



## NOTICE OF APPLICATION OPEN HOUSE & PUBLIC MEETING

The City's Planning, Building & Development Department has received an application for a Minor Zoning By-law Amendment for the lands noted below.

**8850 SODOM RD  
PLAN 07 LOT 109  
Assessment Roll No.: 272512000714200  
Zoning By-law Amendment: PLZBA20250373  
Municipal File #: AM-2025-30  
Applicant: SOHAIL SHAAN ALEXANDER  
Agent: Adam Moote**

### OPEN HOUSE

The City wants to give you an opportunity to hear about the proposal and to ask questions. The City also wants your comments on this application before a staff recommendation report is prepared and presented to the General Manager of Planning, Building, and Development, or designate at a future Public Meeting. Your comments may be given verbally or in a written form.

To accomplish this, an Open House has been scheduled for:

**Date: January 21<sup>st</sup>, 2026**

**Time: 4:30 pm**

**Place: Memorial Room, (Gale Centre) 5152 Thorold Stone Road.**

A representative from the Planning Department as well as the applicant will attend to present the proposal to you and to answer questions. 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.

### VIRTUAL DELEGATED PUBLIC MEETING

The General Manager of Planning, Building and Development or their designate, as delegated by City Council, will be holding a virtual Delegated Public Meeting in accordance with the requirements of the *Planning Act*.

To accomplish this a virtual delegated public meeting has been scheduled for:

**Date: February 18, 2026**

**Time: 4:30 pm**

**Place: Virtual / Web-based Platform**

To participate in the virtual Delegated Public Meeting, please email Jessica Abraham, Planner 1 at [jabraham@niagarafalls.ca](mailto:jabraham@niagarafalls.ca) by 12:00pm on February 18<sup>th</sup>, and include the relevant file number(s) in your request.

## PROPOSED AMENDMENT

A Minor Zoning By-law Amendment application has been submitted to permit a reduced minimum lot area, as shown on Schedule 1. This amendment is intended to facilitate the severance of the existing lot into separate lots.

The subject lands are currently zoned Residential 1C (R1C) Density Zone under Zoning By-law No. 79-200. The proposal would maintain the R1C zoning, while applying a site-specific amendment to reduce the minimum lot area requirement for each resulting lot.



## 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 to [jabraham@niagarafalls.ca](mailto:jabraham@niagarafalls.ca) on or before January 21<sup>st</sup>, 2026 .

## ORAL SUBMISSION

To attend and participate at the Open House please pre-register by sending an email [jabraham@niagarafalls.ca](mailto:jabraham@niagarafalls.ca) before 12 noon on January 21<sup>st</sup>, 2026.

## MORE INFORMATION

For more information please contact Jessica Abraham, 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).

Dated at the City of Niagara Falls this January 9, 2026.

