

## NOTICE OF CONSIDERATION

3151 Montrose Road and a vacant parcel to the north (roll #: 272510000362302)  
Draft Plan of Subdivision – City File: 26T-11-2023-005  
Common Elements Condominium – City File: 26CD-11-2023-010  
Applicant: 100441695 Ontario Inc.  
Agent: Rachele Larocque (thebiglierigroup)

### CONSIDERATION MEETING

This notice is being given to prescribed persons and agencies for information purposes.  
A public meeting is not being held.

Any specified persons/agencies interested in making comments on this application are encouraged to use the methods noted further below.

A Meeting for General Manager of Planning, Building and Development or designate Consideration has been scheduled for:

Date: Wednesday, October 30<sup>th</sup>, 2024

Time: 4:30 PM.

The item will take place in accordance with the Delegated Meeting Agenda.

Place: Committee Room 2, City Hall, 4310 Queen Street

### PROPOSED DRAFT PLAN OF SUBDIVISION & COMMON ELEMENTS CONDOMINIUM APPROVAL

A Draft Plan of Subdivision and Common Elements Condominium approval have been submitted to permit 1 large block Draft Plan of Subdivision and 5 blocks for a Common Elements Condominium (CEC). The CEC will create the common road and visitor parking area, 2 blocks for 9 townhouse dwelling units, and 2 detached dwelling blocks with the remaining lot that will be created north of the plan of subdivision. The future individual lots for the townhouse units will be created through part lot control. Schedule 1 and Schedule 2 shows details of the proposed Draft Plan of Subdivision and Common Elements Condominium.



The land is currently zoned Residential Low Density Grouped Multiple Dwelling (R4-1227) under Zoning By-law 79-200, as amended as amended by By-law No. 2024-002. The proposed draft plan of subdivision and common elements condominium comply with the zoning regulations.

### WRITTEN SUBMISSION

Please provide written input, or to request notice of the General Manager of Planning Building and Development or designates 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 [ndebenedetti@niagarafalls.ca](mailto:ndebenedetti@niagarafalls.ca) on or before **Tuesday October 29<sup>th</sup>, 2024**.

Comments are preferred to be provided before 4:30 p.m. Tuesday, October 29<sup>th</sup> (day before the day of the meeting) to be included in the Delegated Authority agenda package.

## **Delegated Meeting**

The Public Meeting is live streamed using the Zoom Platform on the day of the event. The meeting will be archived on <https://niagarafalls.ca/city-hall/planning/delegated-authority-meetings.aspx> for viewing after the event.

## **MORE INFORMATION**

For more information please contact me, 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).

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. on **Monday, October 28<sup>th</sup>, 2023**.

## **LEGAL NOTICE**

### **Section 51 of the Planning Act**

The applicant, Minister of Municipal Affairs, a public body as defined by the Planning Act can appeal a decision of General Manager of Planning, Building and Development, or designate to the Ontario Land Tribunal for the Draft Plan of Subdivision and Common Elements Condominium. However, if such person or public body does not make written submissions to the City of Niagara Falls before the City of Niagara Falls gives or refuses to give approval to the Draft Plan of Subdivision, the person or public body is not entitled to appeal the decision of the General Manager of Planning, Building and Development, or designated to the Ontario Land Tribunal.

If a person or public body does not make written submissions to the City of Niagara Falls in respect to the Draft Plan of Subdivision and Common Element Condominium before the City of Niagara Falls gives or refuses to give approval to the Draft Plan of Subdivision and Common Element Condominium, the person or public body 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, unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Dated at the City of Niagara Falls this 30<sup>th</sup> day of September 2024.

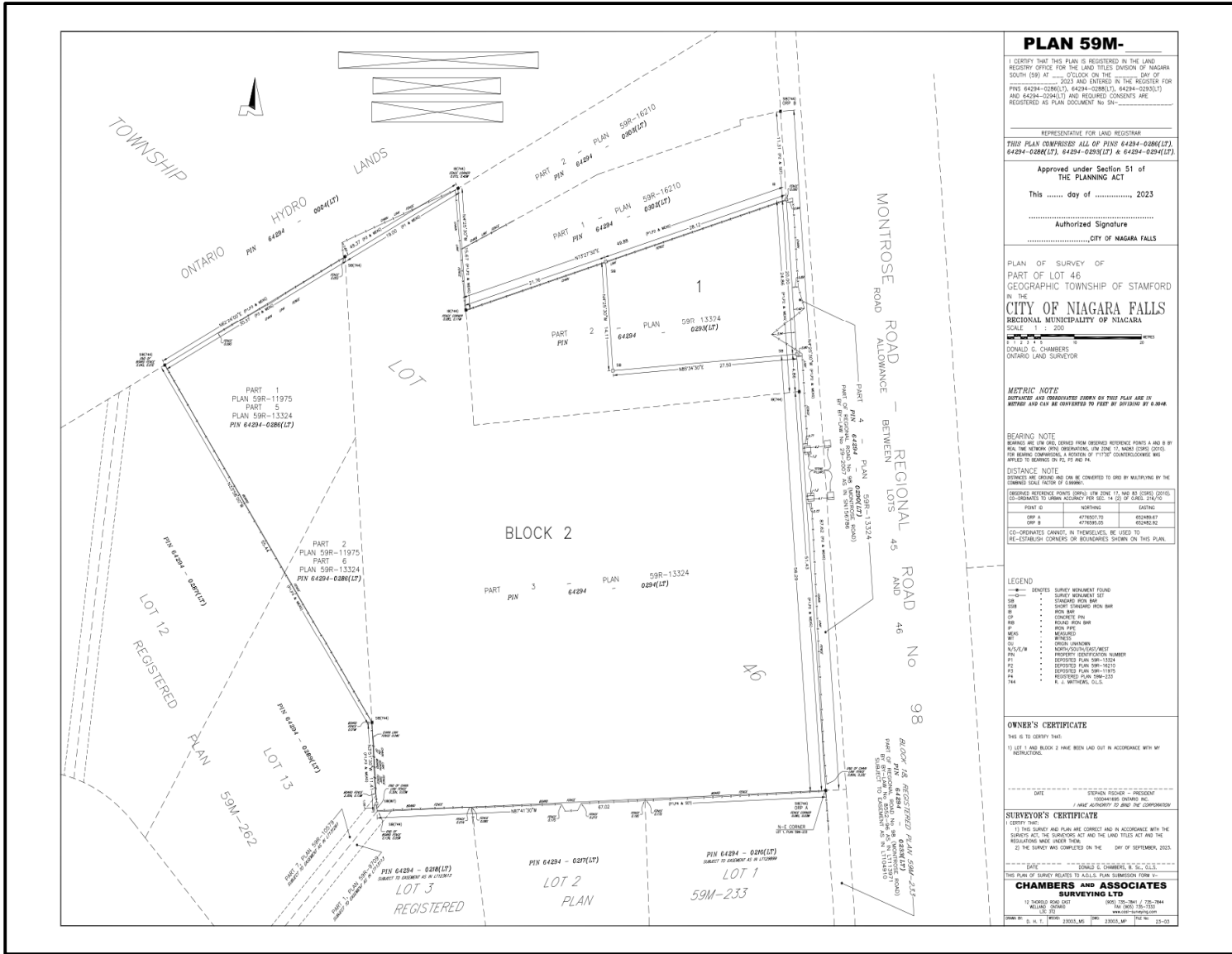
Nick DeBenedetti, MCIP, RPP  
Planner 2

ND

Attach.

S:\SUBDIVIS\PSUBD\Montrose Road, 3151 - 26T-11-2023-005 (TBD) PL20231134\Notice of Consideration - October 30, 2024.docx

# SCHEDULE 1 (Draft Plan of Subdivision)



### PLAN 59M-

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF NIAGARA SOUTH 1981 AT \_\_\_\_\_ O'CLOCK ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023 AND ENTERED IN THE REGISTER FOR PINS 64294-0268(LT), 64294-0269(LT), 64294-0270(LT) AND 64294-0294(LT) AND REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. \_\_\_\_\_

REPRESENTATIVE FOR LAND REGISTRY

THIS PLAN COMPREHENDS ALL OF PINS 64294-0268(LT), 64294-0269(LT), 64294-0270(LT) & 64294-0294(LT)

Approved under Section 51 of THE PLANNING ACT

This ..... day of ....., 2023

Authorized Signature

....., CITY OF NIAGARA FALLS

PLAN OF SURVEY OF PART OF LOT 46 GEOGRAPHIC TOWNSHIP OF STAMFORD IN THE CITY OF NIAGARA FALLS REGIONAL MUNICIPALITY OF NIAGARA SCALE 1" = 50'

DONALD G. CHAMBERS ONTARIO LAND SURVEYOR

METRIC NOTE DIMENSIONS AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING NOTE BEARINGS ARE GIVE OR TAKE DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY MEANS THE METHOD OF SIGHTING (SEE DRAWING) OR BY MEANS OF SIGHTING (SEE DRAWING) FOR BEARING CORRECTIONS A BEARING OF 117°57' CORRECTION WAS APPLIED TO BEARINGS ON PL 12 & PL 14

DISTANCE NOTE DIMENSIONS ARE GIVEN AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE CORRECTION SCALE FACTOR OF 0.9998

POINT ID	NORTHING	EASTING
CP1	477602.55	823461.67
CP2	477602.55	823461.67

CO-ORDINATES CANNOT BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

### LEGEND

- BEARING SURVEY MONUMENT FOUND
- SURVEY MONUMENT SET
- STANCHION WITH BARS
- SLOTTED STANCHION WITH BARS
- IRON BAIL
- CONCRETE PILE
- ROUND IRON BAR
- IRON PIPE
- BRICK
- BRICK LAMPPOST
- N/O L/W
- NORTH-POINTING COMPASS
- PROPERTY IDENTIFICATION NUMBER
- ERECTED PLAN 59M-16210
- ERECTED PLAN 59M-11975
- REGISTERED PLAN 59M-233
- U.S. BENCHMARK, U.S.C.S.

### OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT: 1) LOT 1 AND BLOCK 2 HAVE BEEN LAIN OUT IN ACCORDANCE WITH MY INSTRUMENTS

DATE \_\_\_\_\_ SIGNATURE OF OWNER \_\_\_\_\_ / NAME OF THE COMPANY OR INDIVIDUAL TO WHOM THE COMPANY IS SUBMITTED TO

### SURVEYOR'S CERTIFICATE

I CERTIFY THAT: 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREIN; 2) THE SURVEY WAS COMPLETED ON THE \_\_\_\_\_ DAY OF SEPTEMBER, 2023

DATE \_\_\_\_\_ DONALD G. CHAMBERS, S. L. S., O.S.S.

THIS PLAN OF SURVEY RELATES TO A.C.S.S. PLAN SUBMISSION FORM V-.....  
**CHAMBERS AND ASSOCIATES SURVEYING LTD.**  
12 HOBBS ROAD UNIT (905) 755-7441 / 755-7444  
WILLOW BRIDGE (416) 609-3333  
2300LMS 2300LMS THE N. 23-03

**SCHEDULE 2  
(Common Element Condominium)**

