



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.

3090 Montrose Road
Zoning By-law Amendment Application- City File: AM-2023-024
Applicant: 2855078 Ontario Inc. (Norman Sarosh Alvi)
Agent: Greg Taras (UEM Consulting)

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: Tuesday, November 7, 2023

Time: 5:00 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 6 townhouse dwelling units in 1 block, together with a semi-detached dwelling. Schedule 1 shows the details of the proposal.

The subject lands municipally known as 3090 Montrose Road are currently zoned Development Holding (DH) in accordance with Zoning By-law No. 79-200, as amended. The applicant requests to rezone the subject property to a site-specific Residential Low Density, Group Multiple Dwellings Zone (R4), to add the use of the semi-detached dwelling and for a reduction of the minimum lot frontage, and a reduction of the minimum side yard requirement.



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 on or before **November 7th, 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 before 12 noon on **November 7th, 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.

FORMAL PUBLIC MEETING

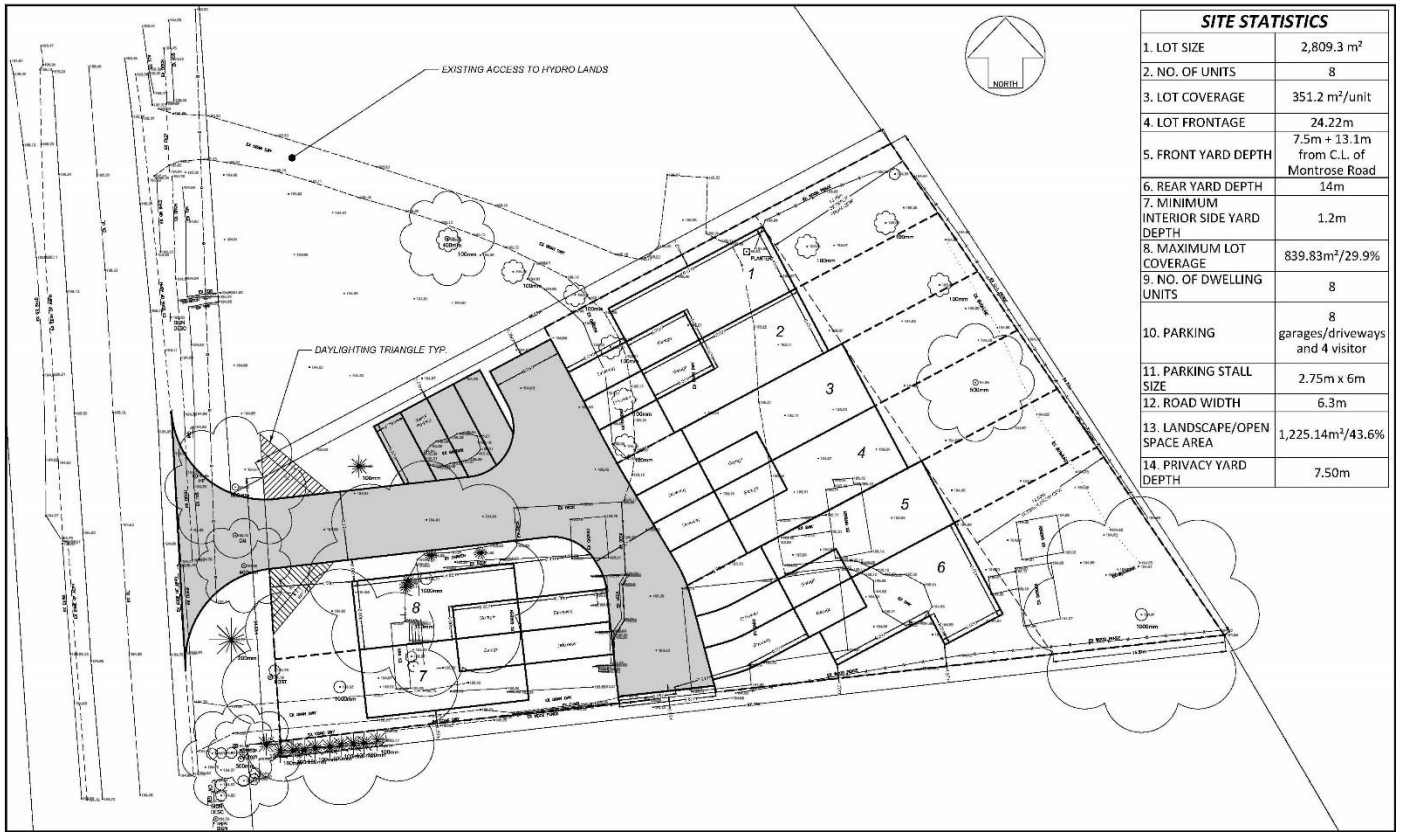
The formal Public Meeting required by the *Planning Act* with City Council will be held at a later date. Separate notice of that meeting will be provided to you after the Open House and thirty (30) days before the Public Meeting is to occur.

Dated at the City of Niagara Falls this 20th day of October 2023.

Andrew Bryce MCIP, RPP
Director of Planning

ND:
Attach.

SCHEDULE 1



SITE STATISTICS	
1. LOT SIZE	2,809.3 m ²
2. NO. OF UNITS	8
3. LOT COVERAGE	351.2 m ² /unit
4. LOT FRONTAGE	24.22m
5. FRONT YARD DEPTH	7.5m + 13.1m from C.L. of Montrose Road
6. REAR YARD DEPTH	14m
7. MINIMUM INTERIOR SIDE YARD DEPTH	1.2m
8. MAXIMUM LOT COVERAGE	839.83m ² /29.9%
9. NO. OF DWELLING UNITS	8
10. PARKING	8 garages/driveways and 4 visitor
11. PARKING STALL SIZE	2.75m x 6m
12. ROAD WIDTH	6.3m
13. LANDSCAPE/OPEN SPACE AREA	1,225.14m ² /43.6%
14. PRIVACY YARD DEPTH	7.50m