

For Use by City Staff Only

Application Number: _____ Date Received: _____

Date of Preconsultation Meeting: _____ Staff/Planner: _____

Date Application Received Complete: _____ Staff/Planner: _____

CONTACT INFORMATION:**Applicant**

Applicant is: ☒ Owner or ☐ Authorized Agent of Owner (if selected complete and attach authorization form)

Last Name: Goyo First Name: Guery Corporation or Partnership: McLeod Square Inc.

Street Address: 500 Cochrane Dr. Unit No. 4 Lot/Con: _____

Municipality: Markham Postal Code: L3R 8E2 Province: Ontario

Telephone Number: 905-604-0483 Cell Number: _____ Email: ggoyo@villarboit.ca

Owner (if different from applicant)

Last Name: _____ First Name: _____ Corporation or Partnership: _____

Street Address: _____ Unit No. _____ Lot/Con: _____

Municipality: _____ Postal Code: _____ Province: _____

Telephone Number: _____ Cell Number: _____ Email: _____

Agent

Last Name: Plutino First Name: Joseph Corporation or Partnership: Mainline Planning Services Inc.

Street Address: P.O. Box 319 Unit No. _____ Lot/Con: _____

Municipality: Kleinburg Postal Code: L0J 1C0 Province: Ontario

Telephone Number: 905-893-0046 Cell Number: _____ Email: jplutino@mainlineplanning.com

GENERAL INFORMATION**1. Brief Description of Proposal (Including the proposed uses):**

Amend the current zoning provisions to permit the development of 83 vacant land condominium units and associated common elements (private roads, pedestrian access etc) to support the construction of 83 residential townhomes.

2. Legal Description of the Subject Lands (Must meet City validation)

Municipal Address: 0 Montrose Road (no municipal address issued) PIN: _____

Township Stamford Concession No.: _____ Lot No(s): 163 and 170

Registered Plan: Part 29 Part(s)/Lot(s)/Block(s): 59R-14189

Reference Plan: _____ Part(s)/Lot(s)/Block(s): _____

Are there any easements or restrictive covenants affecting the subject lands? ☐ Yes ☒ No

If yes, please specify: _____

3. Names and addresses of mortgages, holders of charges or other encumbrances with respect to the subject land(s):

Consider clear.

4. What is the current use of the subject lands? Vacant

If unknown, how long has this use continued? _____

5. On what date was the property acquired by the current owner (if known)? August 1, 2006**6. Details of the subject lands:**

Frontage: 176.41 (m) Depth: (irregular) (m) Lot area: 1.88067 ha (m² or ha)

7. What is the current designation of the subject lands in the Official Plan? Major Commercial

Land uses currently permitted: Residential and Retail

8. What is the current zone classification of the subject lands in the Zoning By-law? R5C(H)-912

Land uses currently permitted: Townhouse residential dwellings and accessory buildings and structures.

9. What were the previous uses of the subject lands?

☐ Residential ☐ Industrial ☐ Commercial

☐ Agricultural ☐ Parkland ☒ Vacant

☐ Other

If Industrial Commercial, please specify the use(s) and complete the Environmental Site Screening Questionnaire on Appendix 1, attached to this application.

10. Are the subject land(s) or any land(s) within 120 metres, the subject of a Planning Application by the applicant/owner? If yes, please complete the following:

| Application | File No. | Approval Authority | Lands | Purpose | Status | Effects on Subject Application |
|---|----------|-----------------------|---------------|-------------------------|------------|--------------------------------|
| Minor Variance | | | | | | |
| Consent | | | | | | |
| Official Plan Amendment | | | | | | |
| Zoning By-law Amendment | | | | | | |
| Plan of Subdivision/ Condominium | | City of Niagara Falls | Subject lands | Vacant Land Condominium | Concurrent | Supportive |
| Site Plan | | | | | | |
| Minister's Zoning Order (Including Ontario Regulation Number) | | | | | | |
| Regional Policy Plan Amendment | | | | | | |

11. What is the planning rationale and justification for this application? (citing how the proposal is consistent with the Provincial Policy Statement, whether the proposal conforms with or does not conflict with the Growth Plan for the Greater Golden Horseshoe or any other applicable Provincial Plan and the City's Official Plan). **Note: the planning rationale and justification, including supporting reports and studies, can be attached to this application in a separate report.*

The proposal conforms to the Official Plan, meets the intent of the Zoning By-law, is consistent with the Provincial Policy Statement, and conforms with the Growth Plan. Please refer to the Planning Justification Report.

12. Should the application be approved, when do you intend to commence construction? Fall 2021 (site services)

13. Servicing:

Water to be provided to the subject land:

- ☒ piped, publicly owned and operated
☐ privately owned and operated ☐ individual or ☐ communal well
☐ other (lake, water body) _____

Sewage disposal to be provided to the subject land:

- ☒ publicly owned and operated system
☐ privately owned and operated ☐ individual or ☐ communal
☐ other (privy) _____

If the development will produce more than 4,500 litres of effluent when completed, you must submit a hydrogeological report and a servicing options report.

Storm drainage to be provided:

- ☒ sewers
☐ ditches
☐ swales
☐ storm water management facilities
☐ other (lake, water body) _____

OFFICIAL PLAN AMENDMENT APPLICATION N/A

(Complete this section only if the application involves an amendment to the Official Plan)

1. Type of Amendment

- ☐ Change to Policy _____ of the Official Plan
☐ Replacement of Policy _____ of the Official Plan
☐ Delete Policy _____ of the Official Plan
☐ New Policy – Provide the text of the requested amendment (attach to application)

- ☐ Change or Replacement of a land use designation

Designation to be changed or replaced: _____
If the requested amendment changes or replaces a schedule in the Official Plan, please attach the requested schedule and accompanying text.

- ☐ Does the proposed amendment alter any part of the urban boundary? ☐ Yes ☐ No
If "Yes", provide the Official Plan policy reference, if any, dealing with the alteration or establishment of an area of settlement:

- ☐ Does the proposed amendment remove land from an area of employment? ☐ Yes ☐ No
If "Yes", provide the Official Plan policy reference, if any, dealing with the removal of land from an area of employment:

2. What is the purpose of the proposed amendment?

3. What land uses will be permitted through the amendment?

4. What is the designation of the subject lands in the Regional Niagara Policy Plan? _____

5. Is an amendment to the Regional Niagara Policy Plan required: ☐ Yes ☐ No

ZONING BY-LAW AMENDMENT APPLICATION

(Complete this section only if this application involves an amendment to the Zoning By-law)

1. Type of Amendment

- ☒ Change in zone classification
From: R5C(H)-912 To: R5C-912 with exceptions (site specific)

- ☐ Additional use(s) to be included under existing zone classification. Provide details:

- ☒ Modifications or amendments to zone regulations. Provide details in the chart below. (Please note that it is not sufficient to only provide this on a drawing that accompanies this application. [Also see attached Draft Zoning By-law.](#)

2. The following chart only needs to be completed where changes to the existing zoning by-law regulations or other by-law provisions are proposed to be amended.

Column (a) is to show the existing regulations of the requested zone classification.
Column (b) is to show the proposed modified regulation which is to apply to the lands.

| Zoning Regulations | R-4 (Bylaw 2010-132) | (a) Existing Regulations | (b) Proposed Modification |
|---|------------------------|-----------------------------|------------------------------|
| Minimum Lot Area | as per S. 7.9.2 (a)(i) | 250 sq.m. | 147 sq.m. |
| Minimum Lot Frontage | as per by-law 2010-132 | 45m | |
| Minimum Front Yard Depth (incl. special setback) | as per S. 7.9.2 (c)(i) | 6.0m | Blocks 6, 8,9,12,13: 0.0m |
| Minimum Rear Yard Depth | as per S. 7.9.2 (d)(i) | 7.5m | 6.0m |
| Minimum Side Yard Width | | | |
| - Interior | as per S. 7.9.2 (e) | 7m | min 1.5m (Block 1) |
| - Exterior | | | min 5.4m (Block 13) |
| Maximum Lot Coverage | as per S. 7.9.2 (g) | 35% | |
| Minimum Landscaped Open Space | as per S. 7.9.2 (m) | 45 sq.m. per dwelling unit | |
| Maximum Landscaped Open Space | | n/a | |
| Maximum Height of Building or | as per S. 7.9.2 (h) | 10m | 14m |
| Number of Storeys | | n/a | |
| Minimum Floor Area | | n/a | |
| Maximum Floor Area | | n/a | |
| Maximum Number of Dwellings | | 84 | |
| Maximum Number of Buildings | | n/a | |
| Minimum Distance Between Building on Same Lot | | n/a | |
| Maximum Gross Leasable Floor Area | | n/a | |
| Minimum Number of Parking Spaces | as per S. 4.19.1 | 1.4/ unit (116 spaces) | 1.27/ unit (105 spaces) |
| Loading Area Requirements | | n/a | |
| Minimum privacy yard depth for each townhouse dwelling unit as measured from the exterior rear wall of every dwelling unit | | | |
| | as per S. 7.9.2 (n) | 7.5m | 6.0m |

Note: The above chart may not permit you to describe all the amendments required to the By-law. In such instances, a separate sheet listing other regulatory changes or other By-law provisions must be provided. Specify the By-law Section for each change (i.e., parking, general or special provisions). **It is your responsibility to ensure that all the amendments required of the By-law are listed.**

3. Explain how the application conforms to the policies of the Official Plan.

[See Planning Justification Report.](#)

4. Additional Information:

Is the subject land within an area where the City has pre-determined the minimum and/or maximum density requirements or height requirements? ☒ Yes ☐ No

If yes, please complete the following chart:

| | Existing Requirements | | Proposed | |
|--------------------|-----------------------|--------------------|----------|--------------------|
| | Minimum | Maximum | Minimum | Maximum |
| Density (units/ha) | | 45 units/gross ha. | | 45 units/gross ha. |
| Height (m) | | 10m | | 14m |
| Number of Storeys | | n/a | | n/a |

If applicable, please explain why the requirements cannot be met:

5. Does the proposed amendment implement the alteration of any part of the urban boundary: ☐ Yes ☒ No
If yes, provide details of the Official Plan/Official Plan amendment that deals with the alteration or establishment of a new urban boundary:

6. Does the proposed amendment remove land from an area of employment*? ☐ Yes ☒ No
*An area of employment is an area designated in the Official Plan for clusters of business and economic uses such as manufacturing, warehousing, office and tourist commercial uses.
If yes, provide the Official Plan policy reference or amendment dealing with the removal of land from an area of employment:

7. Why is the zoning amendment being requested?

[To permit the construction of townhomes \('vacant land condominium'/plan of subdivision application\).](#)

8. Detail the buildings and/or structures that exist on the subject lands: **None**

| Type of Building and Date of Construction | Setbacks from lot lines (m) (Provide the shortest setback from the building to lot line) | | | | Building Height (m) | Total Gross Floor Area (m ²) | Total Building Area (m ²) |
|---|---|------|----------|----------------------|---------------------|--|---------------------------------------|
| | Front | Rear | Interior | Interior or Exterior | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

9. Detail the buildings and/or structures that are proposed for the subject lands: [Please refer to attached concept plan, elevations, and our draft Zoning By-law proposal.](#)

| Type of Building and Date of Construction | Setbacks from lot lines (m) (Provide the shortest setback from the building to lot line) | | | | Building Height (m) | Total Gross Floor Area (m ²) | Total Building Area (m ²) |
|---|---|------|----------|----------------------|---------------------|--|---------------------------------------|
| | Front | Rear | Interior | Interior or Exterior | | | |
| Townhouse dwellings | 0.0m | 6.0m | 1.5m | | 14m | approx 156sm per townhome | |
| | | | | | | | |
| | | | | | | | |

10. How many parking spaces have been provided? [105 spaces \(1.27 parking spaces / dwelling unit\)](#)

11. Access to the subject land:

- ☐ Provincial highway
☒ Municipal road ☒ Regional or ☐ City
☒ Maintained year round
☐ Maintained seasonally
☐ Unopened
☐ Right-of-way
☐ Water (provide details on parking and docking facilities including the approximate distance from the subject land and the nearest public road)