



NOTICE OF APPLICATION & PUBLIC MEETING

Vacant Parcel Between 2294 and 2472 Thompson Road (Roll No.: 2725-100-001-08303)
Draft Plan of Vacant Land Condominium – City File: 26CD-11-2018-008
Zoning By-law Amendment Application – City File: AM-2018-016
Applicant: 10736198 Canada Inc. (Hunain Siddiqui)

PUBLIC MEETING

Date: Tuesday, April 9, 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 55 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 Residential 1E Density (R1E) in accordance with Zoning By-law No. 79-200. The applicant is requesting the lands to be rezoned to a site specific Residential Low Density, Grouped Multiple Dwellings (R4) zone to allow the proposed townhouse development. The site specific regulations are requested to add a semi-detached dwelling to the list of permitted uses and reduce the minimum lot area per dwelling unit and rear yard depth. See Schedule 2 for the details of the proposed development.



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 & 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 April 4, 2019.

Dated at the City of Niagara Falls this 8th day of March, 2019.


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

AD:mb
Attach.

- 3 -
SCHEDULE 1

