



NOTICE OF PUBLIC MEETING

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

Address: 3777, 3787, 3791-3815 Portage Road and 3828 St. Peter Street

Legal: PLAN 59 LOT 21, LOT 22, PLAN 59 LOTS 01-06, 23-26

PLAN 876 PT LOT 17

Assessment Roll Nos.: 272504001305400, 27254001305300, 272504001305000, and 272504001314100

Official Plan and Zoning By-law Amendment Applications - City File: AM-2025-013

Applicant: 5259 Dorchester Road (Niagara) Ltd.

Agent: Peter Lesdow, (Lesdow Architect)

COUNCIL MEETING

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

A Public Meeting of Council has been scheduled for:

Date: Tuesday, November 18th, 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

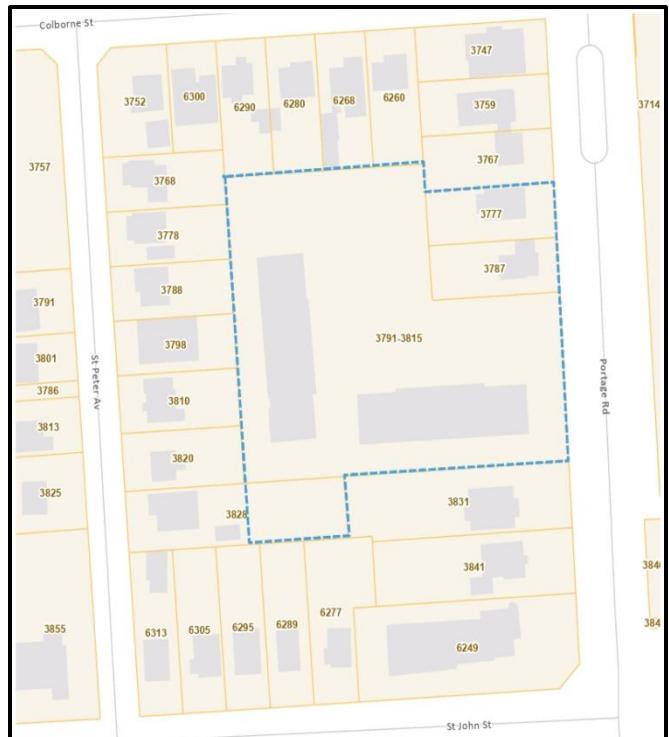
An Official Plan and Zoning By-law Amendment applications have been submitted to redesignate the lands from Major Commercial to Residential in the City's Official Plan, to increase the density and height allowed in the Portage Road intensification corridor.

The applicant is also requesting to rezone the lands from a Residential Apartment 5C (R5C) zone to a Residential site-specific Apartment 5F (R5F) zone.

The applicant is requesting to increase the minimum lot area allowed for each unit, decrease the required front yard, rear yard and the interior side yards, increase the number of apartment buildings allowed on a lot, decrease the parking requirement, decrease the interior side yard and rear yard for an accessory building or structure, and decrease the landscape/open space and the minimum amenity allowed for the apartment zone.

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, November 14th, 2025**. Comments received on **November 17th, 2025**, 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 **November 17th, 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 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 on this 17th day of October 2025.

Nick DeBenedetti, MCIP, RPP
Planner 2

SCHEDULE 1

CONCEPTUAL SITE PLAN

