



NOTICE OF APPLICATION & PUBLIC MEETING

2800 Thorold Townline Road and 3081 Taylor Road (Roll Nos.: 27-25-100-004-13800-0000 and 2725-100-004-08800)

Zoning By-law Amendment Application – City File: AM-2019-001

Applicant: Walker Environment Group Inc.

PUBLIC MEETING

Date: April 9, 2019

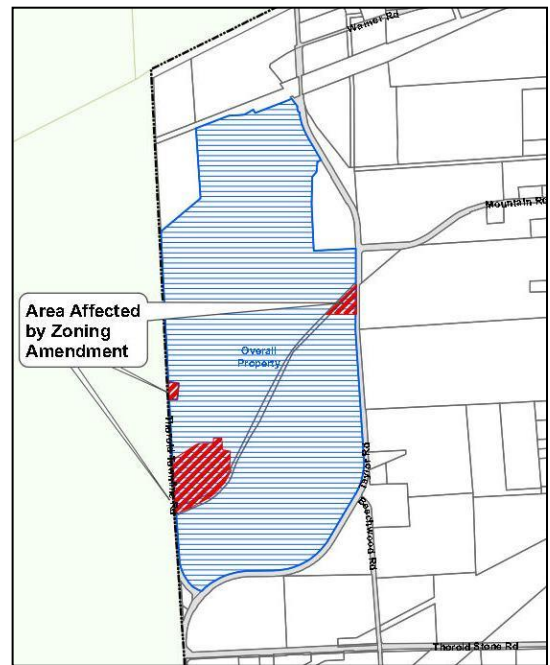
Place: Council Chambers, City Hall

Time: 6:00 PM

4310 Queen Street

PROPOSED CHANGE

The map to the right illustrates the applicant’s lands, and the portion of the lands subject to the requested zoning by-law amendment. The zoning by-law amendment is requested to permit the majority of the subject lands to be used for a waste disposal site and a renewable natural gas facility. Schedule 1 shows detail of the proposed natural gas recovery facility. The zoning amendment is also requested to protect a watercourse and floodplain on a portion of the subject lands.



The majority of the applicant’s lands are zoned Extractive Industrial (EI-72) and Hazard Land (HI-72), with site specific regulations permitting a waste disposal site, in accordance with Zoning By-Law No.79-200. A portion of the applicant’s lands south of the subject lands contain a watercourse, are zoned Hazard Land (HL) and are not part of the proposed zone change. A renewable natural gas facility is permitted under the EI-72 zone as an accessory use. The subject lands are zoned Agricultural (A), in part, which does not permit a waste disposal site or a renewable gas facility. The balance of the subject lands fronting onto Thorold Townline Road and fronting onto Taylor Road, are zoned EI, which also does not permit a waste disposal site.

The applicant is requesting the subject lands to be placed under the EI-72 zone, in part, to permit them to be used as a waste disposal site and a renewable natural gas facility and Environmental Protection Area (EPA) zone, in part, to protect an existing watercourse and flood plain.

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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 April 9, 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 Board, 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 Andrew Bryce, Planner 2, at (905)356-7521, extension 4232 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 April 4, 2019.

Dated at the City of Niagara Falls this 8th day of March, 2019.


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

AB:mb
Attach.

Schedule 1

