



NOTICE OF PUBLIC MEETING

**9015 & 8970 Stanley Avenue, Lands to the East and West of 8970 Stanley Avenue, and Lands on the South Side of Lyons Creek Road, East of Stanley Avenue
Assessment Roll Nos.: 2725130003047000000, 2725130003046000000 & 2725130003003000000**

Official Plan Amendment Application – City File: AM-2021-016

Zoning By-law Amendment Application – City File: AM-2022-015

Applicant: 2610823 Ontario Inc. (Angelo Butera)

Agent: Upper Canada Consultants

COUNCIL MEETING

Public Meetings may be attended remotely and electronically or in person.

A Public Meeting of Council has been scheduled for:

Date: Tuesday, May 28th, 2024

**Time: Public Meetings start at 4:30 PM
The Public Meeting will take place in accordance with Council’s agenda.**

Place: Council Chambers, City Hall, 4310 Queen Street

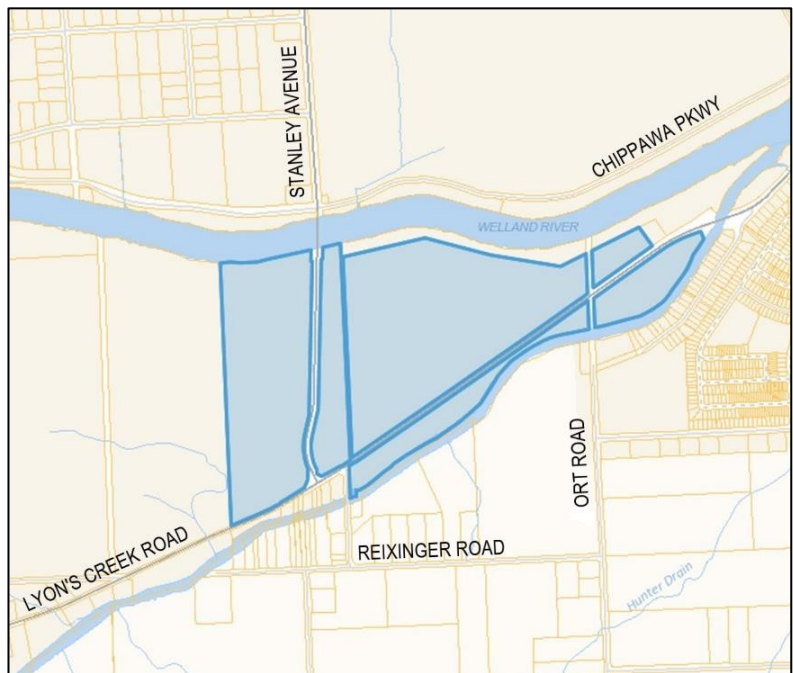
Visit <https://niagarafalls.ca/city-hall/council/schedule.aspx> to watch the Council Meeting

Any public individual/group interested in commenting on these applications 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 facilitate the development of approximately 1,344 dwelling units, consisting of 679 detached dwellings, 155 on-street townhouse dwellings, and 510 multi-residential dwelling units, along with commercial uses, parks/trails, a stormwater management pond, and a sanitary pumping station.

The City’s Official Plan designates the subject lands as Open Space, in part, Resort Commercial, in part, Environmental Protection Area, in part, and Environmental Conservation Area, in part. The Official Plan Amendment application requests to redesignate the lands to Residential, in part, Minor Commercial, in part, and Environmental Protection Area, in part, as detailed in Schedule 1.



The subject lands are zoned Tourist Commercial Zone, in part, Industrial Zone, in part, and Conservation – Open Space Zone, in part, in accordance with Zoning By-law No. 395 (1966), as amended. The Zoning By-law Amendment application requests to rezone the subject lands, as

detailed on Schedule 2, to Neighbourhood Commercial (NC) Zone, in part, Environmental Protection Area (EPA) Zone, in part, and a site specific Residential Mixed (R3) Zone, in part, to permit the following uses: detached dwellings, semi-detached dwellings, on-street townhouse dwellings, block townhouse dwellings, apartment dwellings, ground floor commercial uses subject to the provisions of the Neighbourhood Commercial (NC) Zone, stormwater management facilities, pumping stations, and institutional uses subject to the provisions of the Institutional (I) Zone, all in accordance with the provisions of Zoning By-law No. 79-200, as amended.

The site specific R3 Zone would establish site specific regulations for lot area, lot frontage, front and rear yard depths, privacy yard depth, interior and exterior side yard setbacks, lot coverage, landscaped open space, height of a building or structure, porch / balcony projection, driveway or parking area width, and commercial uses.

The applicant requested to defer the Public Meeting that was scheduled for the October 24th, 2023 Council meeting and Council's consideration of the Recommendation Report that was prepared by City Staff. The applicant has since appealed Council's failure to make a decision on the applications to the Ontario Land Tribunal in accordance with subsections 22(7) and 34(11) of the *Planning Act*.

HAVE YOUR SAY

Public input on the applications is invited. 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 or by attending in person.

WRITTEN SUBMISSION

To provide written input, or to request notice of Council's decision, please mail your comments to the Department of Planning, Building & Development, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or send an email to mceci@niagarafalls.ca.

Comments are preferred to be provided before noon on **Friday, May 24th, 2024** to be included in Council's agenda package.

ORAL SUBMISSION

To participate remotely and electronically or in person at the Public Meeting, please pre-register with the City Clerk by sending an email to billmatson@niagarafalls.ca before 4:30 PM on **Monday, May 27th, 2024**. All registrants who indicate that they wish to attend remotely and electronically will be provided with instructions on how to participate in the Public Meeting using an electronic platform. Registrants will be notified of Council's decision.

VIEW THE MEETING

The 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 Mackenzie Ceci, Senior Planner (Current Development) at (905) 356-7521, extension 4364, between the hours of 8:30 AM and 4:30 PM or by email anytime at mceci@niagarafalls.ca.

A copy of the Planning, Building & Development Department's Recommendation Report for the applications will be available at <https://niagarafalls.ca/city-hall/council/schedule.aspx> after 4:00 PM the Thursday before the meeting.

LEGAL NOTICE

Sections 17 and 34 of the *Planning Act*

If you disagree with Council's decision on the Official Plan and/or Zoning By-law Amendment applications, 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 Council to the OLT, 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 Official Plan Amendment is adopted or the by-law is passed, then the person or public body is not entitled to appeal the decision to the OLT.

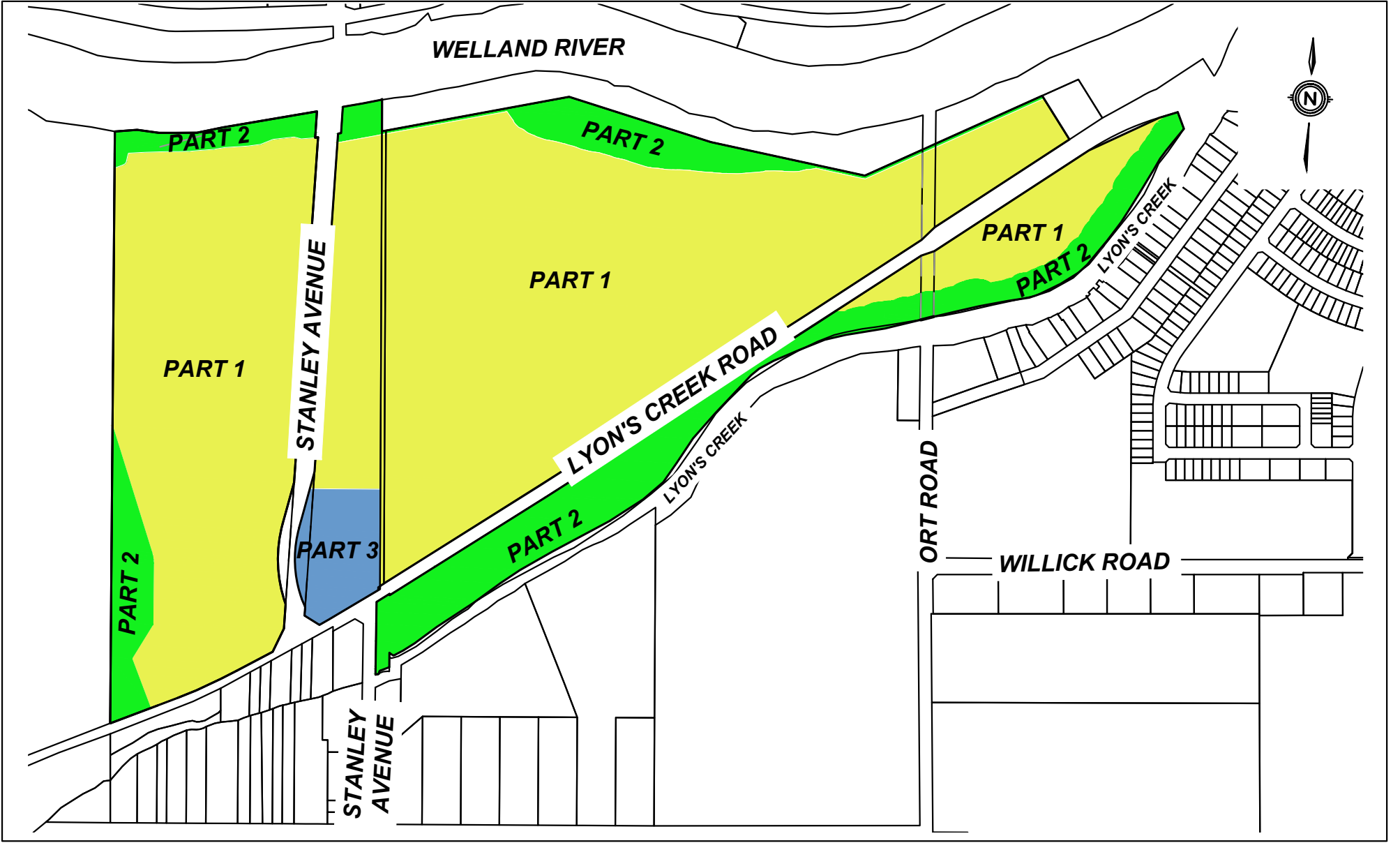
If a person or public body does not make oral submissions at a Public Meeting or make written submissions to the City of Niagara Falls in respect to the proposed Official Plan Amendment or by-law before the Official Plan Amendment is adopted or the by-law is passed, the person or public may not be added as a party to the hearing of an appeal before the OLT unless, in the opinion of the OLT, 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 12th day of April, 2024.

Andrew Bryce MCIP, RPP
Director of Planning

SCHEDULE 1



LEGEND

-  PART 1 - RESIDENTIAL (SCHEDULE A)
-  PART 2 - ENVIRONMENTAL PROTECTION AREA (SCHEDULE A & A1)
-  PART 3 - COMMERCIAL (SCHEDULE A)

OAKLANDS

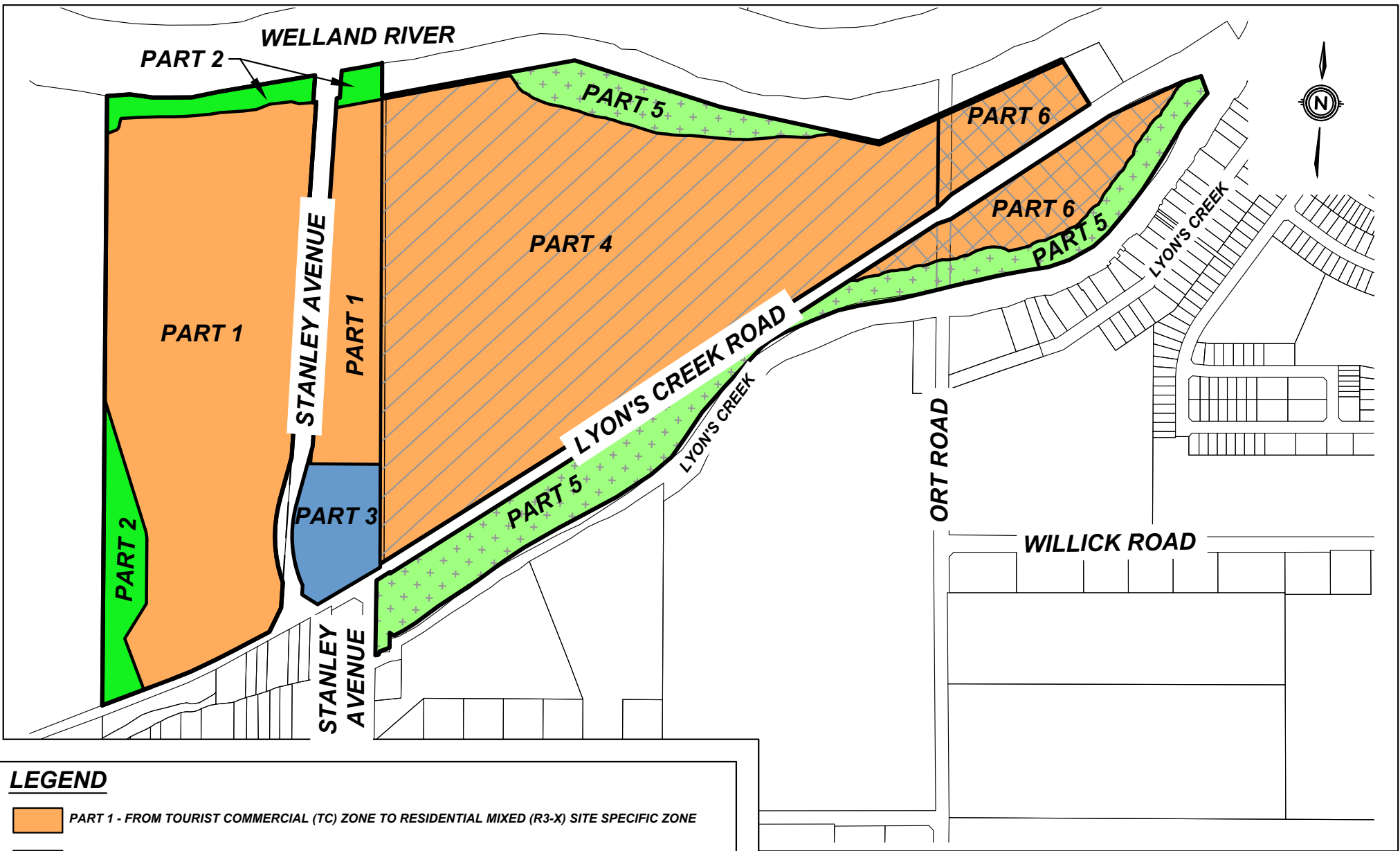
SCHEDULE 'A' OF OFFICIAL PLAN AMENDMENT No. _____

MAYOR: _____

CLERK: _____



SCHEDULE 2



LEGEND

- PART 1 - FROM TOURIST COMMERCIAL (TC) ZONE TO RESIDENTIAL MIXED (R3-X) SITE SPECIFIC ZONE
- PART 2 - FROM TOURIST COMMERCIAL (TC) ZONE TO ENVIRONMENTAL PROTECTION AREA (EPA) ZONE
- PART 3 - FROM TOURIST COMMERCIAL (TC) ZONE TO NEIGHBOURHOOD COMMERCIAL (NC) ZONE
- PART 4 - FROM INDUSTRIAL (I) ZONE TO RESIDENTIAL MIXED (R3-X) SITE SPECIFIC ZONE
- PART 5 - FROM CONSERVATION-OPEN SPACE (OS) ZONE TO ENVIRONMENTAL PROTECTION AREA (EPA) ZONE
- PART 6 - FROM CONSERVATION-OPEN SPACE (OS) ZONE TO RESIDENTIAL MIXED (R3-X) SITE SPECIFIC ZONE

OAKLANDS SCHEDULE 'A' OF ZONING BY-LAW AMENDMENT No. _____

MAYOR: _____

CLERK: _____

