



NOTICE OF REVISED APPLICATION & REMOTE ELECTRONIC PUBLIC MEETING

**North Side of Chippawa Parkway East of Dorchester Road (Assessment Roll Nos.: 2725-110-001-00600, 2725-100-001-00601, 2725-110-001-00602 and 2725-110-001-01100 and Part of Assessment Roll Nos. 2725-110-001-00605, 2725-110-001-05301 and 2725-110-001-12750)
Riverfront Draft Plan of Subdivision – City File: 26T-11-2019-001
Zoning By-law Amendment Application – City File: AM-2019-004
Applicant: GR (CAN) Investments Ltd.**

REMOTE ELECTRONIC COUNCIL MEETING

The Province has established rules for public gatherings due to the Covid-19 emergency. As a result, the size of public gatherings is restricted in City facilities to ensure public safety. To address these restrictions, City Council is holding Public Meetings remotely and electronically.

A remote electronic Public Meeting has been scheduled for:

Date: Tuesday, October 6, 2020

Time: 4:30 PM (New Time)

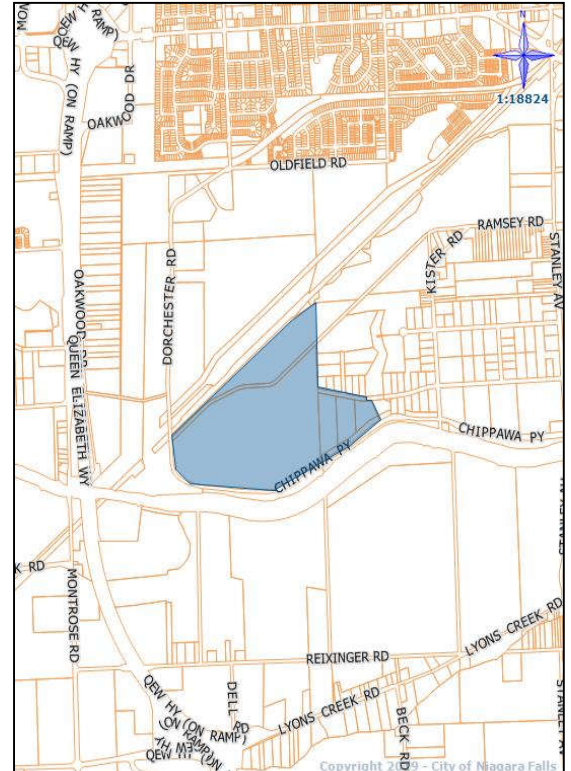
**Place: Council Chambers, City Hall, 4310 Queen Street (COUNCIL & LIMITED STAFF ONLY)
Visit niagarafalls.ca to watch the Council Meeting (PUBLIC)**

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

PROPOSAL

The applicant has submitted an application to subdivide a 77.9 hectare parcel of land on the north side of Chippawa Parkway, east of Dorchester Road, into 7 blocks for dwellings, 1 block for mixed use, 2 blocks for open space, 4 blocks for environmental protection, 2 blocks for utility services, 1 block (Block 17) designated as other lands owned by the applicant and not proposed for development at this time, as well as blocks for road widening. The residential blocks are to be further subdivided through plans of condominium. Up to 1045 dwelling units are proposed to be developed, however, the final unit count will be determined at the time of plan of condominium submission. Refer to Schedule 1 for details of the proposed subdivision.

The applicant has also submitted an application to amend Zoning By-law No. 79-200 (AM-2019-004). The land is zoned General Industrial (GI and GI-32), in part, and Open Space (OS-611), in part, in accordance with By-law No. 79-200, as amended by By-law Nos. 1981-179 and 2003-046. The applicant is requesting the zoning of the residential blocks to be changed to two separate site specific Residential Low Density, Grouped Multiple Dwellings zones (R4) based on density and building height. One site specific R4 zone is requested to permit a community centre and a limited range of commercial uses. The applicant is also requesting the mixed use block be changed to Neighbourhood Commercial (NC), the zoning of park blocks be changed to Open Space (OS), the zoning of the environmental blocks be changed to Environmental Protection Area (EPA) and the zoning of the other lands owned by the applicant be changed to Development Holding (DH) and EPA to prevent development of these lands.



PLANS & DOCUMENTS

Digital copies of plans and documents submitted with the application may be obtained at niagarafalls.ca/planning.

HAVE YOUR SAY

Public input on applications is invited. During this time, 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.

WRITTEN SUBMISSION

Please provide written input, or to request notice of Council's decision, by mailing your comments to the Director of Planning, Building & Development, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or send an email to aherlovitch@niagarafalls.ca on or before **October 6, 2020**.

ORAL SUBMISSION

To participate in the remote electronic public meeting to provide input orally, please pre-register with the City Clerk by sending an email to billmatson@niagarafalls.ca before 4:30 p.m. on **October 5, 2020**. All registrants will be provided with instructions on how to use your computer, tablet or phone to participate in the remote electronic public meeting. Registrants will be notified of Council's Decision.

VIEW THE MEETING

The remote electronic Public Meeting can be live-streamed on the City's webpage of the Council Meeting Schedule at niagarafalls.ca/councilvideos 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 Andrew Bryce, Planner 2, at (905)356-7521, extension 4232, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at abryce@niagarafalls.ca.

A copy of the Planning, Building & Development Department's Recommendation Report on the application will be available at niagarafalls.ca/planning after 4:00 p.m. on **October 1, 2020**.

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 Local Planning Appeal Tribunal (LPAT). However, if a person or public body would otherwise have an ability to appeal the decision of the City of Niagara Falls to the Local Planning Appeal 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 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 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 of an appeal before the Local Planning Appeal 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 as defined by the *Planning Act* and a person listed under Section 51(48.3) of the *Planning Act* (prescribed utility, electrical generation and distribution and railway companies, and persons required to prepare a risk safety and management plan for propane storage and handling) can appeal a decision of Council to the Local Planning Appeal Tribunal for the Draft Plan of Subdivision. However, if such 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 City of Niagara Falls gives or refuses to give approval to the Draft Plan of Subdivision, 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 (as identified above) does not make oral submissions at a public meeting or make written submissions to the City of Niagara Falls in respect of 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 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.

Dated at the City of Niagara Falls this 4th day September, 2020.



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

AB:cr

Attach.

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