



NOTICE OF APPLICATION & PUBLIC MEETING

8488 and 8550 Oakwood Drive (Assessment Roll No.: 2725-110-002-10500 and 2725-110-002-10600)

Zoning By-law Amendment Application - City File: AM-2018-027

Applicant: Robert Montgomery and T.T. & H Montgomery Construction (Niagara) Limited

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 majority of the land to be used for a variety of industrial uses and to recognize the existing landscape supply establishment and garden centre. The amendment is also requested to protect natural features on the land. Schedule 1 shows details of the site.

The majority of the land is zoned Open Space (OS), in accordance with Zoning By-law No. 79-200, which does not conform with the land's Industrial designation in the Official Plan. The applicant is requesting the majority of the land to be rezoned Prestige Industrial (PI). The following uses are requested to be site specifically added to the PI zoning of the property:

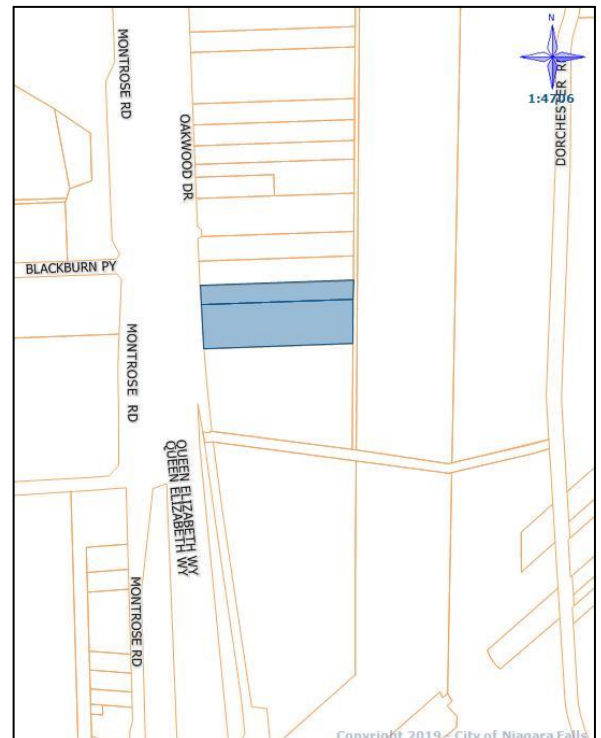
- carpenter shop and supply yard;
- plumbing and heating shop;
- laboratory, experimenting, commercial or testing;
- machine shop;
- establishment for building material sales;
- shop for the repair and servicing of goods, machinery, and equipment; and
- landscape supply establishment and garden centre.

In addition, the applicant is requesting site specific lot frontage, front yard depth, side yard width, lot coverage, landscaped open space, building height and open storage regulations to be included in the PI zone.

A watercourse and gully at the rear of the land is zoned Hazard Land (HL). The watercourse, gully and associated top of bank setback are requested to be placed under an Environmental Protection Area (EPA) zone to protect these natural features.

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 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 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

AB:mb

Attach.

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SCHEDULE 1

