



NOTICE OF OPEN HOUSE

The City's Planning, Building & Development Department has initiated a Zoning By-law Amendment for the entirety of the City of Niagara Falls.

City of Niagara Falls
City Initiated Zoning By-law Amendment to Consolidate Zoning By-law No. 1538 (1958) (Crowland), part of By-law No. 395 (1966) (Willoughby), and By-law No. 70-69 (Humberstone) with Zoning By-law No. 79-200.
Zoning By-law Amendment – City File AM-2023-001

OPEN HOUSE

The City wants to give you an opportunity to hear about the proposed amendments and to ask questions. The City also wants your comments on this application before a staff recommendation report is prepared and presented to Council at a future meeting. Your comments may be given verbally or in a written form.

The City of Niagara Falls has initiated a Zoning By-law Amendment to Zoning By-law No. 79-200 to consolidate Zoning By-law No. 1538 (1958) (Crowland), part of By-law No. 395 (1966) (Willoughby) and By-law No. 70-69 (Humberstone) with Zoning By-law No. 79-200.

Date: Thursday January 23, 2025

Time: 4:00 PM

Place: City Hall, Committee Room 2, 4310 Queen Street and/or Web-based Platform

A representative from the Planning, Building & Development Department will attend to present the proposal to you and to answer questions. 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

The City of Niagara Falls is seeking to consolidate the Zoning By-laws for the former Townships of Crowland (1538) (1958), part of Willoughby (395) (1966) and Humberstone (70-69) into By-law 79-200, which governs the former Township of Stamford and the remainder of the City of Niagara Falls.

The following amendments are proposed:

- Rezoning from Agricultural in Humberstone (70-69) to the Agricultural 1 Zone in By-law No. 79-200.
- Rezoning from Rural-Agricultural in Crowland (1538) (1958), to the Agricultural 2 Zone in By-law No. 79-200.
- Rezoning from Rural in Willoughby (395) (1966), to the Agricultural 3 Zone in By-law No. 79-200.
- Creating a new Agricultural Purposes Only Zone in By-law No. 79-200.
- Rezoning Public & Private Open Space in Crowland (1538) (1958) to the Open Space Zone in By-law No. 79-200.
- Rezoning from Conservation – Open Space in Willoughby (395) (1966) to the Environmental Protection Area Zone in By-law No. 79-200.
- Rezoning from Niagara Parkway Residential in Willoughby (395) (1966) to a newly created Niagara Parkway Residential Zone in By-law No. 79-200.

- Rezoning the lands located at 9515 Montrose Road from Shopping District Zone in Crowland (1538) (1958), in part, and the parcel to the south, in part, to a site-specific Prestige Industrial Zone over 9515 Montrose Road, in part, and a Development Holding over the parcel to the south, in part, in By-law No. 79-200.
- Rezoning the lands of Battlefield Golf Course, Legends on the Niagara Golf Course and Ussher's Creek Golf Course from Rural in Willoughby (395) (1966) to Open Space, in part, in By-law No. 79-200
- Rezoning the lands south of Reixinger Road that are within the Urban Boundary in Willoughby (395) (1966) from Highway Commercial, in part, Village Residential, in part, and Rural, in part, to a Development Holding Zone in By-law No. 79-200.
- Rezoning the lands zoned Village Residential in Willoughby (395) (1966) on Lyons Creek Road between Lyon's Parkway and Sodom Road to Residential Density 1A, in part, Residential Density 1B, in part, and Residential 1C, in part, in By-law No. 79-200.
- Rezoning the lands zoned Rural in Willoughby (395) (1966) located behind the Chippawa Willoughby Memorial Arena (9000 Sodom Road) that are used as baseball fields to Open Space Zone in By-law No. 79-200.
- Rezoning the lands on the southwest corner of Willick Road and Sodom Road from Highway Commercial in Willoughby (395) (1966) to Agricultural Zone in By-law No. 79-200.
- Rezoning the lands zoned Rural in Willoughby (395) (1966) fronting onto Sodom Road from Weinbrenner Road to Willick Road to Residential Density 1A Zone, in part, and Residential Density 1C Zone, in part, excluding 9000 Sodom Road (Chippawa Willoughby Memorial Arena), which is proposed to be zoned Institutional, in part, and Open Space, in part.
- Carrying forward site-specific zones and regulations in Crowland (1538) (1958), Willoughby (395) (1966), and Humberstone (70-69) into By-law No. 79-200 and assigning them an appropriate zone in By-law No. 79-200.

DOCUMENTS

Digital copies of draft documents may be obtained at <https://niagarafalls.ca/city-hall/planning/current-planning-applications.aspx>.

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 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 croome@niagarafalls.ca on or before **January 23, 2025**.

ORAL SUBMISSION

To attend and/or participate remotely at the Open House, please pre-register by sending an email to croome@niagarafalls.ca before **12 noon on January 23, 2025**.

MORE INFORMATION

For more information, please contact Chris Roome, Planner 2 at (905) 356-7521, extension 4246 between the hours of 8:30 a.m. and 4:30 p.m., or email croome@niagarafalls.ca.

FORMAL PUBLIC MEETING

The formal Public Meeting required by the *Planning Act* with City Council will be held at a later date. Separate notice of that meeting will be provided after the Open House and thirty (30) days before the Public Meeting is to occur.

Dated at the City of Niagara Falls this 21st day of December, 2024.