



# NOTICE OF VIRTUAL DELEGATED PUBLIC MEETING

Part 7972 Thorold Townline Road  
Assessment Roll No.: 272511000213600  
Minor Zoning By-law Amendment Application  
City File: AM-2025-018  
Owner: 1900029 ONTARIO INC  
Agent: Celina Hevesi, David Falletta, Bashar Al-Hussaini (Bousfields Inc.)

## VIRTUAL DELEGATED PUBLIC MEETING

A virtual Delegated Public Meeting has been scheduled for:

Date: Wednesday, September 24<sup>th</sup>, 2025

Time: 4:30 PM

Location: Web-based Platform

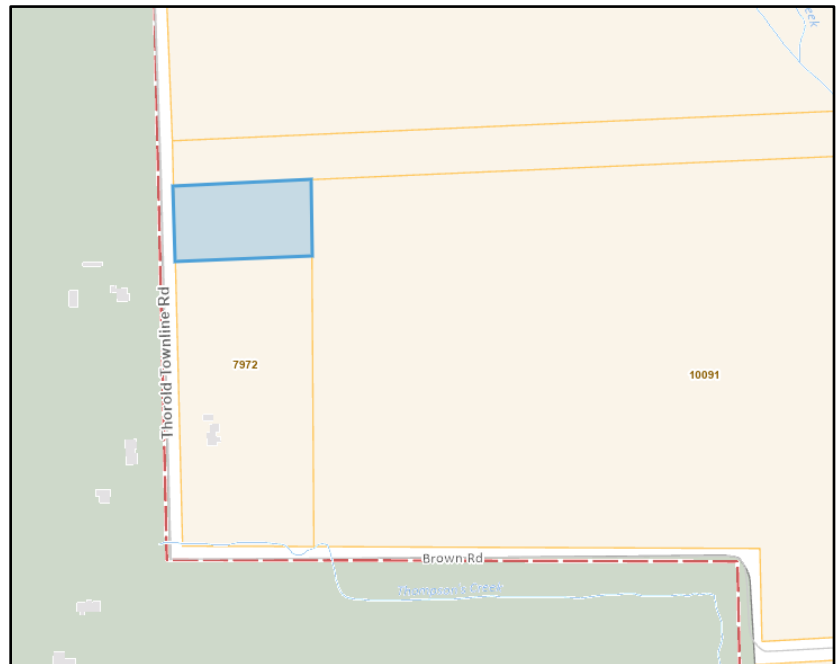
Any public individual/group interested in making comments on this application or viewing and/or participating in this meeting are encouraged to use the method noted further below.

To participate virtually, please email [jabraham@niagarafalls.ca](mailto:jabraham@niagarafalls.ca) by 12:00 PM on September 23<sup>rd</sup>, and include the relevant file number(s) in your request.

## PROPOSED AMENDMENT

A Minor Zoning By-law Amendment application has been submitted for part of 7972 Thorold Townline Road. The proposal is to permit the use of the existing mobile dock facilities, leased and operated by FedEx on the north side of the property, as well as installing additional mobile dock facilities.

The subject lands are zoned Heavy Industrial (HI-202) Zone, in accordance with Zoning By-law No. 79-200, as amended by By-law No. 1989-266. The applicant is requesting to place the northern part of the subject property under a new site-specific Heavy Industrial Zone to add the use of a Distribution Warehouse/Depot, and Truck Transport of Goods. Schedule 1 shows details of the proposal. The remainder of the site will continue to be used for a single detached dwelling.



## 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 meeting virtually.

## WRITTEN SUBMISSION

Please provide written input or request notice of the 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 [jabraham@niagarafalls.ca](mailto:jabraham@niagarafalls.ca). Comments are preferred to be provided before noon on **Friday, September 19<sup>th</sup>, 2025** to be included in the agenda package.

## ORAL SUBMISSION

To participate virtually at the Public Meeting, please pre-register by sending an email to [jabraham@niagarafalls.ca](mailto:jabraham@niagarafalls.ca) before 12 noon on September 23<sup>rd</sup>, 2025. All registrants will be provided with instructions on how to participate in the Public Meeting using an electronic platform. Registrants will be notified of the decision.

## VIEW THE MEETING

The Public Meeting can be live streamed using the Zoom Platform on the day of the event. Pre-registration is required to view the meeting. The meeting will also be archived on the same webpage for viewing after the event.

## MORE INFORMATION

For more information, please contact Jessica Abraham, Planner 1, at (905)356-7521, extension 4334, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at [jabraham@niagarafalls.ca](mailto:jabraham@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/planning/delegated-authority-meetings.aspx> after 4:00 p.m. the Friday before the meeting.

Dated at the City of Niagara Falls this 3<sup>rd</sup> day of September, 2025.

## SCHEDULE 1

