



# NOTICE OF REMOTE ELECTRONIC PUBLIC MEETING

The City’s Planning, Building & Development Department has received an application for a Vacant Land of Condominium and Zoning By-law amendment for the lands noted below.

**5646, 5678, 5708 Dorchester Road (Assessment Roll Nos.: 2725-060-014-02500, 2725-060-014-02600, 2725-060-014-02700)**  
**Village on Dorchester**  
**Vacant Land Condominium Application- City File: 26CD-11-2021-003**  
**Zoning By-law Amendment Application- City File: AM-2021-018**  
**Applicant: Centennial Homes (Niagara) Inc.**  
**Agent: Craig Rohe, Upper Canada Consultants**

## 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, February 8, 2022**

**Time: 4:00 PM**

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

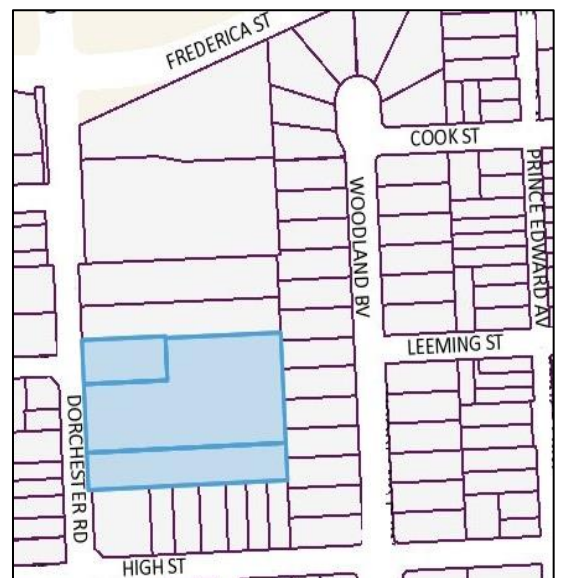
**Place: Council Chambers, City Hall, 4310 Queen Street (COUNCIL & LIMITED STAFF ONLY)**  
**Visit [niagarafalls.ca](http://niagarafalls.ca) to watch the Council Meeting (PUBLIC)**

**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 AMENDMENT

The applicant has submitted a vacant land condominium application to construct a total of 67 block townhouse units. Schedule 1 shows the proposed site plan.

The applicant has also submitted an application to amend the Zoning By-law No. 79-200, as amended. The lands are designated Residential in the City’s Official Plan. The applicant is requesting that the subject properties be placed under a site specific Residential Low Density, Group Multiple Dwelling (R4) zone, with site specific lot area, front yard depth and privacy yard depth regulations, to permit the proposed development.



## PLANS & DOCUMENTS

Digital copies of plans and documents submitted with the application may be obtained at [niagarafalls.ca/planning](http://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 Acting Director of Planning, Building & Development, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or send an email to [svaleo@niagarafalls.ca](mailto:svaleo@niagarafalls.ca) on or before **February 8, 2022**.

## 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](mailto:billmatson@niagarafalls.ca) before 4:30 pm on **February 7, 2022**. 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](http://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 Nick DeBenedetti, Planner 2 at (905)356-7521, extension 4233, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at [ndebenedetti@niagarafalls.ca](mailto:ndebenedetti@niagarafalls.ca).

A copy of the Planning, Building & Development Department's Recommendation Report on the application will be available at [niagarafalls.ca/planning](http://niagarafalls.ca/planning) after 4:00 p.m. on **February 3, 2022**.

## 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 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 7<sup>th</sup> day of January 2022.



Sam Valeo. M.Eng., P.Eng, CBCO, PMP  
Acting Director of Planning, Building & Development  
ND:Attach

# SCHEDULE

## Sketch

