



NOTICE OF APPLICATION & PUBLIC MEETING

8196 McLeod Road (Assessment Roll No.: 27-25-110-002-06900)
Draft Plan of Vacant Land Condominium – City File: 26CD-11-2018-010
Zoning By-law Amendment Application – City File: AM-2018-024
Applicant: Bruno Galante

PUBLIC MEETING

Date: Tuesday, March 19, 2019
Time: 6:00 PM

Place: Council Chambers, City Hall
4310 Queen Street

PROPOSED CHANGE

The applicant is proposing to register a Vacant Land Condominium on the subject lands for a townhouse dwelling project having 7 dwelling units (see Schedule 1). This plan will permit the creation of vacant land units (lots) for the future sale of the dwelling units.

The lands are currently zoned Light Industrial (LI), in accordance with Zoning by-Law No. 79-200. The applicant is requesting the lands to be rezoned a site specific Residential Low Density, Grouped Multiple Dwellings (R4) zone, in part, which permits townhouse dwellings and Environmental Protection Area (EPA), in part, to reflect the floodplain on the lands.

The site specific regulations requested for the R4 zone include adding a semi-detached dwelling to the list of permitted uses; a reduction in minimum lot area per dwelling unit, minimum front yard depth, minimum interior side yard, and minimum privacy yard depth; allowing decks to project into the required side yard; and establishing a minimum building setback from the EPA zone.

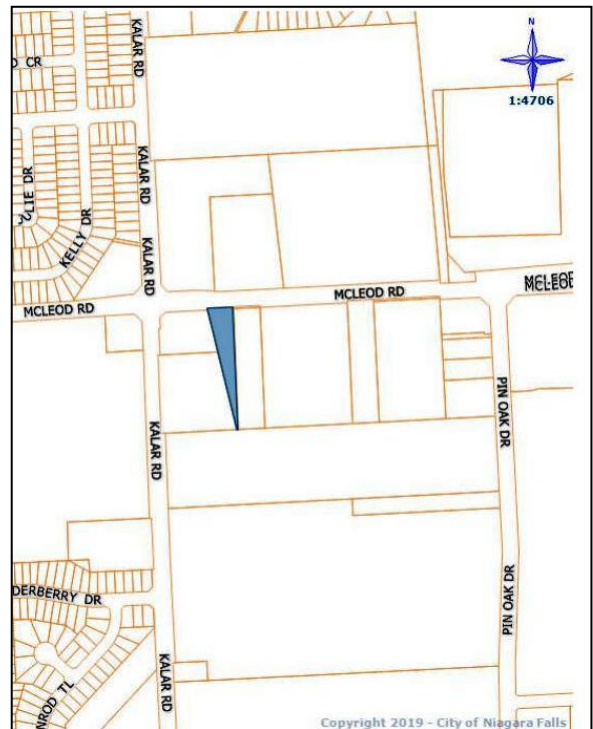
The site specific regulations requested for the EPA zone include permitting parking and decks within the zone.

HAVE YOUR SAY

Input on any proposed Zoning By-law Amendment is welcome and encouraged. You can provide input by: speaking at the public meeting or by making a written submission.

PLANS & DOCUMENTS

Full size plans and any documents submitted in conjunction with the applications may be viewed in the Planning & Development Department Monday to Friday between 8:30 a.m. to 4:30 p.m.



WRITTEN SUBMISSION

To provide input in writing, or request notice if the proposed draft Plan of Vacant Land Condominium and Zoning By-law amendment are approved, please submit a letter to the Director of Planning, Building & Development, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 on or before Tuesday, March 19, 2019.

LEGAL NOTICE

Sections 34 & 51 of the Planning Act

If you disagree with Council's decision on the applications, you can appeal it to the Local Planning Appeal Tribunal (LPAT). However, 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 before the draft Plan of Vacant Land Condominium is approved and 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 Local Planning Appeal 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 before the draft Plan of Vacant Land Condominium is approved and the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal 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 of the residents.

MORE INFORMATION

For more information, please contact Anamika Dilwaria, Planner 2, at (905)356-7521, extension 4246 or visit the Planning, Building & Development, second floor, City Hall, between the hours of 8:30 a.m. and 4:30 p.m.

A copy of the Planning, Building & Development's Recommendation Report on the application will be available after 4:00 p.m. on March 14, 2019.

Dated at the City of Niagara Falls this 15th day of February, 2019.



Alex Herlovitch. MCIP, RPP
Director of Planning, Building & Development

AD:mb
Attach.

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SCHEDULE 1

