



## NOTICE OF APPLICATION & REMOTE ELECTRONIC OPEN HOUSE

The City's Planning, Building & Development Department has received an application for a Zoning By-law amendment for the lands noted below.

**3151 Montrose Road and a vacant parcel to the north roll # 272510000362302**  
**Zoning By-law Amendment Application- City File: AM-2023-020**  
**Applicant: 1000441695 Ontario Inc.**  
**Agent: Rachelle Larocque (Biglieri Group)**

### REMOTE ELECTRONIC 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 a Remote Open House has been scheduled for:

**Date: Monday, November 6, 2023**

**Time: 4:30 PM**

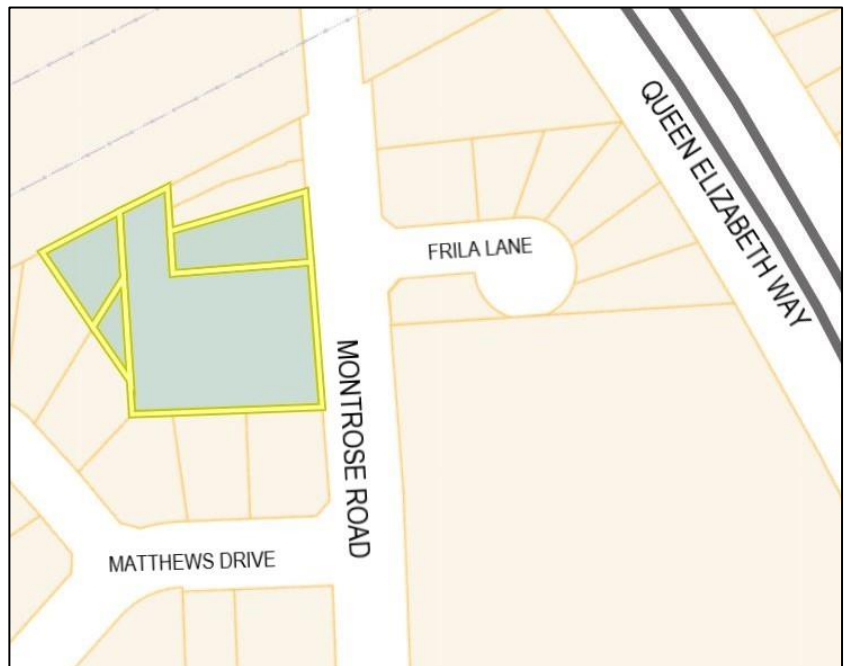
**Place: City Hall, 4310 Queen Street and/or Web-based Platform**

A representative from the Planning, Building & Development Department as well as the applicant will attend remotely 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 permit 9 townhouse dwelling units in 2 blocks, together with 3 single detached dwellings. Schedule 1 shows the details of the proposal.

The subject lands, municipally known as 3151 Montrose Road and a vacant parcel to the north are currently zoned Residential 1A Density - 383, as amended by By-law No. 1995-146, in part, Residential 1E Density - 1061 as amended by By-law No. 2018-054, in part, and Residential 1C Density – 384 in part, by By-law No. 79-200 as amended by By-law No. 1995-146. The applicant requests to place the townhouses and two of the dwellings



under a site-specific Low-Density Group Multiple Dwellings R4 zone and to place the third detached dwelling purposes to front onto Montrose Road under a site specific R1E zone and to add the use of the detached dwelling, a reduction of the minimum interior side yard and rear yard requirement in the R4 zone and a reduction of the rear yard requirement in the R1E zone.

## 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 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 [ndebenedetti@niagarafalls.ca](mailto:ndebenedetti@niagarafalls.ca) on or before **November 6<sup>th</sup>, 2023** .

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

To participate remotely at the electronic Open House please pre-register by sending an email [ndebenedetti@niagarafalls.ca](mailto:ndebenedetti@niagarafalls.ca) before 12 noon on **November 6<sup>th</sup>, 2023**. All registrants will be provided with instructions on how to participate in the remote electronic Open House.

## 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 20<sup>th</sup> day of October 2023.

Andrew Bryce MCIP, RPP  
Director of Planning

ND:  
Attach.

SCHEDULE 1

