PUBLIC NOTICE

PUBLIC INFORMATION MEETING
NORTHWEST SECONDARY PLAN

The City of Niagara Falls has initiated a Secondary Plan process for the Northwest urban expansion lands. The Secondary Plan is a land-use policy document that guides future development and becomes part of the City's Official Plan. This Public Information Meeting will be the first in a series of public consultation sessions planned over the course of the Plan's development.

In this first phase of the process, we will focus the session on providing a summary of the phased planning process and timing the City is following, the background work completed to date, along with opportunities for initial feedback on the direction the Secondary Plan will take and what can be anticipated in structuring this future community.

Representatives from the Planning, Building and Development Department will be in attendance at the Public Information Meeting to provide this information and to answer or take questions back.

PUBLIC INFORMATION MEETING

Date: **Wednesday, February 12, 2025**

Time: **6:00 pm to 8:00 pm**
(Presentation at 6:30 pm)

Place: **MacBain Community Centre**
Rooms D/E
7150 Montrose Road
Niagara Falls



PROPOSED SECONDARY PLAN

The Secondary Plan process is an opportunity to study the Northwest Plan Area at a more detailed level to best determine how future development could occur. This includes examining such topics as subwatershed and natural environment planning, transportation planning, municipal servicing (water, wastewater and stormwater management), land use compatibility and fiscal impacts. The City is planning for the accommodation of significant growth over the next 30 years and Secondary Plans such as this Northwest Plan Area will allow the City to comprehensively and efficiently plan for new communities on expansion lands.

The Plan Area, as shown on the aerial photo, comprises 101 hectares of land and includes existing uses such as the Regency Athletic Resort (including motel and restaurant), Club Italia, Redeemer Bible Church, Shady Oaks Mobile Park and a limited number of residential dwellings. The are natural features present as well as a hydro corridor. Most of the lands remain in agricultural cash crop production until such time that the land use planning receives approvals and development approvals begin to occur. Not all lands within the Plan Area will be developed and the Secondary Plan will assist in defining developable and non-developable areas of this future community.

The Secondary Plan is being carried out in accordance with current City and Niagara Region Official Plan policies and those of the Provincial Planning Statement (2024) and requirements of the *Planning Act*.

If you cannot attend this meeting but would like notification of future consultation sessions, document releases, Council meetings, or have questions you would like to submit, please visit our Let's Talk Niagara Falls page at https://letstalk.niagarafalls.ca/northwest-secondary-plan or by contacting the City's Project Manager, Chris Millar, MCIP, RPP CNU-A, at 905-356-7521 ext. 4366. You can also send an e-mail to cmillar@niagarafalls.ca.

DATED at the City of Niagara Falls, Ontario this 24th day of January, 2025.