



## NOTICE OF PUBLIC MEETING

The City's Planning, Building & Development Department has received applications for an Official Plan Amendment, and Zoning By-law Amendment.

**4965, 4971, 4981 Stanley Avenue & 5516 Morden Avenue**  
**Assessment Roll Nos.: 272506000117100, 272506000117300, 272506000117550, 272506000109200**  
**Official Plan and Zoning By-law Amendment Applications - City File: AM-2025-002**  
**Applicant: Srao Sawinder Pal**  
**Agent: Michael Allen (ACK Architects)**

### COUNCIL MEETING

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

A Public Meeting of Council has been scheduled for:

**Date: Tuesday, October 7<sup>th</sup>, 2025**

**Time: Public Meeting start at 5:00 PM**

The Public Meeting will take in accordance with Council's Agenda

**Place: Council Chambers, City Hall, 4310 Queen Street**

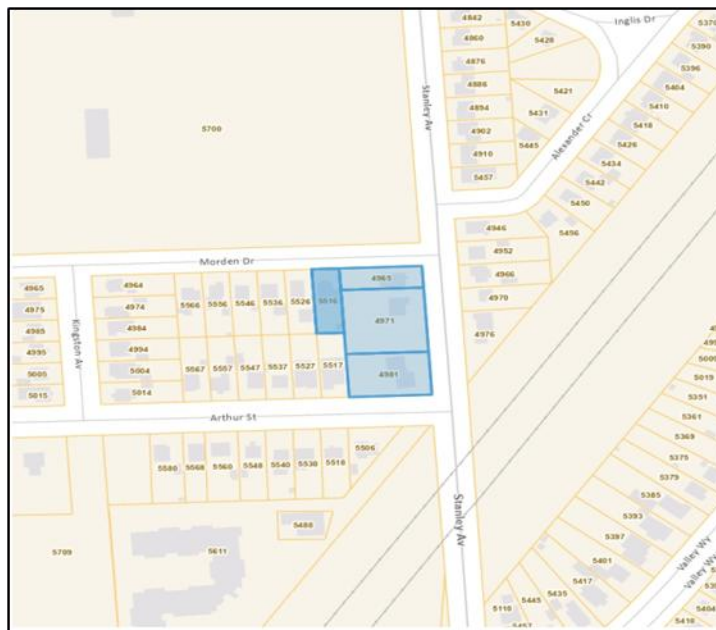
Visit <https://niagarafalls.ca/city-hall/council/schedule.aspx> to watch the Council Meeting

### PROPOSED AMENDMENTS

An Official Plan and Zoning By-law Amendment applications have been submitted to increase the density allowed in the Official Plan and to rezone the subject lands to a site-specific Residential Apartment 5F Density (R5F) zone to allow for the 6 storey, 73-unit apartment building with 454 sq. m. of commercial uses on the first floor.

The subject lands are designated Residential in the City's Official Plan. The subject properties are currently zoned Neighbourhood Commercial (NC) and Residential 1C Density (R1C) in accordance with Zoning By-law No. 79-200, as amended.

The applicant is requesting to add neighbourhood commercial uses located entirely on the first floor. The applicant is requesting a reduction of the front yard depth, increase in lot coverage, reduction in parking standard for residential use, increase of canopy projects into required front yard, increase of balcony projection into the required front yard, and a reduction of the landscape open space. A future deeming by-law will be required to deem the full lots not to be in a plan of subdivision to merge the properties.



### 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](mailto:ndebenedetti@niagarafalls.ca). To include your comments on Council's agenda, it is requested comments be provided by noon on **Friday, October 3<sup>rd</sup>**. Comments received on **October 6<sup>th</sup>**, 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](mailto:billmatson@niagarafalls.ca) before 4:30 pm on **October 6<sup>th</sup>, 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](mailto: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 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 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 5<sup>th</sup> day of September 2025.**

# SCHEDULE 1

## CONCEPTUAL SITE PLAN

