



## 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.

**4257 Montrose Road**  
**Zoning By-law Amendment Application- City File: AM-2023-025**  
**Applicant: Frank Costantino/ Frank Costantino Construction**  
**Agent: Emilio Raimondo (Raimondo & Associates Architects Inc.)**

### 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 Open House has been scheduled for:

**Date: Monday, August 12, 2024**

**Time: 4:30 PM**

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

A representative from the Planning, Building & Development Department as well as the applicant will attend to 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 application has been submitted to facilitate the development of 10 block townhouse dwellings in 2 blocks. Schedule 1 and 2 shows the details of the proposal.

The property is designated Residential in the City's Official Plan. The lands are currently zoned Residential Apartment 5B Density (R5B-630) zone in accordance with Zoning By-law No. 79-200, as amended.

The applicant is requesting to rezone the lands to a site-specific Residential Low Density, Group Multiple Density (R4) zone to allow for a reduced front yard depth, reduced rear yard depth, reduced interior side yard width, reduced privacy yard depth, an increase in the lot coverage, an increase of the projection for a one-storey porch into a required privacy yard and to permit the projection of a roofed over one-storey porch into a required side yard.



A future Draft Plan of Vacant Land Condominium will be required to facilitate the sale of the units.

## 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 virtual meeting.

## WRITTEN SUBMISSION

Please provide written input by mailing your comments to the Planning, Building & Development Department, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or sending an email to [ndebenedetti@niagarafalls.ca](mailto:ndebenedetti@niagarafalls.ca) on or before **August 12<sup>th</sup>, 2024**.

## ORAL SUBMISSION – If attending virtually using web-based platform.

To participate remotely at the Open House please pre-register by sending an email [ndebenedetti@niagarafalls.ca](mailto:ndebenedetti@niagarafalls.ca) before 12 noon on **August 12<sup>th</sup>, 2024**.

## MORE INFORMATION

For more information please contact Nick DeBenedetti, Planner 2, at (905)356-7521, extension 4233, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at [ndebenedetti@niagarafalls.ca](mailto:ndebenedetti@niagarafalls.ca).

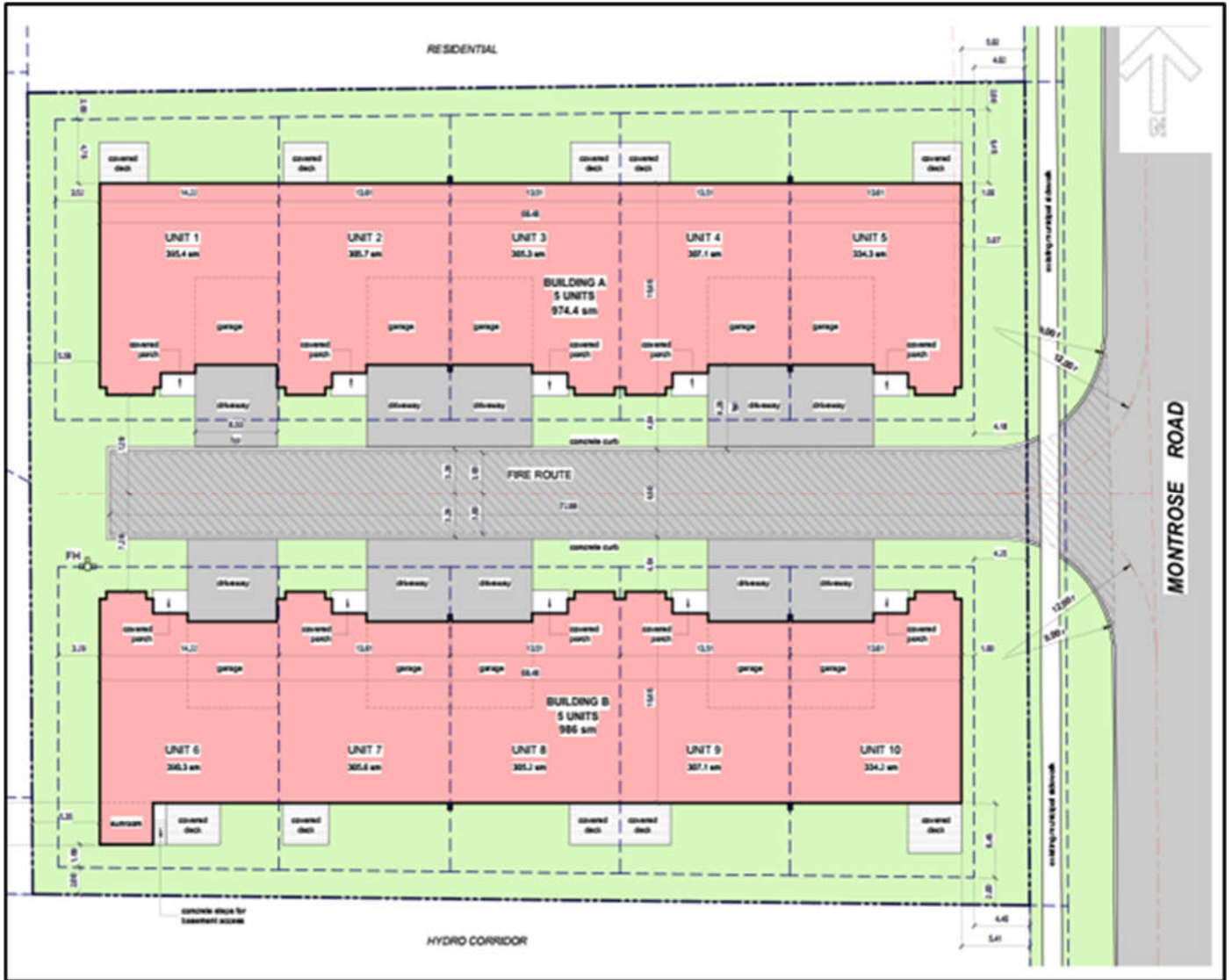
## FORMAL PUBLIC MEETING

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 26<sup>th</sup> day of July 2024.

Nick DeBenedetti, MCIP, RPP  
Planner 2

# SCHEDULE 1 CONCEPTUAL SITE PLAN



# SCHEDULE 2

## PERSPECTIVES AND ELEVATIONS

