



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.

The northwest corner of Montrose Rd and Grassy Brook Rd (Parcel B), 9127 Montrose Rd (Parcel C), and 9515 Montrose Rd (Parcel D)

Parcel B: Part Lot 1, Concession Broken Front, Crowland, Part 5, 59R-9648, except Part 1, 59R-17415; City of Niagara Falls

Parcel C: Part Lots 1, 2, 3 & 4, Broken Front Concession, Crowland, Part Road Allowance between Lots 2 & 3, Broken Front Concession, Crowland (as closed by By-law AA76417) save & except Parts 1 & 2, 59R-11568; s/t easement over Part 3, 59R-1019 as in RO237687; City of Niagara Falls

Parcel D: Part Lot 1, Concession Broken Front, Crowland, Part 1, 59R-3384, except Part 4, 59R-17415; subject to an easement in gross over Part 5, 59R-17415 as in SN749104; City of Niagara Falls

Assessment Roll No.: 272514000211400 (Parcel B), 272514000211300 (Parcel C), and 272514000210800 (Parcel D)

Zoning By-law Amendment - City File: AM-2023-013

Applicant: E.S. Fox Limited **Agent:** MHBC Planning (Dana Anderson)

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 received verbally or in a written format.

To accomplish this an Open House has been scheduled for:

Date: January 10, 2024

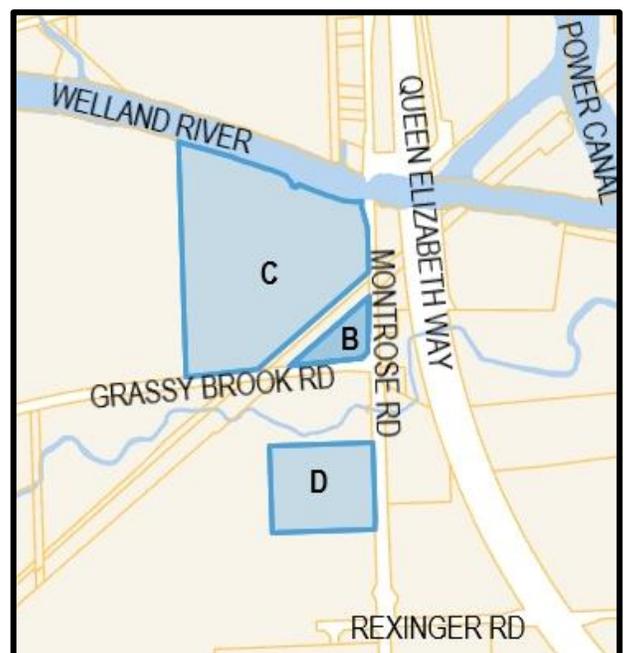
Time: 4:30 PM

Place: City Hall, 4310 Queen Street and Web-based Platform

A representative from the Planning, Building & Development Department as well as the applicant will 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 permit Prestige Employment/Industrial uses on the subject lands and to recognize the existing uses of Parcels C and D by rezoning Parcels B, C, and D to a site specific Prestige Industrial (PI-XXX) zone, and to rezone a portion of Parcel C as Environmental Protection Area. If approved, the proposal will facilitate the future development of Parcels B, part of Parcel C, and part of Parcel D.



Schedules 1, 2, and 3 illustrate the details of the application's proposed buildings.

Parcels B and C are zoned Rural-Agricultural under Zoning By-law 1538 (Crowland) and Parcel D is zoned Rural-Agricultural, in part, and Shopping District, in part, under Zoning By-law 1538 (Crowland). The applicant is requesting to place all properties under Zoning By-law 79-200 with the following site specific uses and regulations:

Parcel B	<ul style="list-style-type: none"> • Add permitted uses: Office, Clinic, Laundry Plant, Recreational Uses, Health Centre, Service Shop, and Personal Service Shop • Reduced front yard depth • Reduced exterior side yard width • Reduced number of parking spaces
Parcel C	<ul style="list-style-type: none"> • Add permitted uses: Office, Clinic, Laundry Plant, Recreational Uses, Health Centre, Service Shop, and Personal Service Shop • No site specific regulations
Parcel D	<ul style="list-style-type: none"> • Add permitted uses: Office, Clinic, Laundry Plant, Recreational Uses, Health Centre, Service Shop, and Personal Service Shop • Reduced landscaped open space • Reduced number of parking spaces

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 electronic meeting.

WRITTEN SUBMISSION

Please provide written input 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 acooper@niagarafalls.ca on or before **January 10, 2024**.

ORAL SUBMISSION- If attending remotely using web-based platform

To participate remotely at the Open House please pre-register by sending an email to acooper@niagarafalls.ca before 12 noon on **January 10, 2024**.

MORE INFORMATION

For more information, please contact Alexa Cooper, Planner 2, at (905)356-7521, extension 4246, between the hours of 8:30 a.m. and 4:30 p.m. Monday to Friday or by email anytime at acooper@niagarafalls.ca.

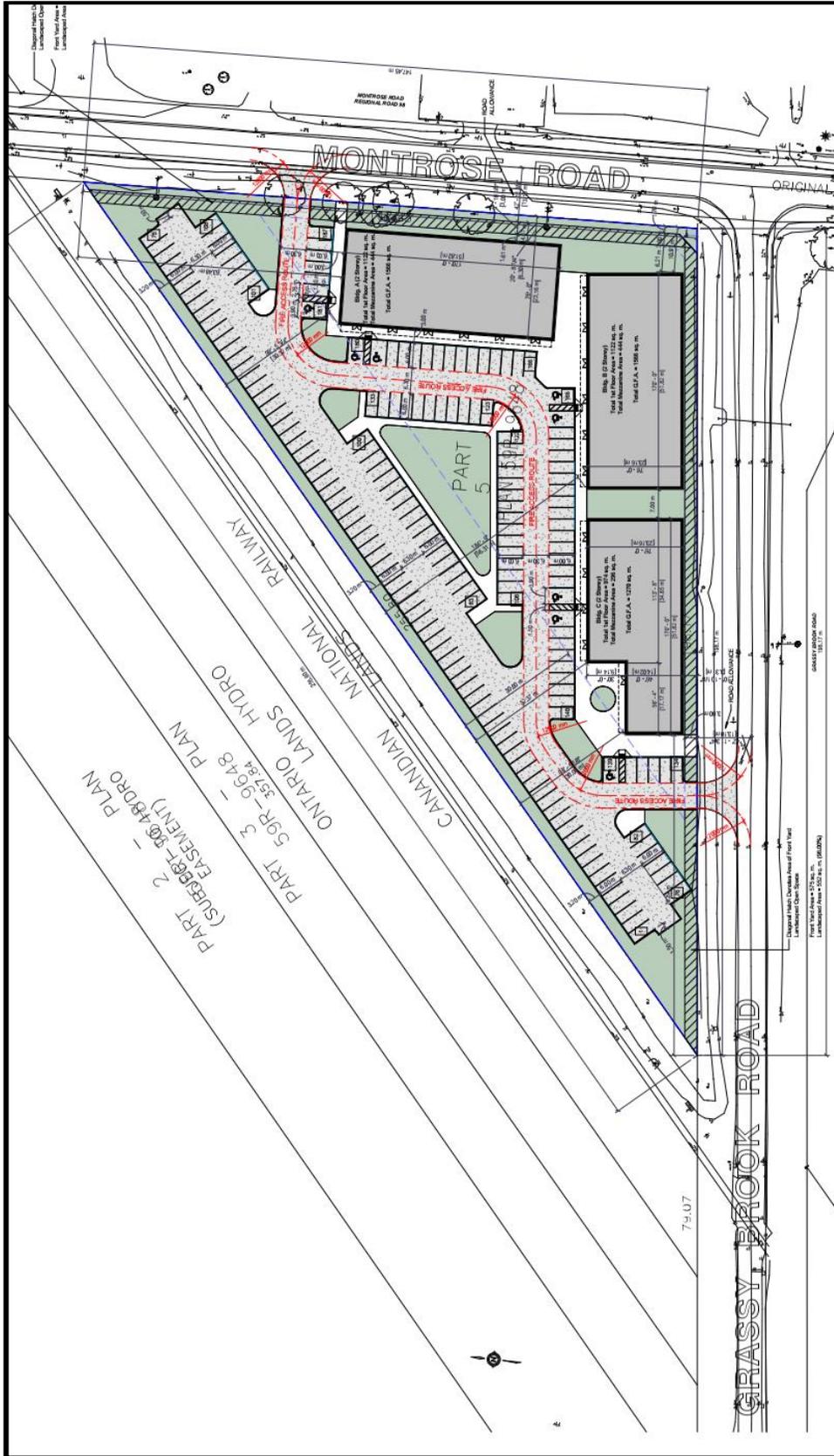
FORMAL PUBLIC MEETING

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 22nd day of December, 2023.

Andrew Bryce MCIP, RPP
Director of Planning

SCHEDULE 1 (Site Sketch – Parcel B)



SCHEDULE 2 (Site Sketch – Parcel C)

