



NOTICE OF PUBLIC MEETING

Oakwood Drive, south of McLeod Road, east of the Queen Elizabeth Way, and west of the Hydro Canal
Part of Township Lot 187 Stamford, being Parts 1, 2, 3 and 4 on 59R17493
Assessment Roll No.: 2725110002053000000
Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision
City Files: AM-2022-024 & 26T-11-2022-001
Applicant: Branthaven Belmont Oakwood Inc.
Agent: Zelinka Priamo Ltd. (Robert MacFarlane / Azar Davis)

COUNCIL MEETING

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

A Public Meeting of Council has been scheduled for:

Date: Tuesday, February 27th, 2024

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 these applications or viewing and/or participating in this meeting are encouraged to use the methods noted further below.

PROPOSED AMENDMENTS & DRAFT PLAN OF SUBDIVISION

Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision applications have been submitted to facilitate the development of 255 townhouse dwellings consisting of 46 three-storey rear lane townhouse dwellings, 36 two-storey townhouse dwellings, 106 three-storey back-to-back townhouse dwellings, and 67 three-storey townhouse dwellings. 46 additional dwelling units are also proposed within the three-storey rear lane townhouse dwellings (units 210 to 255). Schedule 1 shows details of the proposal.

The subject lands are designated Major Commercial in accordance with the City's Official Plan and are located within the Niagara Square Retail District. The applicant is requesting to place the lands under a Special Policy Area to permit townhouse dwellings and a minimum residential density of 20 units per hectare.



The subject lands are zoned Planned Shopping Centre Commercial (SC-833) Zone in accordance with Zoning By-law No. 79-200, as amended by By-law No. 2008-108. The applicant is requesting to rezone the lands to a site-specific Residential Low Density, Group Multiple Dwelling (R4) Zone

to facilitate the proposed townhouse development. Site-specific relief is requested to include back-to-back townhouse dwellings, model homes, and 46 additional dwelling units as permitted uses. Further, site-specific relief is requested to reduce the minimum lot area per dwelling unit, the minimum front yard depth, the minimum width of maneuvering aisles, the minimum parking space requirement, and minimum privacy yard depths, and to increase the maximum height of buildings or structures. The applicant has also requested to establish the front lot line and a building setback consistent with the Ministry of Transportation's minimum setback requirement.

The concurrent Draft Plan of Subdivision application proposes to establish one lot, which is to be subdivided through future Removal of Part Lot Control and Draft Plan of Condominium applications.

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

Please provide written input or 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 mceci@niagarafalls.ca.

Comments are preferred to be provided before noon on Friday, February 23rd, 2024 to 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 before 4:30 pm on Monday, February 26th, 2024. 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 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.

A copy of the Planning, Building & Development Department's Recommendation Report on 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 & 34 of the *Planning Act*

If you disagree with Council's decision on the Official Plan Amendment and/or 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 Official Plan Amendment is adopted or 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 Zoning By-law Amendment 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.

Section 51 of the *Planning Act*

The applicant, Minister of Municipal Affairs, a public body or specified person as defined by the *Planning Act* can appeal a decision of Council to the Ontario Land Tribunal (OLT) for the Draft Plan of Subdivision. However, if such specified person or public body does not make written submissions to the City of Niagara Falls before the City of Niagara Falls gives or refuses to give approval to the Draft Plan of Subdivision, the specified person or public body is not entitled to appeal the decision of the Niagara Falls City Council to the Ontario Land Tribunal.

If a specified person or public body does not make written submissions to the City of Niagara Falls in respect to the Draft Plan of Subdivision before the City of Niagara Falls gives or refuses to give approval to the Draft Plan of Subdivision, 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 26th day of January, 2024.

Andrew Bryce MCIP, RPP
Director of Planning

