NOTICE OF INTENTION TO PASS AN AMENDING BY-LAW TO REMOVE A HOLDING SYMBOL

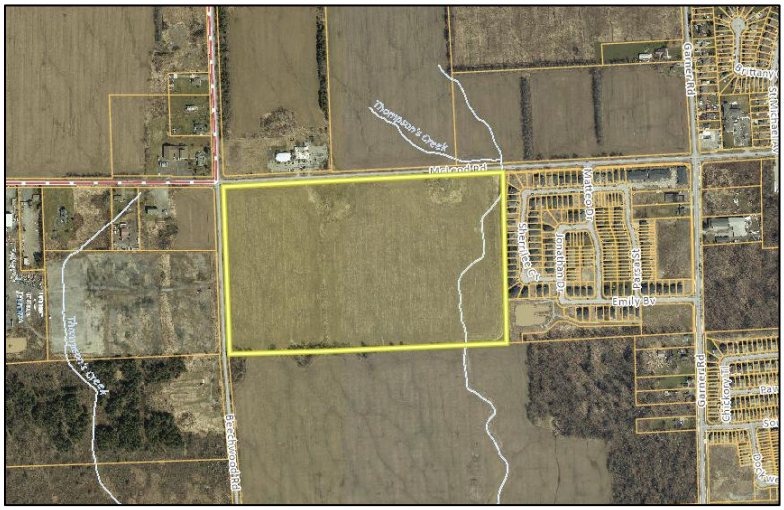
9304 McLeod Road
Assessment Roll No. 272511000207701
Removal of Holding Symbol
City File: AM-2024-035
Applicant: 800460 Ontario Limited
Agent: Chelsea Liotta (Upper Canada Consultants)

Please take notice that the General Manager of Planning, Building and Development of the Corporation of the City of Niagara Falls, or their designate, under the delegated authority of Council as per By-law No. 2023-107 and By-law No. 2023-108, will be considering an application to pass an amending by-law to remove a holding symbol in accordance with Section 36(4) of the *Planning Act*. This Notice is being provided for information purposes in accordance with Section 8(1) of Ontario Regulation 545/06. A Public Meeting is not being held.

The earliest date on which the passing of an amending by-law will be considered is:

Date: Wednesday, April 29th, 2026

PURPOSE AND EFFECT



By-law No. 2025-021 rezoned the subject lands to site-specific Residential Mixed Zone (R3(H)-1277) Zone, in part, site-specific Open Space (OS(H)-1278) Zone, in part, and site-specific Environmental Protection Area (EPA(H)-1279 and EPA(H)-1280) Zones, in part. A holding symbol was implemented to require the landowner or developer to undertake a Risk Assessment, prepare a Land Use Compatibility Study, provide written acknowledgement demonstrating the gross floor area of non-residential space being retained for a similar number of jobs to remain accommodated on the subject lands, and implement various noise warning clauses/mitigation measures through the Subdivision Agreement, all to the satisfaction of the Regional Municipality of Niagara and the City of Niagara Falls.

MORE INFORMATION

For more information, please contact Mackenzie Ceci, Senior Planner (Current Development) at (905) 356-7521, extension 4364 or by email at mceci@niagarafalls.ca.

Dated at the City of Niagara Falls this 16th day of April, 2026.