



NOTICE OF REMOTE ELECTRONIC PUBLIC MEETING

Part of Lots 19 and 20, Concession 2
Roll No.: 2725-130-002-14700
Chippawa East- Located north of Willick Road between Sodom Road and Willoughby Drive
Draft Plan of Subdivision Application- City File: 26T-11-2018-02
Zoning By-law Amendment Application – City File: AM-2018-012
Applicant: Queensway Chippawa Properties Inc.
Agent: KLM Planning Partners Inc. (Keith MacKinnon)

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 Public Meeting of Council has been scheduled for:

Date: Tuesday, December 7, 2021

Time: 4:00 PM

The Public Meeting will take place in accordance with Council’s agenda.

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

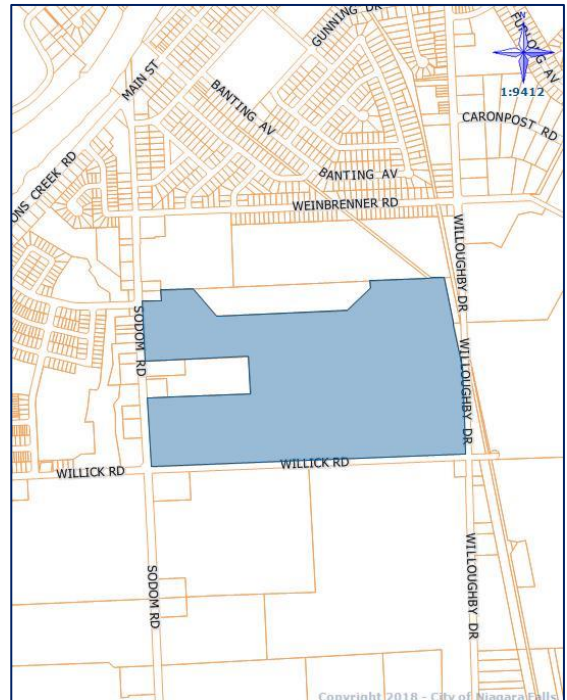
Any public individual/group interested in making comments on this application or viewing and/or participating in this meeting are encouraged to use the methods noted further below.

PROPOSED DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT

The applicant has submitted a draft plan of subdivision application to subdivide 49.3 hectares of land on the north side of Willick Road between Sodom Road and Willoughby Drive into 449 lots for detached dwellings, 24 lots for 48 semi-detached dwelling units, 32 blocks for 183 on-street townhouse dwellings, a 5.06 hectare block for medium density residential units (estimated up to 246 units), 1 block (6.9 ha) for the protection of a Provincially Significant Wetland, 1 block for open space/stormwater management purposes, and blocks for hydro corridor, open space, future private condominium road, road widenings, walkways and open space, and reserves. Schedule 1 shows details of the proposed subdivision.

The applicant has also submitted an application to amend Zoning By-law Nos. 395, 1966 (Willoughby) and 79-200. The property is zoned Rural under Zoning By-law No. 395, 1966.

The applicant is requesting the land be placed under Zoning By-law No. 79-200 and the zoning be changed to place the detached lots, semi-detached lots, and on-street townhouse blocks, under a site specific Residential Mixed (R3) zone with reduced lot area and frontage, increased height, revised frontage interpretation, and to permit tandem parking; and, to place the medium density block under the Residential Low Density, Grouped Multiple Dwellings (R4) zone. The proposed open space/stormwater management and walkway are requested to be placed under an Open Space (OS) zone, and the Provincially Significant Wetland, and its associated buffer, under the Environmental Protection Area



(EPA) zone.

PLANS & DOCUMENTS

Digital copies of plans and documents submitted with the application may be viewed 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 **December 7, 2021**.

ORAL SUBMISSION

To participate in the remote electronic public meeting please pre-register with the City Clerk by sending an email to billmatson@niagarafalls.ca before 4:30 pm on **December 6, 2021**. 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 Julie Hannah, Planner 2 at (905)356-7521, extension 4107, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at jhannah@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 December 2, 2021.

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 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 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 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 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 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 Ontario Land 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 Ontario Land Tribunal.

If a person or public body (as identified as above) does not make oral submissions at a public meeting or 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, 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 5th day of November, 2021.



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

JH:
Attach.

SCHEDULE 1

(Proposed Draft Plan of Subdivision)

