



# NOTICE OF PUBLIC MEETING

**Montrose Rd, Parts 7 & 8 59R-7401 (Parcel ID 347533)**  
**(Assessment Roll No.: 2725-140-001-08436 and 2725-140-001-08434)**  
**Zoning By-law Amendment Application - City File: AM-2022-017**  
**Applicant: Kevin Dilts**  
**Agent: Land Pro Planning Solutions Inc. (Mike Sullivan)**

## COUNCIL MEETING

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

**A Public Meeting of Council has been scheduled for:**

**Date: Tuesday, July 11<sup>th</sup>, 2023**

**Time: Public Meetings start at 2:30 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**

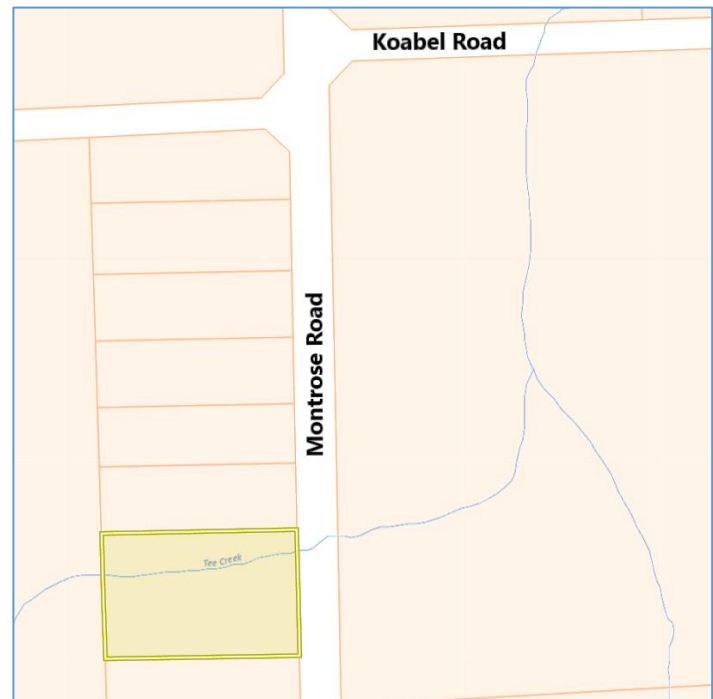
**Any public individual/group interested in making comments on this application or viewing and/or participating in this meeting are encouraged to use the methods noted further below.**

## PROPOSED AMENDMENT

A Zoning By-law amendment application has been submitted to permit the construction of a detached dwelling. Schedule 1 shows details of the proposal.

The land is designated Environmental Protection Area (EPA), in part, and Environmental Conservation Area (ECA), in part, under the City’s Official Plan.

The land is currently zoned Public & Private Open Space District (O2) zone under Zoning By-law 1538, 1958. The applicant is requesting to place a portion of the lands under a site specific Rural Agricultural (RA) zone to permit the construction of a detached dwelling and to permit a reduction in minimum lot area, front yard depth, and side yard width.



## 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 [sturnbull@niagarafalls.ca](mailto:sturnbull@niagarafalls.ca) on or before July 11<sup>th</sup>, 2023. The agenda for Council is last updated on July 10<sup>th</sup> at 4pm. To include your comments in the agenda please submit by that time.

## **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](mailto:billmatson@niagarafalls.ca) before 4:30 pm on July 10<sup>th</sup>, 2023. 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 Scott Turnbull, Planner 1 at (905) 356-7521, extension 4297, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at [sturnbull@niagarafalls.ca](mailto:sturnbull@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.

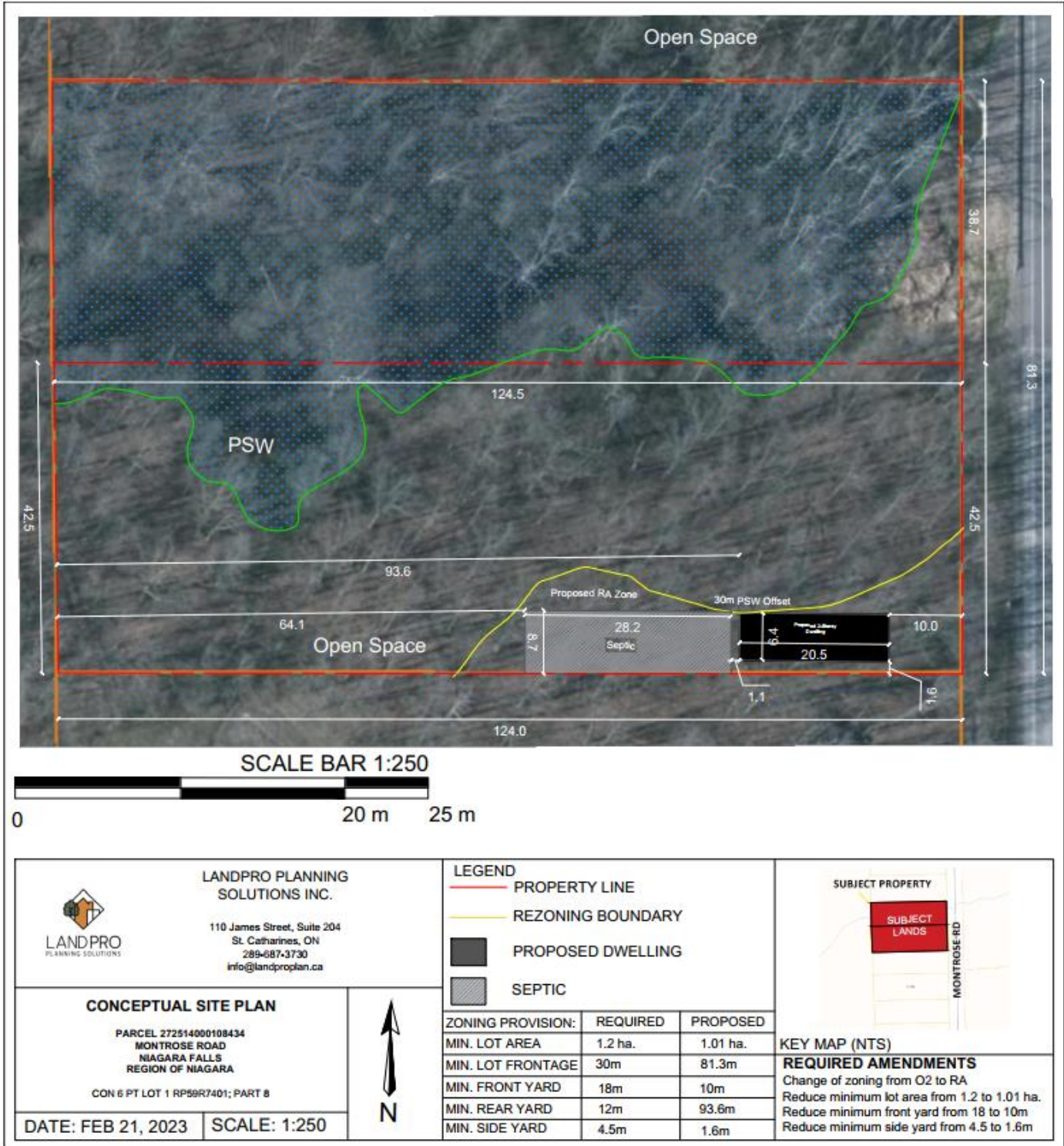
If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Niagara Falls in respect to the proposed by-law before the by-law is passed, the person or public may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal 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 9th day of June, 2023.

Andrew Bryce MCIP, RPP  
Director of Planning

SCHEDULE 1



| <p>LANDPRO PLANNING SOLUTIONS INC.<br/>110 James Street, Suite 204<br/>St. Catharines, ON<br/>289-687-3730<br/>info@landproplan.ca</p> | <p><b>CONCEPTUAL SITE PLAN</b></p> <p>PARCEL 272514000108434<br/>MONTROSE ROAD<br/>NIAGARA FALLS<br/>REGION OF NIAGARA</p> <p>CON 6 PT LOT 1 RP59R7401; PART 8</p> | <p>N</p> | <p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>PROPERTY LINE</li> <li>REZONING BOUNDARY</li> <li>PROPOSED DWELLING</li> <li>SEPTIC</li> </ul> | <p>SUBJECT PROPERTY</p> <p>SUBJECT LANDS</p> <p>MONTROSE RD</p> |  |                   |          |          |               |         |          |                   |     |       |                 |     |     |                |     |
|--|--|----------|--|---|--|-------------------|----------|----------|---------------|---------|----------|-------------------|-----|-------|-----------------|-----|-----|----------------|-----|
|  |  |          |  |   | <table border="1"> <thead> <tr> <th>ZONING PROVISION:</th> <th>REQUIRED</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td>MIN. LOT AREA</td> <td>1.2 ha.</td> <td>1.01 ha.</td> </tr> <tr> <td>MIN. LOT FRONTAGE</td> <td>30m</td> <td>81.3m</td> </tr> <tr> <td>MIN. FRONT YARD</td> <td>18m</td> <td>10m</td> </tr> <tr> <td>MIN. REAR YARD</td> <td>12m</td> <td>93.6m</td> </tr> <tr> <td>MIN. SIDE YARD</td> <td>4.5m</td> <td>1.6m</td> </tr> </tbody> </table> | ZONING PROVISION: | REQUIRED | PROPOSED | MIN. LOT AREA | 1.2 ha. | 1.01 ha. | MIN. LOT FRONTAGE | 30m | 81.3m | MIN. FRONT YARD | 18m | 10m | MIN. REAR YARD | 12m |
| ZONING PROVISION:  | REQUIRED   | PROPOSED |  |   |  |                   |          |          |               |         |          |                   |     |       |                 |     |     |                |     |
| MIN. LOT AREA  | 1.2 ha.  | 1.01 ha. |  |   |  |                   |          |          |               |         |          |                   |     |       |                 |     |     |                |     |
| MIN. LOT FRONTAGE  | 30m  | 81.3m    |  |   |  |                   |          |          |               |         |          |                   |     |       |                 |     |     |                |     |
| MIN. FRONT YARD  | 18m  | 10m      |  |   |  |                   |          |          |               |         |          |                   |     |       |                 |     |     |                |     |
| MIN. REAR YARD   | 12m  | 93.6m    |  |   |  |                   |          |          |               |         |          |                   |     |       |                 |     |     |                |     |
| MIN. SIDE YARD   | 4.5m   | 1.6m     |  |   |  |                   |          |          |               |         |          |                   |     |       |                 |     |     |                |     |
| <p>DATE: FEB 21, 2023</p>  | <p>SCALE: 1:250</p>  |          |  |   |  |                   |          |          |               |         |          |                   |     |       |                 |     |     |                |     |