



# City of Niagara Falls Pre-Consultation Checklist

(Revised: February 2022)

Persons intending to make an application for a proposed development are required to consult with planning staff prior to submitting an application. A pre-consultation meeting will identify what is required to be submitted for a complete application and will provide the opportunity to discuss:

- the nature of the application;
- development and planning issues;
- fees;
- the need for information and/or reports to be submitted with the application;
- the planning approval process;
- other matters, as determined.

## PRE-CONSULTATION- WAIVED BY DIRECTOR

Pursuant to Section 4 of By-law No. 2009-170 being a by-law to require pre-consultation for certain applications under the Planning Act, the Director of Planning, Building & Development may waive the requirement for a formal consultation meeting. I hereby waive the requirement for a formal consultation meeting on the proposal detailed herein.

Date:

Signature:

## PRE-CONSULTATION

Day:

**September 15, 2022**

Time:

VIA E-MAIL ONLY

## 1. SUBJECT PROPERTY INFORMATION

Street Address:

**3090 Montrose Road**

Legal Description:

PART LOT 45, STAMFORD

Land Area :

+/- 2,890 square metres

Lot Frontage :

24.22m

Municipal Land Involved: Yes  No

## 2. CONTACT INFORMATION

### Owner Information

Registered Owner:

2855078 Ontario Inc.

Mailing Address: (Street address, unit number, city & postal code)

1551 Hixon St, Oakville, ON L6L 1S4

Phone Number:

437-970-3070

E-mail Address:

[nouman@develecoconstructions.com](mailto:nouman@develecoconstructions.com)

### Applicant/Agent Information (if applicable)

First and Last Name:

Greg Taras

Mailing Address:

4701 St. Clair Ave., Suite 301, Niagara Falls, ON, L2E 3S9

Phone Number:

905-358-6873

E-mail Address:

[gtaras@uemconsulting.com](mailto:gtaras@uemconsulting.com)

Contact for all future correspondence (select one):  Registered Owner  Authorized Agent

## 3. PROPOSAL

Rezone the property from DH to a site specific R4 zone to develop 8 condominium units.

## 4. PROPOSED DEVELOPMENT INFORMATION

Gross Floor Area:

Building Height:

# Dwelling Units:

8

# Hotel/Commercial Units:

Location:

Brownfield

Greenfield

Built-up

Outside Urban Boundary

NEP Area

CIP Area

\*\*\*Note: If within a CIP Area, please speak to the City's CIP Coordinator

5. DESIGNATIONS

Regional Official Plan:

Yes

No

Niagara Escarpment Plan:

Yes

No

City Official Plan:

Yes

No

Residential

Secondary Plan:

Yes

No

N/A

Zoning:

Yes

No

DH

6. PROPOSED APPLICATION(S)- Check all that are applicable

Regional Policy Plan Amendment

City Official Plan Amendment

Zoning By-law Amendment

Subdivision Approval

Condominium- Vacant Land

Condominium- Standard

Site Plan Approval

Consent/Severance

NEC

Other:

7. REQUIRED INFORMATION AND STUDIES- To be submitted with the Application(s).

Studies identified with an asterisk\* will likely require a peer review at the cost of the developer.

L o c a l	R e g i o n	N P C A	Reports, Studies, Plans  (See notes for additional details)	Number of Copies		Notes
				Digital	Paper	
			Agricultural Impact Assessment			
			Air Quality*			Peer review, at applicant's cost.
			Archaeology Assessment- Please be mindful of your duty to consult obligations			Stage 1 & 2, Clearance Letter from Ministry

X	X		Conceptual Site Plan	X	10	<u>Official Plan/Zoning By-law Application</u>  Site Plan, Coloured Site Plan, Elevations and submit CAD .dwg file or survey plan (.dwg file) to City projection standards.
X	X		Subdivision/Condominium Plan	X	10	<u>Subdivision/Condominium Application</u>  Draft Plan of Subdivision/Condominium and submit CAD .dwg file to City projection standards with engineering drawings.
			Cultural Heritage Impact Analysis			
			Draft Local Official Plan Amendment			
			Draft Regional Policy Plan Amendment			
			Environmental Impact Study			
			Environmental Planning Study/ Sub-Watershed Study			
			Environmental Site Assessment/Record of Site Condition			
			Farm Operation and Ownership			
			Financial Impact Assessment			
			Floodplain and Hazard Lands Boundary Plan			
			Gas Well Study/Gas Migration Study			
			Geotechnical			
			Hydrogeological Study and Private Servicing Plans			
			Land Use/Market Needs*			
			Mineral Aggregate Resources			
			Minimum Distance Separation 1 & 11			
X			Municipal Servicing Study/ Functional Servicing Brief	X	2	To review services and demonstrate capacity. Infrastructure modelling may be required—if required, at applicant's cost
	X		Noise & Vibration Study*	X	1	Peer review, at applicant's cost.
X	X		Other Unit Plan	X	1	<b>Sight line study at ZBA</b>
			Phasing Plan	X	2	At time of SP/VLC
X	X		Planning Justification Report	X	1	Review and analyze applicable Provincial, Regional, and City policies.  Provide draft Zoning By-law amendment.
			Risk Management Study			
	X		Road Widening	X	1	6x6m daylight triangle required at the proposed private road
			Sensitive Land Use Report			
			Shadow Analysis			
			Shoreline Study			
			Slope Stability Report			
			Soil Report			
X	X		Stormwater Management Plan	X	2	Pre- to post, 5 year storm (brief at ZBA, updated for draft plan)
			Transportation Impact Study/ Parking Impact Analysis			

X			Tree inventory Preservation Plan	X	2	At time of ZBA
			Urban Design Brief/Architectural Brief			
X	X		Urban Design/Landscape Plans	X	1	Conceptual at zoning, detailed at draft plan
			Wind Study			

## 8. COMMENTS

### Planning Comments:

- A setback from the required 14m MTO setback is desired if lands were ever taken
- Have units 8 and 7 face Montrose Rd with rear yard access, would like to see elevations for these units
- Possible to have the units face north-south with laneway east-west?
- **Tree inventory plan at time of ZBA**

### Building Comments:

- Comments to come at a future date.

### Engineering Comments:

- Please see attached comments.

### Fire Comments:

- Fire has no comments or concerns with respect to the zoning by-law amendment.
- With respect to the draft plan of condo the fire department will require site servicing drawings be provided indicating the location of proposed fire hydrants

### GIS (Addressing):

- Once the demolition of the existing structures is complete, the 3090 address will be retired
- The access direct to the property will be considered primary
- A new single address will be assigned through the condo process
- Units are the responsibility of the developer/owner. We require a unit plan to be delivered showing legal to civic address correlation. Happy to help with this if needed

### Landscape Services:

- 5% parkland dedication is required in the form of Cash-in-Lieu.
- A landscape plan will be required as part of the site plan submission. The landscape plan shall be developed by an Ontario Landscape Architect. The design of the landscape plan shall have consideration for enhancing street frontage, improving walkability and reducing heat island effect of hard surface areas.
- A tree survey plan will be required as part of the site plan submission. The plan shall be developed by a certified professional. The tree survey plan shall identify and evaluate all trees on-site for potential preservation. Boundary trees and trees on adjacent lands that could be negatively affected by the proposed development shall be preserved unless consent is provided by adjacent landowner(s). The recommendations of the tree survey plan shall be implemented in the site plan. This includes potential modifications to project layout and grading plans.

### Ministry of Transportation:

- In principle, the MTO has no objection to the proposed Zoning By-law Amendment for the subject property described above. However, the property owner should be made aware that the subject site is located within the MTO Permit Control Area for the QEW, as a result, an MTO Building and Land Use Permit is required prior to the commencement of any on-site construction/works. All development must comply with the MTO Building and Land Use Policy, and Information regarding the application process, forms and the policy can be found at the link:
- <http://www.mto.gov.on.ca/english/engineering/management/corridor/building.shtml>
- These comments are preliminary only, and the MTO will provide more detailed comments in response to the Town's official circulation of the Zoning By-law Amendment application.

### Niagara Peninsula Conservation Authority:

- Confirmed that the unevaluated wetlands on site appear to have been mapped incorrectly. As such, the NPCA will have no further objection to the proposed developments on the subject property

### Transportation Comments:

- Montrose Road is a Regional road.
- The subject lands abuts the Queen Elizabeth Way. The Ministry of Transportation will likely require a 14m setback (as shown).

- A secondary driveway is proposed through the abutting hydro lands, to the north. Is there a reason to have this driveway? Hydro to provide comments.
- A 8-unit townhouse complex requires 11 parking spaces, at a rate of 1.4 parking spaces per unit. Each unit has a one car driveway plus a one car garage which is not counted as it is in tandem with the driveway space. Three visitor parking spaces are required to meet the parking requirement, including one accessible (barrier free) parking space.
- The drive aisle does not extend the full length for the driveway in Unit 6. This prevents someone reversing back to align their vehicles towards the exit. Is the grey hatched area next to the driveway for Unit 7 to help with this?
- There is no transit service on Montrose Road abutting the subject lands. The closest bus stop is on Cardinal Drive.

Zoning Comments:

- Please see attached comments and provide the requested information with your submission.

Niagara Region:

- Please see attached comments. Note the Region is accepting payment on their website.

**9. APPLICATION FEES-** Please contact the City for current fees when ready to proceed

Application	City of Niagara Falls	Niagara Region	NPCA
Zoning By-law Amendment	\$5,800	\$1,345	
Vacant Land of Condominium	\$10,300	\$5,340 + \$1,850/ha	
Stormwater Management Review less than 5ha		\$650	
Total (less \$500)	\$16,100 \$15,600		

Notes:

*Notwithstanding the fees noted above, all fees are payable based upon the rate in the fee schedule by-law in effect on the date the application is received. Additional fees may be required at a later date based on the fee schedule by-law.*

*Separate cheques are required made payable to each appropriate agency and are submitted to the City with the complete application. The Region is accepting on-line payments on the Niagara Region website.*

*The \$500 pre-consultation fee is deducted from a City application fee if made within 1 year of the meeting date.*


Additional Agencies to be contacted:

MTO  NPC  NEC  Hydro  Pipeline  CN/CP  Other:

**10. ATTENDEES**

City	Applicant	Agency
Alexa Cooper acooper@niagarafalls.ca	Greg Taras (Agent)	Alexander Morrison (Region) Alexander.morrison@niagararegion.ca
Sue Scerbo (Zoning) sscerbo@niagarafalls.ca		
Ned Mijatovich (Building) nmijatovich@niagarafalls.ca		
Ben Trendle (Fire) btrendle@niagarafalls.ca		
Eric Lehtinen (Engineering) elehtinen@niagarafalls.ca		
Josiah Jordan (Engineering) jjordan@niagarafalls.ca		
Michael Parniak (Engineering) mparniak@niagarafalls.ca		
David Antonsen (Landscape) dantonsen@niagarafalls.ca		
John Grubich (Transportation) jgrubich@niagarafalls.ca		
Michael Warchala (Business Dev.) mwarchala@niagarafalls.ca		
Danaka Kimber (GIS/Addressing) dkimber@niagarafalls.ca		

**Signatures**

Planning Staff Alexa Cooper		September 26, 2022
Planning Staff	Amy Shanks, Senior Planner	September 26, 2022
Regional Planning Staff Amy Shanks		
NPCA Staff		
Agent		
Owner		
Owner		
Other		

Pursuant to Section 1 of By-law No. 2008-189, being a by-law to require pre-consultation for certain applications under the Planning Act, I hereby verify that a pre-consultation meeting has been held for the proposed detailed herein.

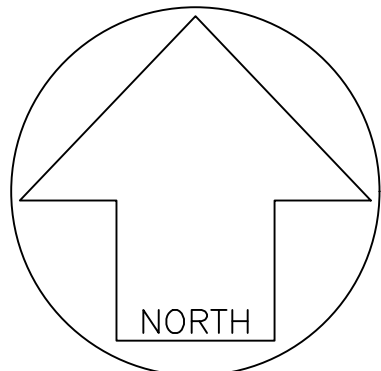
Signature



## 11. NOTES

1. The purpose of the pre-consultation is to identify the information required to commence processing of this development application. Pre-consultation does not imply or suggest any decision whatsoever on behalf of City staff or the City of Niagara Falls to either support or refuse the application. This checklist should not be construed as a complete list of information required as further assessment may reveal the need for more information.
2. This pre-consultation form expires within one year from the date of signing or at the discretion of the Director of Planning & Development
3. An application submitted without the information identified through the pre-consultation process may not be sufficient to properly assess the application and may be deemed by staff to be an incomplete application.
4. The applicant should be aware that the information provided is accurate as of the date of the pre-consultation meeting. Should an application not be submitted in the near future, and should other policies, by-laws or procedures be approved by the Province, City, Region or other agencies prior to the submission of a formal application, the applicant will be subject to any new policies, by-laws or procedures that are in effect at the time of the submission of a formal application.
5. The applicant acknowledges that the City and Region considers the application forms and all supporting materials including studies and drawings, filed with any application to be public information and to form part of the public record. With the filing of an application, the applicant consents and hereby confirms that the consent of the authors of all supporting reports have been obtained, to permit the City and Region to release the application and any supporting materials either for its own use in processing the application, or at the request of a third party, without further notification to, or permission from, the applicant.
6. It is hereby understood that during the review of the application additional studies or information may be required as a result of issues arising during the processing of the application or the review of the submitted studies.
7. If the City or Region does not have sufficient expertise to review and determine that a study is acceptable, the City may require a peer review. The Terms of Reference for a peer review is determined by the City or Region and paid for by the applicant.
8. Some studies may require NPCA review and clearance/approval. In this instance the NPCA review fee shall be paid by the applicant.
9. All plans and statistics must be submitted in metric.
10. By signing this document the Owner/Agent/Applicant acknowledges that they have been informed of the application process, anticipated timing, public notification and steps to be followed for the development discussed at this meeting.
11. A copy of this pre-consultation checklist has been provided to the applicant/agent .

Note: Upon submission, the City will review all submitted plans, studies, etc. to ensure the information is sufficient before declaring the application complete. This will occur within 30 days.



PROJ. NO. 21-219

No.	DATE	REVISION	No.	No.
			BY	0

**NOTES**

- The position of pole lines, conduits, watermain, sewers, and other underground and above ground utilities and structures is not necessarily shown on the contract drawings, and, where shown the accuracy of the position of such utilities and structures is not guaranteed. Before starting work, the contractor shall identify the exact location of all such utilities and structures and shall assume liability for damage to them.
- Check all dimensions and report any inconsistencies to the Engineer before proceeding with the work - DO NOT SCALE DRAWINGS.
- This drawing is an instrument of Professional Service and is intended for use only in connection with the project covered by the Engineering Agreement.
- Urban & Environmental Management Inc., does not assume any responsibility for losses, damages, and costs arising from use or misuse of this drawing by persons, firms, or corporations without prior written consent of Urban & Environmental Management Inc. Copyright Urban & Environmental Management Inc., 2008. All rights reserved. No part of this drawing may be reproduced in any form or by any means without the written permission of Urban & Environmental Management Inc.

**VERIFY SCALE**

BAR IS 25mm ON ORIGINAL DRAWING.

0 = 25mm

IF NOT 25mm ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DSGN	0
DR	0
CHK	0
APVD	0

STAMP

**3090 MONTROSE ROAD  
SITE PLAN  
8 UNITS OPTION**



UEM No. 21-219
SCALE HORZ 1 : 150
DWG. No. 01
MUN. REF No. 00-00

Plotfile: Sep 06, 2022 - 10:35am  
 File: Z:\URBAN\Projects\2021\3090\31-219\_3090\_Montrose Road\_N\Uem\3090\_Montrose RD BASE TOPG 20220823 9 Units.dwg



### Item CCO#3

3:45 p.m.

Proposed: Zoning By-law and Vacant Land of Condominium  
Applicant: 2855078 Ontario Inc.  
Agent: UEM Consulting (Greg Taras)  
Property: 3090 Montrose Road  
Proposal: 8-unit proposal, 6 townhouses and 2 semis that are rear-facing

Note: Previous application July 7, 2022

Infrastructure on Montrose Rd	300mmØ PVC Watermain 150mmØ PVC Sanitary No Storm - 375mmØ PVC Storm south of site
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#### **As part of ZBA**

- Engineering Services requires a Functional Servicing Brief where the applicant must ensure that the municipal infrastructure will adequately service the development as proposed. This is to include all necessary supporting documentation.
- We will require Stormwater Management Brief balancing pre to post for a 5 yr. storm event contained & controlled on site.
- The City will require third party infrastructure modelling at applicants' expense verify available infrastructure capacities. Fees are in accordance with the City Schedule of Fee's.
- As Montrose is a Regional Road, Engineering will defer to Regional Comments regarding Engineering requirements
- Engineering drawings of existing underground infrastructure available upon request

#### **As Part of Draft Plan of Vacant Land Condominium**

- Engineering Services will be requiring the applicant to submit engineering drawings for site servicing, grading, SANDA (sanitary drainage area plan), STMDA (storm drainage area plan), a photometric and landscape plan.
- Updated FSR and SWM Report will be required.

Note: for the city to assume the road, the applicant shall enter into a subdivision agreement, and MTO requirements shall be addressed for setbacks and noise barriers

#### **Landscape Services:**

- 5% parkland dedication is required in the form of Cash-in-Lieu.
- A landscape plan will be required as part of the site plan submission. The landscape plan shall be developed by an Ontario Landscape Architect. The design of the landscape plan shall have consideration for enhancing street frontage, improving walkability and reducing heat island effect of hard surface areas.
- A tree survey plan will be required as part of the site plan submission. The plan shall be developed by a certified professional. The tree survey plan shall identify and evaluate all trees on-site for potential preservation. Boundary trees and trees on adjacent lands that could be

negatively affected by the proposed development shall be preserved unless consent is provided by adjacent landowner(s). The recommendations of the tree survey plan shall be implemented in the site plan. This includes potential modifications to project layout and grading plans.

# Inter-Departmental Memo

**To:** Alexa Cooper, Planner 2

**From:** Sue Scerbo, Senior Zoning Administrator

**Date:** September 15, 2022

**Re:** **Proposed Zoning By-law Amendment and Draft Plan of Condominium 3090 Montrose Road Proposed on-street townhouse dwelling containing 6 dwelling units and one semi-detached dwelling**

**Summary:**

The applicant is proposing to construct an on-street townhouse dwelling containing 6 dwelling units and one semi-detached dwelling. The property is currently zoned Development Holding (DH), in accordance with Zoning By-law 79-200, as amended. The north portion of the lands (providing additional access to the subject property) is zoned Agricultural (A), in accordance with Zoning By-law 79-200, as amended.

The applicant is proposing to rezone the land a site specific Residential Low Density Grouped Multiple Dwelling (R4) Zone to facilitate the proposed development.

**The following table compares the regulations of the R4 zone with what is proposed:**

Provision	Requirement	Proposal	Comply
Permitted Uses	The Uses in the R4 zone	A townhouse dwelling A semi-detached dwelling (in accordance with the regulations for a townhouse dwelling)	Yes <b>No</b>
Minimum lot area for a townhouse dwelling	250 square metres for each dwelling unit 250 sq.m. x 8 dwelling units = 2,000 square metres	Not noted	Information required
Minimum lot area for an apartment dwelling	200 square metres for each dwelling unit	n/a	n/a

Minimum lot frontage for a townhouse dwelling or an apartment dwelling containing more than four dwelling units	30 metres	24.22 metres	No
Minimum lot frontage for a townhouse dwelling or an apartment dwelling containing four dwelling units or less on an interior lot	24 metres	n/a	n/a
Minimum lot frontage for a townhouse dwelling or an apartment dwelling containing four dwelling units or less on a corner lot	25.5 metres	n/a	n/a
Minimum front yard depth for a townhouse dwelling	6 metres + 13.1 metres from the original centerline of Montrose Road	6 metres + not noted from the original centerline of Montrose Road	Information required
Minimum front yard depth for an apartment dwelling	7.5 metres	n/a	n/a
Minimum rear yard depth for a townhouse dwelling	7.5 metres	14 metres	Yes
Minimum rear yard depth for an apartment dwelling	10 metres	n/a	n/a
Minimum interior side yard width	One-half the height of the building Building height unknown	1.2 metres (north) 1.2 metres (south)	Information required
Minimum exterior side yard width for a townhouse dwelling	4.5 metres	n/a	n/a
Minimum exterior side yard width for an apartment dwelling	7.5 metres	n/a	n/a
Maximum lot coverage	35%	Not noted	Information required

Maximum height of building or structure	10 m	Not noted	Information required
Number of dwellings on one lot	[subject to section 7.9.3] More than one dwelling is permitted on one lot	8 dwelling units	Yes
Parking and access requirements	In accordance with section 4.19.1 1.4 parking spaces for each dwelling unit 1.4 parking spaces x 8 units = 11.2 parking spaces	8 garages/driveways 1 visitor 9 parking spaces	No
Minimum parking stall width	2.75 metres	3 metres	Yes
Minimum parking stall length	6 metres	6 metres	Yes
Minimum manoeuvring aisle	6.3 metres	Not noted	Information required
Accessory buildings and accessory structures	In accordance with sections 4.13 and 4.14	Existing deck and gazebo (between Units 8 and Unit 3 and 4)	To be removed
Minimum Landscaped Open Space Area	45 square metres for each dwelling unit 45 sq.m. x 8 units = 360 square metres	Not noted	Information required
Minimum privacy yard depth for each townhouse dwelling unit, as measured from the exterior rear wall of every dwelling unit	7.5 metres	14 metres (Units 1-6) 6 metres (Units 7 & 8)	Yes No

Comments:

- Additional information is required where noted. An easement over the lands to the north is required.

# Niagara Region – Development Services Division

## *Pre-Consultation Notes*

3090 Montrose Road, Niagara Falls

July 7, 2022

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**Attendees:** None – written comments only

**Type of Application:** Zoning By-law Amendment and Draft Plan of Vacant Land Condominium

### Application Description

- 8 units, 6 townhouses and 2 semis that are rear facing

### Provincial and Regional Land Use Designations

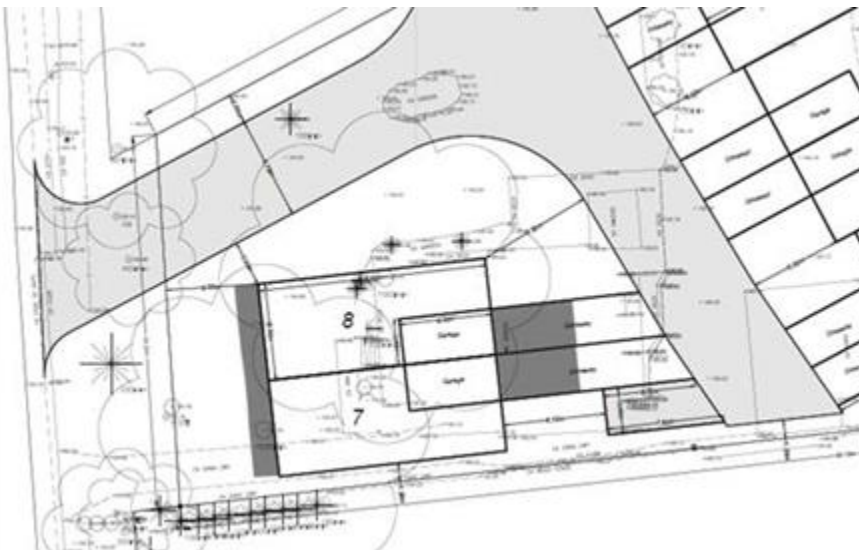
- Provincial Policy Statement (PPS): Settlement Area.
- Growth Plan: Delineated Built-Up Area.
- Regional Official Plan (ROP): Urban (Built-Up) Area.

### Planning Comments

- Under the ROP, a full range of uses residential, commercial and industrial, are permitted generally within the Urban Area designation, subject to the availability of adequate municipal services and infrastructure, local Official Plan policies relative to built-form compatibility, and other policies regarding land use compatibility and environmental conservation.

### Urban Design

- The proposal appears to show a back-lotting configuration. Staff would suggest that the City and the applicant consider alternative site design options with units facing/addressing the regional road.
- This may require that units 7&8 are different from the others to account for their unique urban design role. The zoning for the development should account for this, permitting porches and porticos to project 1.5m from the main wall. This will provide the designs of units 7&8 potential for a street facing entrance to these units. Additionally, the garage portion could project out and provide a private amenity space atop the garage taking advantage of the uniqueness of the site (as seen in dark grey on the sketch below).



- Should a back-lotted configuration be pursued by the City and the applicant, then consideration for a back-lotted layout where the frontage with the regional road is not comprised of solid privacy fence

# **Niagara Region – Development Services Division**

## ***Pre-Consultation Notes***

3090 Montrose Road, Niagara Falls

July 7, 2022

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should be considered. This may require alternative noise mitigation strategies should the required noise study recommend that acoustic fencing be constructed adjacent to the regional road.

- In addition, site specific zoning on the property should include provisions for decorative metal fencing to be a maximum of 1.2m in height.
- Additionally, it is suggested that the rear facades of units 7 and 8 are upgraded architecturally to comprise matching exterior materials to the fronts of these units.
- Regional staff will require a conceptual Landscape Plan with the Zoning By-law Amendment application to demonstrate the proposed landscape treatment along the Regional Road.
- At the Site Plan/Draft Plan of Condo stage, staff will require a Landscape Plans and details, as well as building façades drawings for all units facing the regional road.
- The Landscape Plan should show street trees in sod. Existing trees within the ROW should be retained where possible.

### **Land Use Compatibility**

- The property abuts the QEW (a 400 Series Highway) to the east. Given that the proposed development will construct new sensitive (residential) uses, a Noise Impact Study is required to assess the potential for adverse impacts from nearby stationary and transportation-related noise sources and provide for recommended site and building design mitigation measures / devices and warning clauses.
  - See attached Terms of Reference for the Noise Impact Study to assist with scoping.
- For information: Montrose Road (Regional Road 98) has an annual average daily traffic count (AADT) of approximately 5,800 vehicles along this portion. The applicant should contact Regional Transportation staff to confirm this total based on current data.
- The site is near agricultural uses (west). A standard warning clause with respect to potential adverse impacts from activities / operations on these lands will be included within any future agreements.

### **Site Condition**

- The lands have been historically used for residential uses. As such, staff offers no site condition requirements for the proposed applications.

### **Archaeological Resources**

- The PPS and ROP provide direction for the conservation of significant cultural heritage and archaeological resources. Specifically, Section 2.6.2 of the PPS and ROP Policy 10.C.2.1.13 state that development and site alteration are not permitted on lands containing archaeological resources or areas of archaeological potential, unless significant archaeological resources have been conserved.
- Based on a review of the Province's Criteria for Evaluating Archaeological Potential, the lands exhibit a high potential for the discovery of archaeological resources as it is within 300m of a registered archaeological site (AgGs-61) and a natural watercourse feature.
- Based on a review of available aerial imagery, the lands have been subjected to previous development and site alteration activities. As such, Regional staff does not offer any archaeological assessment requirements for the proposed applications. A standard warning clause with respect to the potential discovery and protection of archaeological resources shall be included in future Draft Plan / Site Plan Agreements for the lands.

# Niagara Region – Development Services Division

## *Pre-Consultation Notes*

3090 Montrose Road, Niagara Falls

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### **Environmental Comments**

- The property is located outside of the Region's Core Natural Heritage System mapping. As such, Environmental Planning staff offers no comments or requirements at this time.

### **Transportation / Roads**

- Montrose Road (Regional Road 98).
  - The existing entrance to the existing dwelling will need to be closed.
  - Regional staff requires the submission of a Sight Line Study to ensure that the proposed location of the road is acceptable and safe.
  - The concept will need to show road way access to Montrose Road and identify if any boulevard trees will be affected by the road design. The Region's Forester will need to review and approve if trees are affected or removed.
  - **If the Applicant is proposing a different concept, then Regional staff will need to see the new concept.**

### Road Widening

- The current width of Montrose Road at the property satisfies the required ROP width. Therefore no further widening is required at this time.
- A 6m x 6m daylight triangle will be required at the proposed private road.

### Regional Permit Requirements

- A Regional Construction Encroachment and Entrance Permit is required prior to any construction within Regional Road Allowance.
- A Regional Sign Permit is required for any signs within 20m of the centreline on Montrose Road.

### **Servicing**

- Water: 300mm D Watermain (Local).
- Sanitary: 200mm D PVC (Local).
- Stormwater: road side ditches.

### **Stormwater Management**

- At the time of future Planning Act Application (i.e. Draft Plan and/or Site Plan), the Region requires the submission of a Stormwater Management Plan demonstrate the development will not impose negative impacts in terms of storm water quality and quantity. The following comments are provided by information purposes to assist the applicant with the preparation of a detailed site plan:
  - The Region requires that stormwater runoff from the development be captured and treated to a Normal protection (i.e. 70% long-term suspended solids removal) as the minimum acceptable standard prior to discharge from the site.
  - The Region requires that Montrose Road (Regional Road 98) not be negatively impacted as a result of the development. The Region normally requires post-development flows be controlled to pre-development level for all storms (2-year up to and including the 100-year storm) if a development will discharge onto a Regional Road. The Region highly encourages the use of Low Impact Development (LID) practices onsite to mitigate development impacts on the downstream receivers.



# **Niagara Region – Development Services Division**

## ***Pre-Consultation Notes***

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- The Region requires that a Stormwater Management Report (and the associated review fee) be submitted to this office that indicates in detail how the above noted criteria will be achieved and including a section of inspection and maintenance requirements of SWM measures for the future owner.
- Prior to construction, the Region requires that detailed grading, servicing and construction erosion/sediment control plans be submitted to this office for review and approval.

### **Waste Collection**

- Curbside collection only.
- Recycling blue / grey bins or containers – no limit (weekly collection).
- Organic green bins or containers – no limit (weekly collection).
- Garbage / waste bags or cans – 2 maximum per lot (bi-weekly collection)
  - The pad location will be required to meet the policy requirement that the round trip for a resident will not exceed 100m

### **Regional Review Fees**

The Region's 2022 Fee Schedule is available at: [https://www.niagararegion.ca/business/fpr/forms\\_fees.aspx](https://www.niagararegion.ca/business/fpr/forms_fees.aspx).

- Zoning By-law Amendment Review (\$1,345) – at Zoning stage.
- Draft Plan Review (\$5,340 base fee + \$1,850 per hectare) – at Draft Plan stage.
- Stormwater Management Review less than 5 ha (\$650) – at Draft Plan stage.

### **Regional Submission Requirements**

- Conceptual Landscape Plan (at Zoning stage) and Landscape Plan and Details (at Draft Plan stage)
- Noise Impact Study (at Zoning stage)
- Site Line Study (at Zoning stage)
- Stormwater Management Report (at Draft Plan stage)