



REVISED NOTICE OF PUBLIC MEETING

Please note the public meeting scheduled for October 28th, 2025, has been deferred until a future date. At this time, a new date has not been finalized and a new notice will be posted at a later date. This notice is being published in the newspaper in lieu of being provided by ordinary mail.

The City's Planning, Building & Development Department has received applications for Official Plan and Zoning By-law Amendments for the lands noted below.

5584 FRASER ST
Assessment Roll No.: 272504000406100
Official Plan and Zoning By-law Application Combined: PLOPZB20250160
Municipal File #: AM-2025-009
Applicant: Sam Visca
Agent: Michael D. Allen

COUNCIL MEETING

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

A public meeting of Council has been scheduled for:

Date: To Be Determined Time: To Be Determined

Location: Council Chambers, 4310 Queen Street, Niagara Falls, ON

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

PROPOSED AMENDMENT

Official Plan Amendment and Zoning By-law Amendment applications have been submitted to facilitate the construction of a proposed 4 storey residential apartment containing 18 units. Schedule 1 shows the details of the proposed development.

The subject lands are designated Employment Lands, in accordance with the City of Niagara Falls Official Plan and are located within the Prestige Industrial zone in accordance with Zoning By-law No. 79-200.

The applicant is requesting to redesignate the subject lands to a Special Policy Area - Residential designation to permit apartments of not more than 4 storeys with a maximum density of 161 units per hectare along a local road. Additionally, the applicant is proposing to rezone the subject lands to a site-specific Residential Apartment 5F Density (R5F) zone to permit the proposed apartment. The requested site specific provisions include reductions to minimum lot frontage, front yard depth, rear yard depth, landscaped open space and an increased maximum lot coverage



PLANS & DOCUMENTS

Digital copies of plans and documents submitted with the application may be obtained at <https://niagarafalls.ca/city-hall/planning/current-planning-applications.aspx>.

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 or by joining the electronic meeting.

WRITTEN SUBMISSION

Please provide written input by mailing your comments to the Department of Planning, Building & Development, City Hall, 4343 Morrison Street, Niagara Falls, Ontario, L2E 6Z9 or send an email to croome@niagarafalls.ca.

ORAL SUBMISSION- If attending remotely using web-based platform

To attend and/or participate remotely at the Open House please pre-register by sending an email croome@niagarafalls.ca.

MORE INFORMATION

For more information please contact Chris Roome, 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.

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.