



NOTICE AND EXPLANATORY NOTE PASSING OF ZONING BY-LAW NO. 2019-74

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

The Council of The Corporation of the City of Niagara Falls passed By-law No. 2019-74 on the 25th day of June, 2019, under Section 34 of the *Planning Act*.

PURPOSE AND EFFECT

The purpose of By-law No. 2019-74 is to rezone the lands to a site specific Heavy Industrial (HI-55) zone, to recognize the existing industrial use on the lands. The zone is the same site specific Heavy Industrial (HI-55) zone that exists on the abutting Salit Steel property.

By-law No. 2019-74 is in conformity with the City of Niagara Falls Official Plan and is not subject to an amendment to the Official Plan.

MORE INFORMATION

A copy of the by-law is available in Planning, Building & Development, City Hall, between the hours of 8:30 a.m. and 4:30 p.m., if you wish to review it.

LEGAL NOTICE

Individuals, corporations and public bodies who made oral or written submissions to Council prior to the passage of the by-law may appeal the by-law to the Local Planning Appeal Tribunal in respect of the by-law by filing a Notice of Appeal no later than the **18th day of July, 2019** with the Clerk. The appeal must set out the objection to the by-law and the reasons in support of the objection, together with the Local Planning Appeal Tribunal filing fee of \$300.00 in the form of a certified cheque or money order, made payable to the Minister of Finance.

Only individuals, corporations and public bodies who made oral or written submissions to Council prior to the passage of the by-law may appeal the by-law to the Local Planning Appeal Tribunal. A Notice of Appeal may not be filed by an unincorporated association or group. However, a Notice of Appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the Appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to Council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.



A Notice of Appeal, including the filing fee, must be submitted by the date set out above in order to constitute a valid Appeal. Failure to submit a complete Notice of Appeal or the fee of \$300.00 or both, on or before the date set out above will result in an incomplete Appeal application and will not be processed further.

Dated at the City of Niagara Falls this 28th day of June, 2019.

Alex Herlovitch, MCIP, RPP
Director of Planning, Building & Development
City of Niagara Falls
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Niagara Falls, ON L2E 6X5