



NOTICE OF PUBLIC MEETING

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)

COUNCIL MEETING

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

A Public Meeting of Council has been scheduled for:

Date: Tuesday, March 19, 2024

Time: Public Meetings start at 4:30 PM
The Public Meeting will take place in accordance with Council's agenda.

Place: Council Chambers, City Hall, 4310 Queen Street

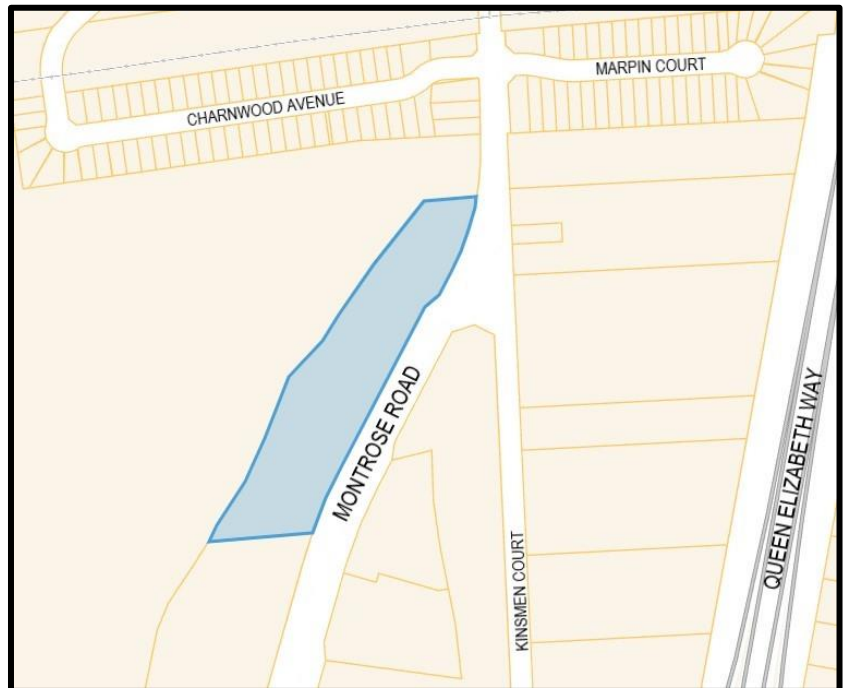
Visit <https://niagarafalls.ca/city-hall/council/schedule.aspx> to watch the Council Meeting

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

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; to permit increased maximum lot coverage; and to designate the property a Class 4 Noise Area pursuant to MECP Publication NPC-300.



The concurrent draft plan of condominium application does not require a public meeting. Only the applicant, Minister of Municipal Affairs, public body, or specified person can appeal a decision of Council to the Ontario Land Tribunal.

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 mceci@niagarafalls.ca.

Comments are preferred to be provided before noon on Friday March 15, 2024 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 before 4:30 pm on **Monday March 18, 2024**. 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 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. or by email anytime at mceci@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 34 of the Planning Act

If you disagree with Council's decision on the Zoning By-law Amendment application, you can appeal it to the Ontario Land Tribunal (OLT). However, 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 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 this 16th day of February, 2024.

Andrew Bryce MCIP, RPP
Director of Planning

SCHEDULE 1 (Site Sketch)

