



NOTICE OF APPLICATION & OPEN HOUSE

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

**Montrose Rd, n of McLeod Rd, across from Kinsmen Crt
PT TWP LT 163 STAMFORD PT 2 59R13537; CITY OF NIAGARA FALLS
Assessment Roll No.: 272509000642753
Zoning By-law Amendment & Draft Plan of Vacant Land Condominium
City File: AM-2023-019 & 26CD-11-2023-002
Applicant: Gemini Corporation (John Georgakakos)
Agent: Arcadis (Carmela Agro)**

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 Council 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: Monday March 4, 2023

Time: 4:30 PM

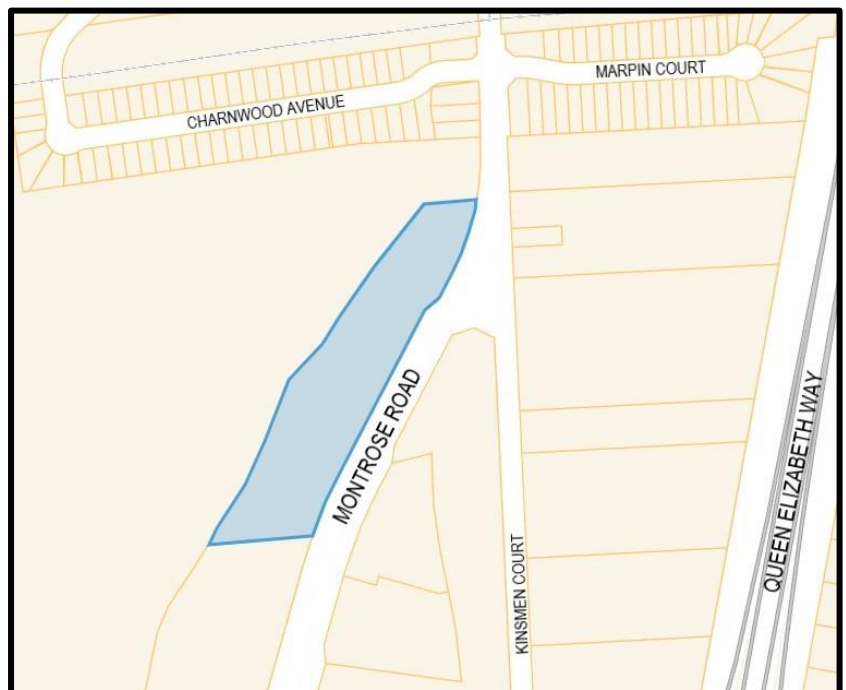
Place: Committee Room 2, City Hall, 4310 Queen Street and/or Web-based Platform

A representative from the Planning, Building & Development Department as well as the applicant will 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.

PROPOSED AMENDMENT

A zoning by-law amendment and concurrent draft plan of vacant land condominium application have been submitted to permit the construction of 91 townhouse dwelling units. Schedule 1 shows details of the proposal.

The land is zoned Residential Apartment 5C (R5C(H)-912), under By-law 79-200. The applicant is requesting to place the land under a new site specific R5C zone to permit reduced minimum front yard depth, rear yard depth, interior side yard width, privacy yard depth, and maximum building height; and to permit increased maximum lot coverage.



PLANS & DOCUMENTS

Digital copies of plans and documents submitted with the application may be obtained at <https://niagarafalls.ca/city-hall/planning/current-planning-applications.aspx>.

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 or by joining the electronic meeting.

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 mceci@niagarafalls.ca on or before **March 4, 2024**.

ORAL SUBMISSION- If attending remotely using web-based platform

To attend and/or participate remotely at the Open House please pre-register by sending an email to mceci@niagarafalls.ca before 12 noon on **March 4, 2024**.

MORE INFORMATION

For more information, please contact Mackenzie Ceci, Senior Planner (Current Development), at (905)356-7521, extension 4364, between the hours of 8:30 a.m. and 4:30 p.m. Monday to Friday or by email anytime at mceci@niagarafalls.ca.

FORMAL PUBLIC MEETING

The formal Public Meeting required by the *Planning Act* with City Council will be held at a later date. Separate notice of that meeting will be provided to you after the Open House and thirty (30) days before the Public Meeting is to occur.

Dated at the City of Niagara Falls this 16th day of February 2024.

Andrew Bryce MCIP, RPP
Director of Planning

SCHEDULE 1 (Site Sketch)

