



NOTICE OF PUBLIC MEETING REVISED NOTICE

9515 MONTROSE RD 9127 MONTROSE RD
WILLOUGHBY; CON BF PT LOT 01 CROWLAND; CON BF PT LOT 01 59R3384 PT 01
Assessment Roll No : 272514000211300 272514000210800
Zoning By-law Amendment : PLAM2023013
Municipal File #: AM-2023-013
Applicant : E.S Fox Limited
Agent : Dana Anderson (MHBC Planning)

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 6, 2025

Time: Public Meetings start at 04:00 PM

Place: Council Chambers, City Hall, 4310
Queen Street

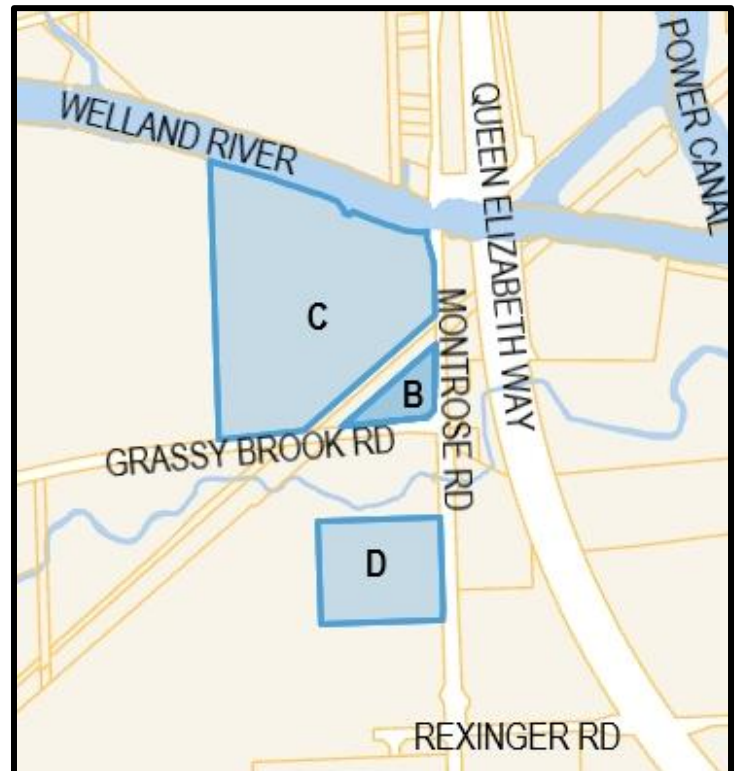
The Public Meeting will take place in
accordance with Council's agenda.

PROPOSED AMENDMENT

A zoning by-law amendment application has been submitted to permit Prestige Employment/ Industrial uses on the subject lands and to recognize the existing uses of Parcels C and D by rezoning Parcels B, C, and D to a site specific Prestige Industrial (PI-XXX) zone, and to rezone a portion of Parcel C as Environmental Protection Area.

If approved, the proposal will facilitate the future development of Parcels B, part of Parcel C, and part of Parcel D. Schedules 1, 2, and 3 illustrate the details of the application's proposed buildings.

Parcels B and C are zoned Rural-Agricultural under Zoning By-law 1538 (Crowland) and Parcel D is zoned Rural-Agricultural, in part, and Shopping District, in part, under Zoning By-law 1538 (Crowland). The applicant is requesting to place all properties under Zoning By-law 79-200 with site-specific provisions.



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 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 croome@niagarafalls.ca on or before Tuesday, May 6th, 2025.

Comments are preferred to be provided before noon on Friday May 2nd, 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 May 5th, 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 Chris Roome, Planner 2 at 905-356-7521 Extension 4246, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at croome@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

Section 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 By-law will apply, who made oral submissions at a Public Meeting or written submissions to City Council prior to the passage of the By-law, may appeal 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 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 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.

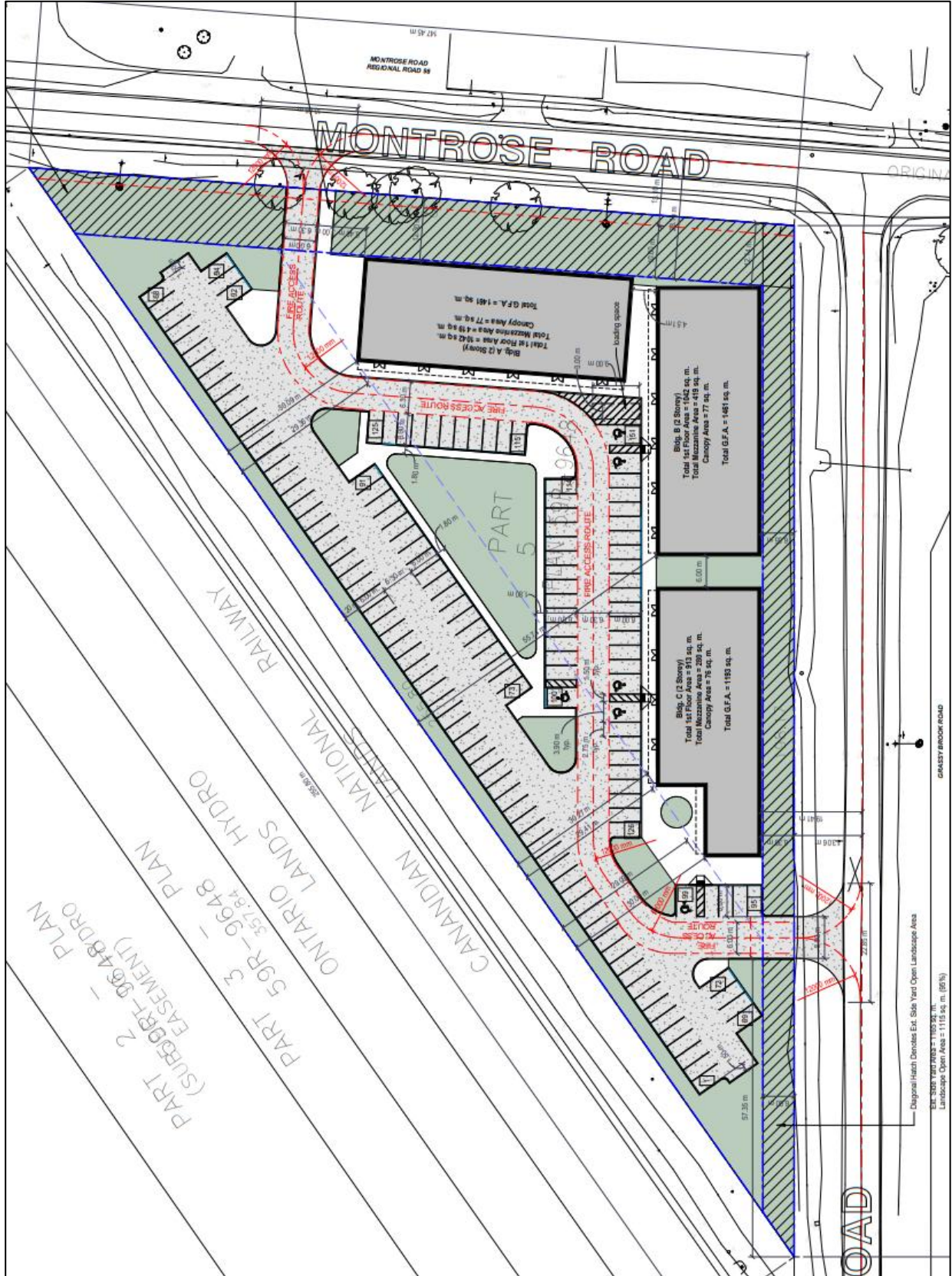
If a person or public body does not make oral submissions at a Public Meeting or make written submissions to the City of Niagara Falls in respect to the proposed by-law before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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 8th day of April, 2025

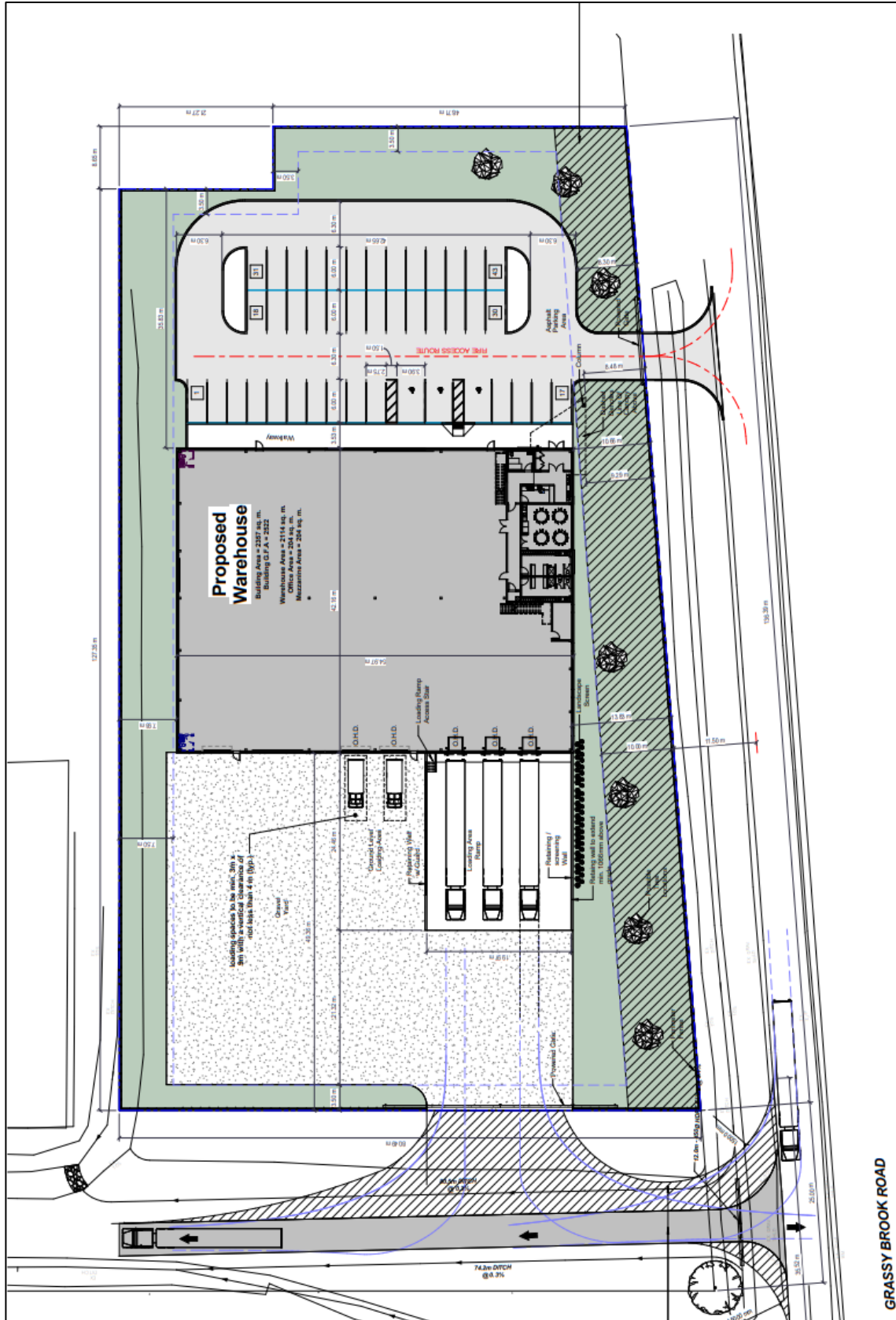
SCHEDULE 1

Parcel B



Schedule 2

Parcel C



GRASSY BROOK ROAD

Schedule 3

Parcel D

