



# NOTICE OF PUBLIC MEETING

**4280 Fourth Avenue**  
**Assessment Roll No.: 272501001005900**  
**Official Plan and Zoning By-law Amendment Application - City File: AM-2024-010**  
**Applicant: 1274505 Ontario Ltd**  
**Agent: Aaron Butler (NPG Planning Solutions)**

## COUNCIL MEETING

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

A Public Meeting of Council has been scheduled for:

**Date: Tuesday, September 10<sup>th</sup>, 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 making comments on this application or viewing and/or participating in this meeting are encouraged to use the methods noted further below.

## PROPOSED AMENDMENT

An Official Plan and Zoning By-law amendment application has been submitted to facilitate the development of 72 stacked townhouse dwellings in 5 blocks. Schedules 1 and 2 show the details of the proposal.

The subject lands are designated Residential and located within Special Policy Area 91 in accordance with the City's Official Plan, as amended by Official Plan Amendment No. 157. The applicant is proposing to introduce a Special Policy Area to permit a maximum density of 100 units per hectare on a local road.

The lands are currently zoned Light Industrial (LI) Zone in accordance with Zoning By-law No. 79-200, as amended. The applicant is proposing to rezone the lands to a site-specific Residential Apartment 5C Density Zone to permit the proposed stacked townhouse development. The applicant is also requesting relief from the Zoning By-law for a reduced minimum front yard depth, reduced minimum interior side yard width, reduced parking rate per dwelling unit, reduced minimum landscaped open space, reduced parking aisle width, and reduced minimum amenity space. Further, the applicant is proposing to restrict the height of the building to 11 metres. A Holding (H) provision will be placed on the subject lands until the Record of Site Condition has been completed.



## HAVE YOUR SAY

Public input on 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 virtual meeting.

## WRITTEN SUBMISSION

Please provide written input by mailing your comments to the Department of Planning, Building & Development, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or by sending an email to [ndebenedetti@niagarafalls.ca](mailto:ndebenedetti@niagarafalls.ca). To include your comments on Council's agenda, it is requested that comments be provided by noon on **Friday, September 6<sup>th</sup>**. Comments received after that date will be circulated to City Council.

## 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](mailto:billmatson@niagarafalls.ca) before 4:30 pm on **September 9<sup>th</sup>, 2024**. All registrants who indicate 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 me 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 <https://niagarafalls.ca/city-hall/council/schedule.aspx> after 4:00 p.m. the Thursday before the meeting.

## LEGAL NOTICE

### Sections 17 and 34 of the Planning Act

In accordance with Bill 185, which received Royal Assent on June 6<sup>th</sup>, 2024, the Minister, the applicant, or a specified person, public body, or registered owner of any land to which the Official Plan Amendment/By-law will apply, who made oral submissions at a Public Meeting or written submissions to City Council prior to the adoption of the Official Plan Amendment/passage of the By-law, may appeal the Official Plan Amendment/By-law to the Ontario Land Tribunal. Third-party appeals are no longer permitted.

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 Official Plan Amendment is adopted/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/By-law before the Official Plan Amendment is adopted/By-law is passed, 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, 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 the residents.**

Dated at the City of Niagara Falls this 2<sup>nd</sup> day of August, 2024.

Nick DeBenedetti, MCIP, RPP  
Planner 2



# SCHEDULE 2

## CONCEPTUAL ELEVATIONS

