



## NOTICE OF PUBLIC MEETING

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 (Assessment Roll No.: 272510000303700)**  
**Zoning By-law Amendment Application- City File: AM-2023-024**  
**Applicant: 2855078 Ontario Inc. (Norman Sarosh Alvi)**  
**Agent: Greg Taras (UEM Consulting)**

### COUNCIL MEETING

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

A Public Meeting of Council has been scheduled for:

Date: Tuesday, December 12<sup>th</sup>, 2023

Time: Public Meetings start at 4:30 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 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, a reduction of the minimum lot frontage, and a reduction of the minimum side yard requirement.



## 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 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).

To include your comments on Council's agenda, it is requested comments be provided by noon on Friday December 8<sup>th</sup>. Comments received on December 12<sup>th</sup>, will be circulated to City Council.

## 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 **December 11<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 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).

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 the residents.**

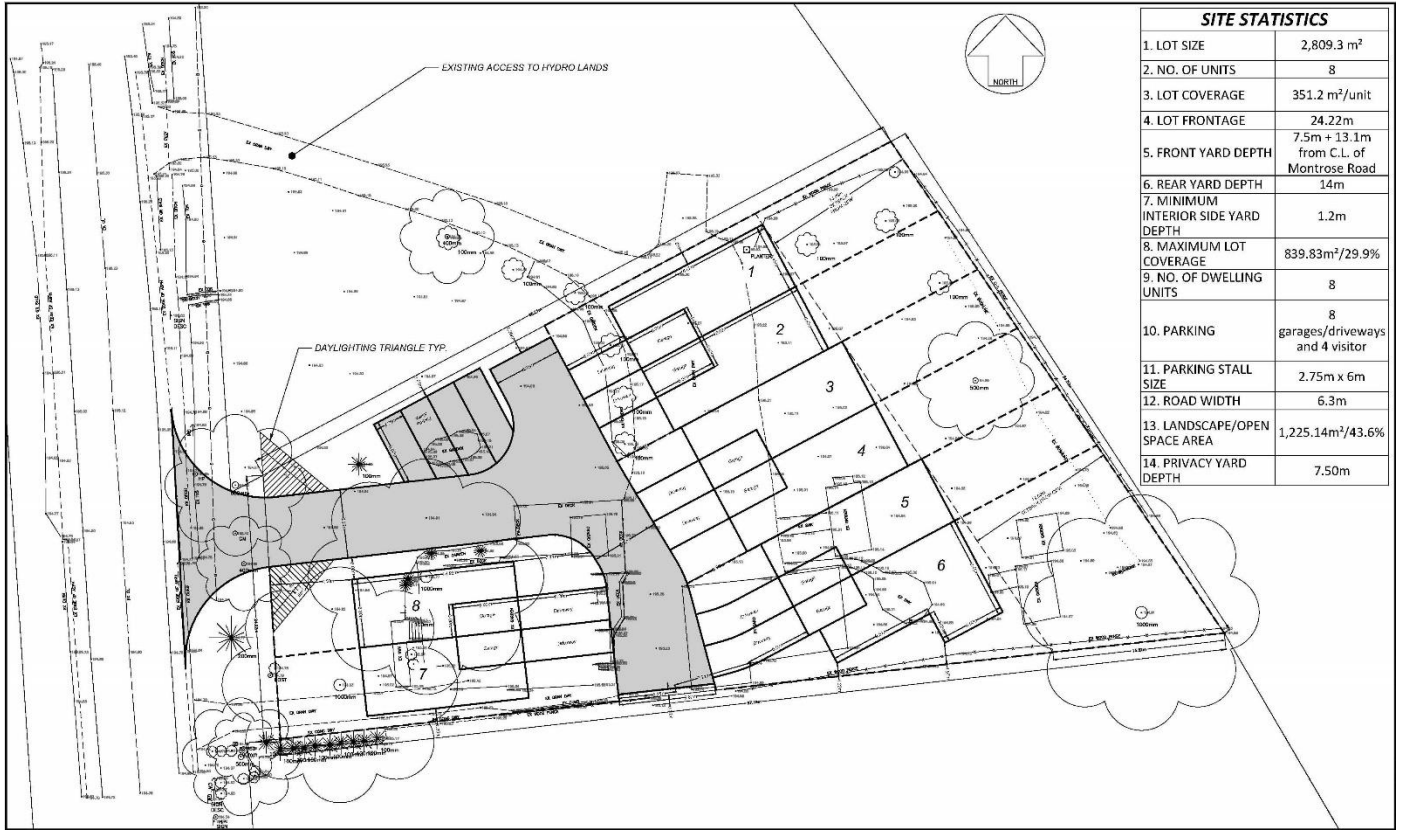
Dated at the City of Niagara Falls this 10<sup>th</sup> day of November 2023.

Andrew Bryce MCIP, RPP  
Director of Planning

ND:  
Attach.

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**SCHEDULE 1**



SITE STATISTICS	
1. LOT SIZE	2,809.3 m <sup>2</sup>
2. NO. OF UNITS	8
3. LOT COVERAGE	351.2 m <sup>2</sup> /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 <sup>2</sup> /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 <sup>2</sup> /43.6%
14. PRIVACY YARD DEPTH	7.50m