



NOTICE OF PUBLIC MEETING

The City's Planning, Building & Development Department has received application for a Zoning By-law Amendment for the lands noted below.

4079 Marshall Road
Assessment Roll No.: 272513000216900
Zoning By-law Amendment Application- City File: AM-2025-003
Applicant: Art Federow
Agent: Mackenzie Trepanier (LandPro Planning Solutions Inc.)

COUNCIL MEETING

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

A Public Meeting of Council has been scheduled for:

Date: Tuesday, July 29th, 2025

Time: Public Meeting start at 5:00 PM

Place: The Exchange – Cultural Hub & Market, 5943 Sylvia Place, Niagara Falls, ON.

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

PROPOSED AMENDMENT

A Zoning By-law Amendment application has been submitted to permit the establishment of an assembly hall use in an existing barn, for the purpose of hosting special events.

The subject lands are designated Good General Agriculture in part, Environmental Conservation in part, and Environmental Protection Area in part within the City's Official Plan and zoned Rural, in part, and Conservation – Open Space, in part, in accordance with By-law No. 395/66 Former Township of Willoughby,

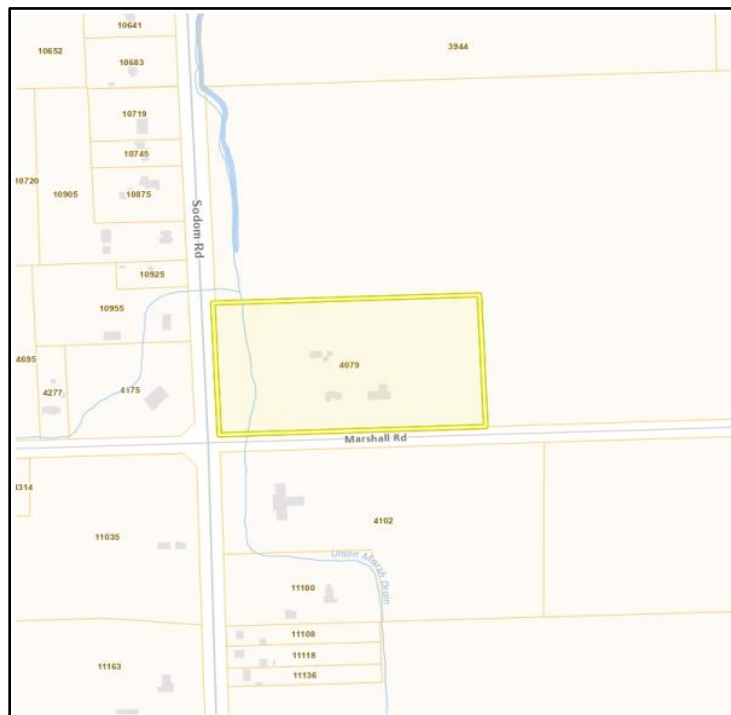
The applicant is requesting to add the use of an assembly hall, with a site-specific Rural zone to permit an existing accessory building (barn) to be used as an assembly hall/ event space with a floor area of 230 sq.m.

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 attending in person.

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 send an email ndebenedetti@niagarafalls.ca. To include your comments on Council's agenda, it is requested comments be



provided by noon on Friday, **July 25th**. Comments received on **July 28th**, 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 before 4:30 pm on **July 28th, 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 Nick DeBenedetti, Planner 2, 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.

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 the residents.

Dated at the City of Niagara Falls this 27th day of June 2025.

SCHEDULE 1 (Concept Site Plan)

