Parcel 3: Part 3 and Part 4). Parcel 1, 2 and 3 are proposed to contain 1 detached dwelling unit each. Schedule 1 shows details of the proposal.

The land is zoned Rural, in part, and Conservation – Open Space, in part, under By-law 395, 1966 (Willoughby).



The applicant is requesting to rezone the land two separate site specific Residential 1E (R1E) Density zones, in part, and an Environmental Protection Area (EPA) zone, in part, under By-law 79-200, as follows:

- Part 1 a site specific R1E zone to permit a reduced backyard setback;

- Parts 2 and 3 a site specific R1E zone to permit reduced lot frontage and rear yard setback; and,
- Part 4 an EPA zone. No development or site specific regulations are proposed for the EPA zone.

## 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 may 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 [acooper@niagarafalls.ca](mailto:acooper@niagarafalls.ca).

Comments provided before **noon on Friday December 8, 2023** will be included in Council's agenda package.

## 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 **December 11, 2023**. All registrants who indicate their 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 will be live-streamed on the City's webpage, accessible through 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 Alexa Cooper, Planner 2 at (905)356-7521, extension 4246, between the hours of 8:30 a.m. and 4:30 p.m. or by email at [acooper@niagarafalls.ca](mailto:acooper@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. the Thursday before the meeting.

## LEGAL NOTICE

### Section 34 of the Planning Act

If you disagree with Council's decision on the Zoning By-law 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 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 by-law before 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 10th day of November, 2023.

Andrew Bryce MCIP, RPP  
Director of Planning

