



NOTICE OF REMOTE ELECTRONIC PUBLIC MEETING

9234 Sodom Road (Roll No: 2725-130-002-14804)
Zoning By-law Amendment Application – City File: AM-2019-007
Draft Plan of Subdivision – City File: 26T-11-2019-002
Applicant: Polocorp Inc. (Mike Puopolo)

COUNCIL MEETING

To ensure public safety, City Council is holding Public Meetings remotely and electronically.

A Public Meeting of Council has been scheduled for:

Date: Tuesday, July 12, 2022

Time: Public Meetings start at 2:30 PM
The Public Meeting will take place in accordance with Council’s agenda.

Place: Council Chambers, City Hall, 4310 Queen Street

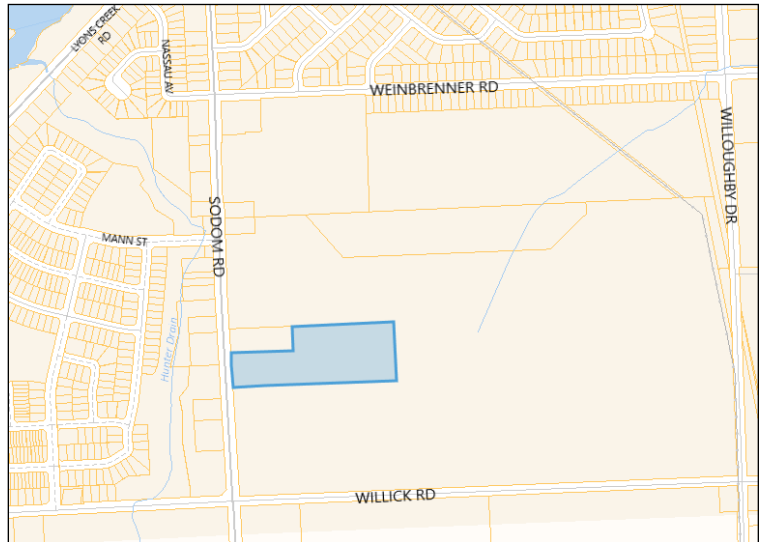
Visit <https://niagarafalls.ca/city-hall/council/schedule.aspx> to watch the Council Meeting

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 & AMENDMENT

A draft plan of subdivision and zoning by-law amendment application has been submitted to permit 18 detached dwelling lots, 8 blocks for 41 on-street townhouses, 1 block for 12 block townhouses and 8 back-to-back townhouses, and 1 block for 16 stacked townhouses. Additional blocks are for future development and roads. Schedule 1 shows details of the proposed subdivision.

The land is currently zoned Rural under the Willoughby Zoning By-law 395. The applicant is requesting to place the land under By-law 79-200 to Residential 1F Density (R1F) for detached dwellings, site specific Residential Mixed (R3) for on-street townhouses, site specific Residential Low Density, Group Multiple Dwelling (R4) for block, back-to-back, and stacked townhouses, and Development Holding (DH) zone for remnant land.



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 Department of Planning, Building & Development, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or send an email to jhannah@niagarafalls.ca on or before **Tuesday July 12, 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 before 4:30 pm on **Monday July 11, 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 <https://niagarafalls.ca/city-hall/council/schedule.aspx> 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 <https://niagarafalls.ca/city-hall/council/schedule.aspx> after 4:00 p.m. on **Thursday July 7, 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 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 10th day of June, 2022.

Kira Dolch, MCIP, RPP, CNU-A
Director of Planning, Building & Development

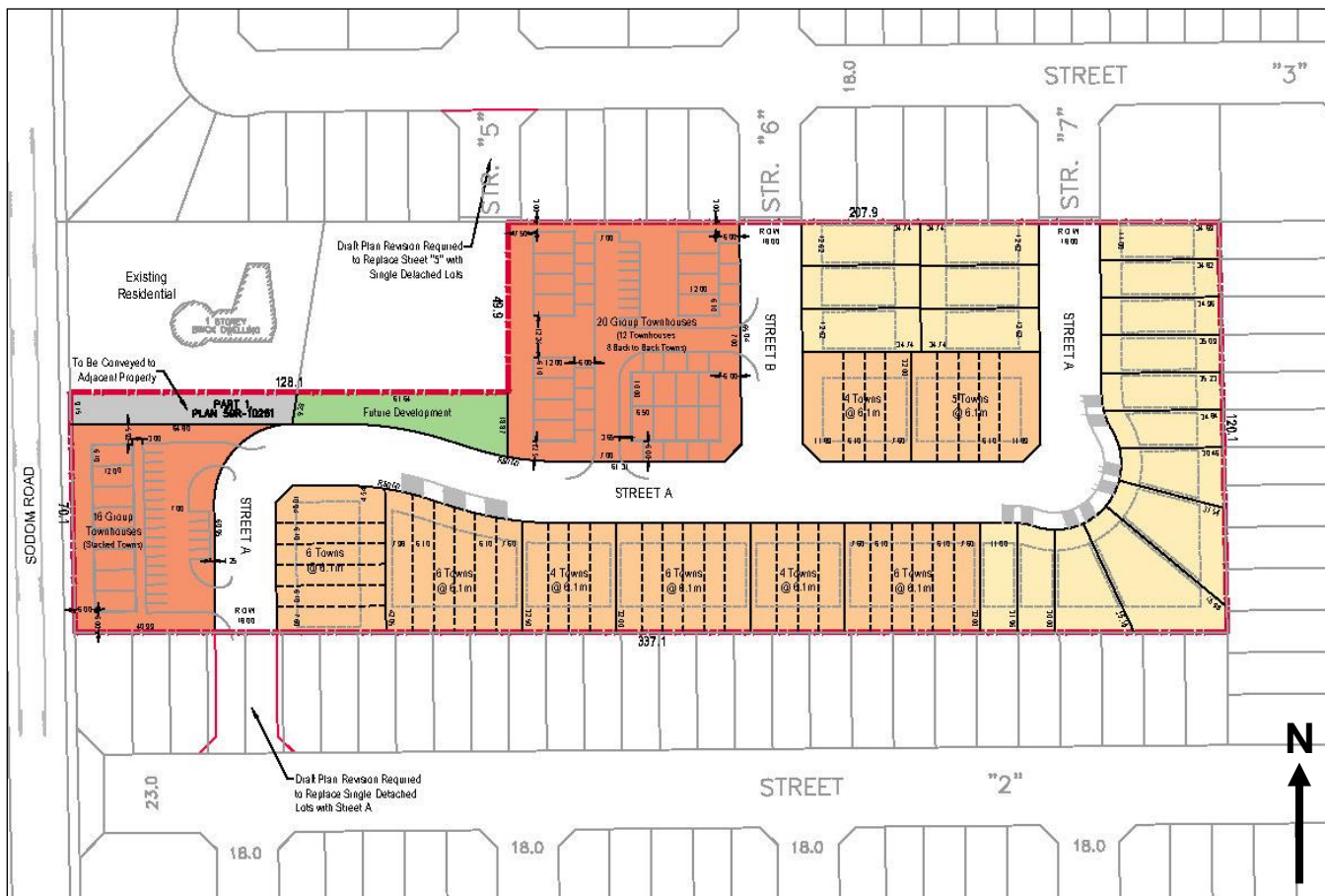
JH

Attach.

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SCHEDULE 1

(Draft Plan- Preliminary Site Plan)



(Draft Plan)

