



NOTICE OF REMOTE ELECTRONIC PUBLIC MEETING

5500 Marineland Parkway
(Assessment Roll No.: 2725-080-003-14902- north parcel; 2725-080-003-14815- south parcel)
Official Plan & Zoning By-law Amendment Application- City File: AM-2020-018
Applicant: Marina (Thundering Waters) Developments Inc. and
Marina (Thundering Waters II) Developments Inc.
Agent: Niagara Planning Group (Mary Lou Tanner)

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.

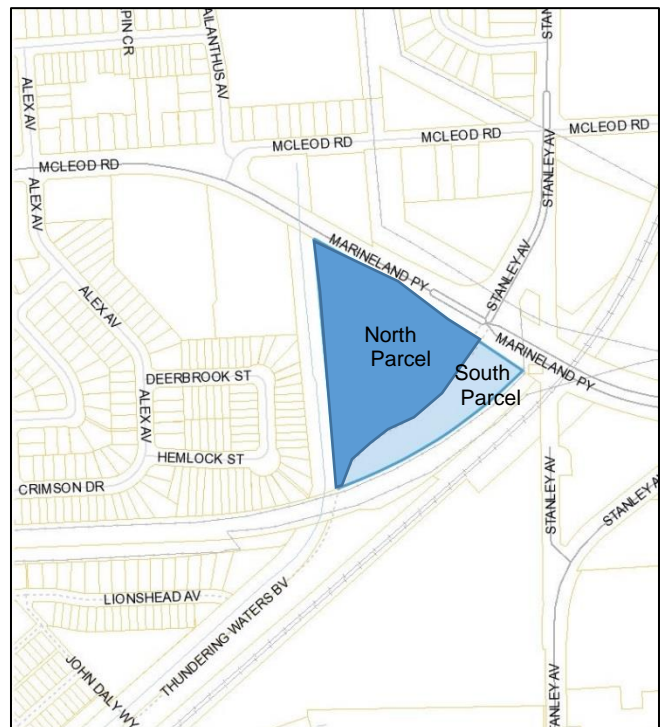
PROPOSED AMENDMENTS

Official plan and zoning by-law amendment applications have been submitted to permit the proposed residential development of 292 dwelling units (33 townhouse units and 259 stacked townhouse units). Schedule 1 shows details of the proposed development.

The subject land is designated Residential and Special Policy Area 54 (which permits the development of 8 and 4 storey apartment buildings to a maximum density of 154 units/ha), in part, Tourist Commercial, in part, and Environmental Conservation Area, in part, in the City’s Official Plan. In addition, it is located within the McLeod Road Intensification Corridor.

The Official Plan amendment is requesting to repeal Special Policy Area 54 and its related policies, to permit vacation rental units, and to apply a Class 4 noise designation under the Provincial NPC 300 Environmental Noise Guidelines.

The land is zoned Residential Apartment 5E (R5E-810 (H)), in part, and Tourist Commercial (TC-611), in part, by Zoning By-law No. 79-200.



The zoning by-law amendment is requesting to place under the lands under a site specific Residential Low Density, Grouped Multiple Dwelling (R4) zone.

For the north parcel the applicant requests to permit home occupations in townhouse and apartment dwellings, a reduction in the minimum lot area, front yard depth, interior side yard width, exterior side yard width, minimum privacy yard for block townhouses, minimum landscaped open space, parking space requirements, and parking stall width and increase maximum lot coverage and height of buildings.

For the south parcel the applicant requests to permit home occupations in townhouse and apartment dwellings and vacation rental units, requests a reduction in the minimum lot area, front yard depth, exterior side yard width, landscaped open space area, parking space requirements, and parking stall width and increase maximum lot coverage and height of building.

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 **the 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. **Thursday July 7, 2022**.

LEGAL NOTICE

Section 17 and 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 Official Plan Amendment is adopted or 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 Official Plan Amendment or by-law before the Official Plan Amendment is adopted or 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.

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 (Site Sketch)



(Perspectives)

