



# NOTICE OF PUBLIC MEETING

## FERRY STREET HYDRO CORRIDOR

Official Plan and Zoning By-law Application Combined : PLOPZB20260087

Municipal File #:AM-2026-006

Applicant : HYDRO ONE NETWORKS INC

Agent : BOUSFIELDS INC

### COUNCIL MEETING

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

A Public Meeting of Council has been scheduled for:

**Date:** July 14, 2026

**Time:** 3:00 PM

**Public Meetings start at  
The Public Meeting will take place in  
accordance with Council’s agenda.**

**Place:** Council Chambers, City Hall, 4310 Queen Street

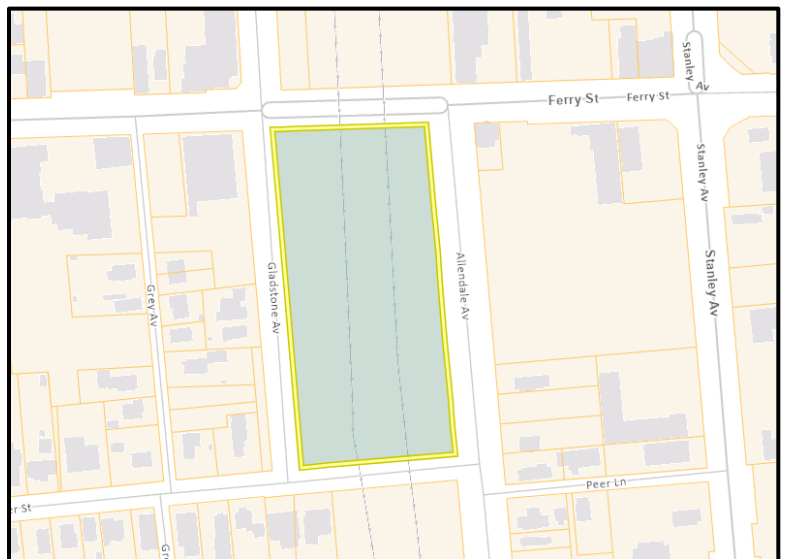
**Visit** <https://niagarafalls.ca/city-hall/council/schedule.aspx> to watch the Council Meeting

**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.**

### PROPOSED AMENDMENT

An Official Plan Amendment and Zoning By-law Amendment application has been submitted to facilitate the construction of a surface parking area contain 347 parking spaces to support off-site parking for the Oakes Hotel redevelopment. Schedule 1 shows the details of the development.

The subejct lands are designated Tourist Commercial and Residential in part in accordance with the City’s Official Plan and are located within Tourist Commercial, General Commercial and Residential Two zone in accordance with Zoning By-law 79-200.



The applicant is requesting to redesignate the lands to a Special Policy Area of the Tourist Commercial designation and rezone the lands to a site-specific Tourist Commercial zone in order to permit the proposed parking area.

## **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 joining the electronic meeting or by attending in person.

## **WRITTEN SUBMISSION**

Please provide written input, or to request notice of Council's decision, 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 [croome@niagarafalls.ca](mailto:croome@niagarafalls.ca) on or before .

Comments are preferred to be provided before noon on Friday July 10th, 2026 to be included in Council's agenda package.

## **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](mailto:billmatson@niagarafalls.ca) before 4:30 pm on July, 13, 2026. 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 Chris Roome, Planner 2 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](mailto:croome@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 of the residents.**

Dated at the City of Niagara Falls June 12, 2026.

