



NOTICE OF APPLICATION & PUBLIC MEETING

Railway Land West of 7771 Stanley Avenue (Assessment Roll Nos.: 2725-110-001-13000 and 2725-110-001-99800)

Zoning By-law Amendment Application - City File: AM-2018-025

Applicant: Canada Southern Railway – c/o CPR

PUBLIC MEETING

Date: Tuesday, March 19, 2019

Time: 6:00 PM

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

PROPOSED CHANGE

The zoning amendment is requested to recognize the industrial use of 0.32 ha of land that was recently approved to be severed (B-2018-32) from the CP railway and conveyed to Salit Steel. Refer to Schedule 1 to locate the land which is identified as Part 4.

The land is currently zoned Open Space, with site specific regulations for a golf course (OS-611) in accordance with Zoning By-law No. 79-200 as amended by By-law No.2003-46. The applicant is requesting the land to be zoned Heavy Industrial (HI-55) which is the same zone that exists on the Salit Steel property.



HAVE YOUR SAY

Input on any proposed Zoning By-law Amendment is welcome and encouraged. You can provide input by: speaking at the public meeting or by making a written submission.

PLANS & DOCUMENTS

Full size plans and any documents submitted in conjunction with the applications may be viewed in the Planning & Development Department Monday to Friday between 8:30 a.m. to 4:30 p.m.

WRITTEN SUBMISSION

To provide input in writing, or request notice if the proposed Zoning By-law amendment is approved, please submit a letter to the Director of Planning, Building & Development, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 on or before March 19, 2019.

LEGAL NOTICE

Section 34 of the Planning Act

If you disagree with Council's decision on the application, you can appeal it to the Local Planning Appeal Tribunal (LPAT). However, 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 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 Local Planning Appeal 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 before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal 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.

MORE INFORMATION

For more information, please contact Anamika Dilwaria, Planner 2, at (905)356-7521, extension 4246 or visit the Planning, Building & Development, second floor, City Hall, between the hours of 8:30 a.m. and 4:30 p.m.

A copy of the Planning, Building & Development's Recommendation Report on the application will be available after 4:00 p.m. on March 14, 2019.

Dated at the City of Niagara Falls this 15th day of February, 2019.



Alex Herlovitch. MCIP, RPP
Director of Planning, Building & Development

AD:mb
Attach.

