

- PUBLIC NOTICE -

NOTICE OF OPEN HOUSE AND STATUTORY PUBLIC MEETING

City Initiated Official Plan Amendment for Settlement Area Boundary Expansion Policies and Guidelines Official Plan Amendment No. 195

The City of Niagara Falls has initiated an amendment to the City's Official Plan to establish clear, transparent, and consistent policies and evaluation guidelines for Settlement Area Boundary Expansion applications.

OPEN HOUSE |

A Public Open House has been scheduled for:

Date: Wednesday, February 18th, 2026

Time: 5:00 PM – 7:00 PM

Place: 7150 Montrose Road, MacBain Community Centre, Rooms D/E

City Planning Staff will be available to present the proposed Official Plan Amendment, gather public input, and to answer questions. Any public individual/group interested in participating in the meeting are encouraged to register by 4:30pm, February 17, 2026, by emailing dfoley@niagarafalls.ca. You can also participate by providing comments as outlined below.

COUNCIL MEETING | *Public Meetings may be attended virtually or in person.*

A Statutory Public Meeting of Council has been scheduled for:

Date: Tuesday, March 3rd, 2026

Time: Public meeting begins at 5:00 PM. The Public Meeting will take place in accordance with Council's agenda.

Place: Council Chambers, City Hall, 4310 Queen Street and/or Web-based Platform

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

Any public individuals/group interested in making comments on the proposed amendment are encouraged to use the methods noted further below.

PROPOSED AMENDMENT

The City is undertaking a City-initiated Official Plan Amendment to establish clear, transparent, and consistent policies and evaluation guidelines for Settlement Area Boundary Expansion applications.

The proposed policies and guidelines will be used to assess future requests from private landowners and developers to expand the existing settlement area boundary, consistent with the Provincial Planning Statement, 2024.

The proposed Official Plan Amendment will not approve or refuse any specific settlement area boundary expansion. Instead, it will create a policy framework that clarifies:

- When and how settlement area boundary expansion requests may be considered;
- The technical studies, analysis, and information requirements needed to support an application;
- The criteria the City will use to evaluate whether a proposed expansion is appropriate, necessary, and in the public interest; and,
- The intent of the amendment is to support orderly, efficient, and sustainable growth while protecting agricultural lands, natural heritage features, and municipal servicing capacity.

The proposed Official Plan Amendment applies city-wide and as such a key map is not provided.

HAVE YOUR SAY

Public input on applications is invited. Written comments may be sent by mail or email. You can also provide oral input by attending the Open House (in-person) or the Public Meeting (in-person or virtually).

Written Submission

Please provide written input by mailing your comments to the Planning, Building and Development Department, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or by sending an email to dfoley@niagarafalls.ca. Comments are preferred to be provided before noon on **Friday, February 27th, 2026**, to be included in Council's agenda package.

Oral Submission

To participate virtually or in person at the Public Meeting, please pre-register with the City Clerk by sending an email to clerk@niagarafalls.ca before 4:30 PM on **Monday, March 2nd, 2026**. All registrants who indicate that they wish to attend virtually 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 additional information about this matter, including information about appeal rights, contact Danielle Foley, Senior Planner (Long Range Planning Initiatives) at (905) 356-7521, extension 4297, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at dfoley@niagarafalls.ca.

A copy of the proposed Official Plan Amendment will be posted on the City's Current Planning Applications page on **February 11, 2026**, at the following link: <https://niagarafalls.ca/city-hall/planning/current-planning-applications/default.aspx>.

A copy of the Planning, Building and Development Recommendation Report on the amendment will be available at <https://niagarafalls.ca/city-hall/council/schedule.aspx> after 4:00 PM on **February 27th, 2026**, the Friday before the meeting.

NOTICE OF DECISION

If you wish to be notified of the decision of the Council of the City of Niagara Falls on the proposed Official Plan Amendment, you must make a written request to the City of Niagara Falls' Planning, Building and Development Department, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or by contacting Danielle Foley, Senior Planner (Long Range Planning Initiatives) at (905) 356-7521, extension 4297, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at dfoley@niagarafalls.ca.

LEGAL NOTICE Section 17 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 Official Plan Amendment will apply, who made oral submissions at a Public Meeting or written submissions prior to the adoption of the Official Plan Amendment, may appeal the Official Plan Amendment 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 Council 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 proposed Official Plan Amendment is adopted, the person or public body is not entitled to appeal the decision.

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 before the proposed Official Plan Amendment is adopted, 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 add the person or public body as a party.

DATED at the City of Niagara Falls, Ontario this 30th day of January 2026.