



NOTICE OF PUBLIC MEETING

9304 McLeod Road & PID 1337
Assessment Roll Nos.: 272511000207700 & 272511000200100
Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision
Modification Applications - City File: AM-2024-035 & 26T-11-2023-002
Owner: 800460 Ontario Limited (Fred Costabile)
Agent: NPG Planning Solutions Inc. (Mary Lou Tanner & Rob Fiedler)

COUNCIL MEETING

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

A Public Meeting of Council has been scheduled for:

Date: Tuesday, January 14th, 2025

Time: Public Meetings start at 5:00 PM

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

Place: Council Chambers, City Hall, 4310 Queen Street

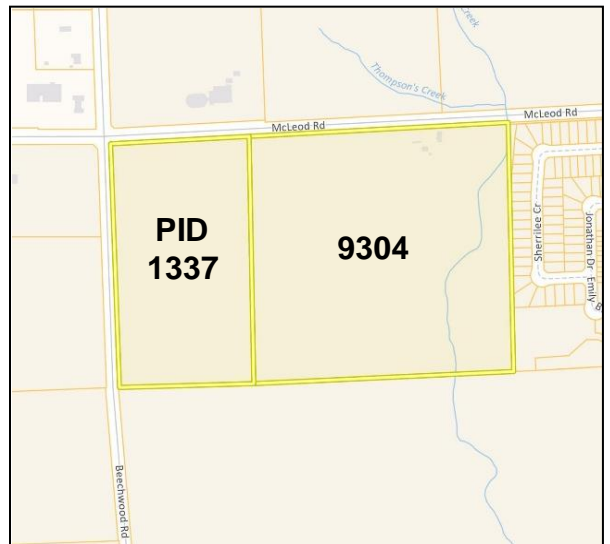
Visit <https://niagarafalls.ca/city-hall/council/schedule.aspx> to watch the Council Meeting

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 & MODIFICATIONS

Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision Modification applications have been submitted to facilitate the development of 544 dwelling units, consisting of 149 detached dwellings and 395 townhouse dwellings, along with parkland and a stormwater management facility, as shown on Schedule 1.

The lands were previously subject to a City-initiated Official Plan Amendment (OPA 147), as well as applicant-initiated Zoning By-law Amendment and Draft Plan of Subdivision applications (AM-2023-007 & 26T-11-2023- 002). Staff note that the Official Plan Amendment and Zoning By-law Amendment were appealed and are before the Ontario Land Tribunal.



The subject lands are designated Industrial, in part, Environmental Protection Area, in part, and Environmental Conservation Area, in part, in accordance with the City’s Official Plan. The applicant is proposing to redesignate the lands to Residential, in part, and Open Space, in part, with a Special Policy Area that will restrict building heights to 12 metres.

The lands are zoned Light Industrial (LI) Zone, in part, Hazard Land (HL) Zone, in part, and Development Holding (DH) Zone, in part, in accordance with Zoning By-law No. 79-200. The applicant is proposing to rezone the lands to site-specific Residential Mixed (R3) Zone, in part,

site-specific Open Space (OS) Zone, in part, and site-specific Environmental Protection Area (EPA) Zone, in part.

The proposed modifications to the approved Draft Plan of Subdivision include relocation and reconfiguration of the parkland and stormwater management facility blocks, relocation of and reduction to the number of blocks for detached dwellings, an increase to the number of blocks for back-to-back townhouse dwellings and on-street townhouse dwellings, and the removal of blocks for multiple residential development.

HAVE YOUR SAY

Public input on the application 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

Please provide written input or 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 by sending an email to mceci@niagarafalls.ca.

Comments are preferred to be provided before noon on **Friday, January 10th, 2025** 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, January 13th, 2025**. 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 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 on the application 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*

In accordance with Bill 185, which received Royal Assent on June 6th, 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 the Council of the City of Niagara Falls prior to the adoption of the Official Plan Amendment and/or passage of the By-law, may appeal the Official Plan Amendment and/or the 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 Council 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 or the By-law is passed, the person or public body is not entitled to appeal the decision.

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 before the Official Plan Amendment is adopted or the 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.

Section 51 of the *Planning Act*

The applicant, Minister of Municipal Affairs, a public body or specified person as defined by the *Planning Act* can appeal a decision of Council to the Ontario Land Tribunal for the Draft Plan of Subdivision. However, if such specified person or public body does not 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 specified person or public body is not entitled to appeal the decision of the Niagara Falls City Council to the Ontario Land Tribunal.

If a specified person or public body does not 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 19th day of December, 2024.

SCHEDULE 1 Demonstration Plan

