



NOTICE OF APPLICATION & PUBLIC MEETING

**6055, 6063 and 6091 McLeod Road (Assessment Roll Nos.: 2725-080-003-13000, 2725-080-003-13100 and 2725-080-003-13300)
Zoning By-law Amendment Application - City File: AM-2018-026
Applicant: M5V Inc. (Sherard McQueen)**

PUBLIC MEETING

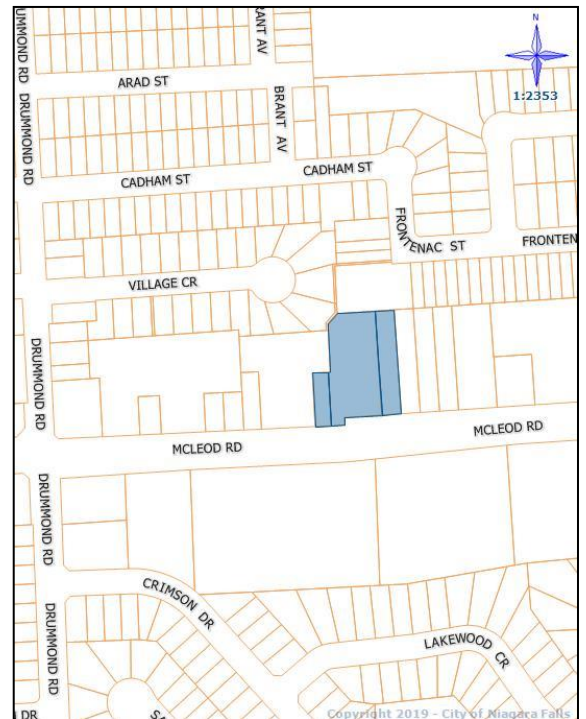
**Date: Tuesday, March 19, 2019
Time: 6:00 PM**

**Place: Council Chambers, City Hall
4310 Queen Street**

PROPOSED CHANGE

The zoning amendment is requested to permit the development of three-3 storey, 18 unit apartment buildings on the lands. Schedule 1 shows details of the proposed development. The applicant has also requested the lots be deemed to not be in a plan of subdivision, to allow the lands to merge for the proposed development.

The lands are zoned Residential Low Density, Grouped Multiple Dwellings (R4) in accordance with Zoning By-law No. 79-200, which permits the development of the lands for townhouses or low rise apartments. The applicant is requesting the land be rezoned to Residential Apartment 5C Density (R5C), with site specific lot area, front and rear yard depth, side yard width and parking regulations, and to permit 3 apartment dwellings on one lot.



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 Zoning By-law amendment is 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 **March 19, 2019**.

LEGAL NOTICE

Section 34 of the Planning Act

If you disagree with Council's decision on the application, 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 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 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 Andrew Bryce, Planner 2, at (905)356-7521, extension 4232 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

AB:mb
Attach.

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SCHEDULE 1

