



NOTICE OF APPLICATION & PUBLIC MEETING

8100 McLeod Road (Assessment Roll No.: 2725-110-002-06600)
Zoning By-law Amendment Application - City File: AM-2018-009
Applicant: Lally Homes Ltd.

PUBLIC MEETING

Date: Tuesday, April 9, 2019
Time: 6:00 PM

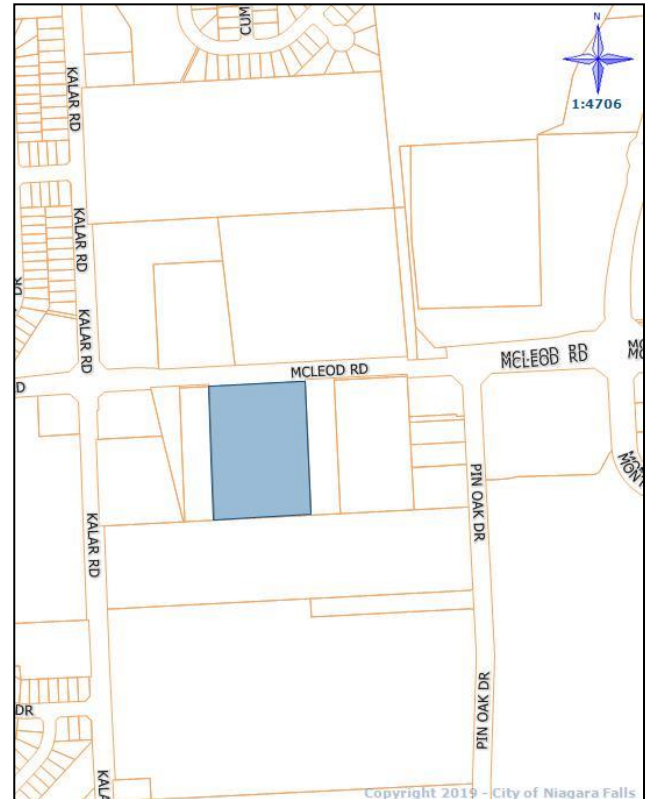
Place: Council Chambers, City Hall
4310 Queen Street

PROPOSED CHANGE

The zoning amendment is requested to permit the development of a 6 storey, 55 unit apartment building and several one storey parking garages on a portion of the lands. The balance of the lands contain Provincially Significant Wetlands and are proposed to be protected. Refer to Schedule 1 for details of the development.

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 Apartment 5B Density (R5B) zone, in part, to permit the apartment building and Environmental Protection Area (EPA), in part, to protect the wetlands and required 13 metre buffer.

The site specific regulations requested for the R5B zone include an increase in the building height and reduction in the minimum lot area per dwelling unit, minimum front yard depth and minimum landscaped open space.



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 April 9, 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 Board, 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 April 4, 2019.

Dated at the City of Niagara Falls this 11th day of March, 2019.



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

AD:mb
Attach.

