



NOTICE OF PUBLIC MEETING REVISION

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

COUNCIL MEETING

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

A Public Meeting of Council has been scheduled for:

Date: Tuesday, June 17, 2025

Time: Public Meetings start at 05:00 PM

Place: Council Chambers, City Hall, 4310 Queen Street

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

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.

This notice is being recirculated to reflect a change in the Council Meeting date. Please be advised that none of the proposed amendments below have been altered.

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:

- All Rural zoned properties in the Willoughby Area shall have their provisions carried over to 79-200 and will be renamed the Agricultural 3 zone.
- All lands zoned Niagara River Parkway Residential in the Willoughby area shall have their provisions carried over to 79-200 and be renamed the Residential Niagara Parkway zone.
- All lands zoned Village Residential in the Willoughby area shall have their provisions carried over to 79-200 and be renamed the Residential Village zone.
- All lands zoned Highway Commercial in the Willoughby area shall have their provisions carried over to 79-200 and be renamed the Commercial Highway zone.
- All lands zoned Tourist Commercial in the Willoughby area shall have their provisions carried over to 79 – 200 and be renamed the Tourist Commercial Willoughby zone.

- All lands zoned Industrial in the Willoughby area shall have their provisions carried over to 79-200 and be renamed the Industrial Willoughby zone.
- All lands zoned Rural Agricultural in the Crowland area shall have their provisions carried over to 79-200 and will be renamed the Agricultural 2 zone.
- Lands zoned Agricultural in the Humberstone area shall have their provisions carried over to 79-200 and be renamed the Agricultural 1 zone.
- Lands zoned Conservation Open Space shall have their provisions carried over to 79-200 and be renamed the Open Space conservation zone.
- Lands zoned as Public and Private Open Space shall have their provisions carried over to 79-200 and be renamed the Open Space Public and Private zone.
- All lands in the Willoughby, Crowland and Humberstone area with site-specific by-laws shall have their provisions carried over to 79-200 under their new respective zoning names, if applicable.
- All parking, accessory structure and general provisions that impact lands in the Willoughby, Crowland and Humberstone shall have their provisions carried over to 79-200.

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, June 17, 2025**.

Comments are preferred to be provided before noon on Friday June 13, 2025 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 June 16th, 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 16th day of May, 2025