



NOTICE OF APPLICATION & PUBLIC MEETING

5140 Kalar Road & Former MTO Lands (Assessment Roll Nos.: 2725-090-003-00507 and 2725-090-001-04505)

Draft Plan of Subdivision – Beaver Valley Corridor – City File: 26T-11-2017-004

Zoning By-law Amendment Application - City File: AM-2017-020

Applicant: Centennial Developments (Niagara) and Centennial Construction and Contracting (Niagara) Inc.

PUBLIC MEETING

Date: Tuesday, April 9, 2019

Place: Council Chambers, City Hall

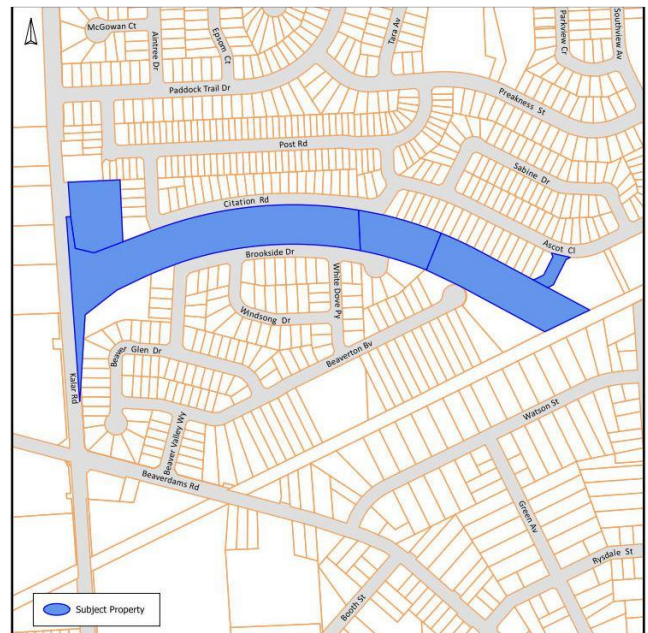
Time: 6:00 PM

4310 Queen Street

PROPOSED CHANGE

The applicant has submitted an application to subdivide 6.1 hectares of land on the east side of Kalar Road, between Citation Road, Ascot Circle, and Brookside Drive, into 86 lots for detached dwellings, a block for an addition to the adjacent stormwater management pond, and a block for a pedestrian walkway. Schedule 1 illustrates the design of the subdivision.

The applicant has also submitted an application to amend the Zoning By-law. The subject lands are currently zoned Development Holding (DH), in part, and Institutional (I), in part, in accordance with Zoning By-law No. 79-200. The applicant is requesting the lots to be zoned a site specific Residential 1E Density (R1E) zone. A site specific regulation is requested for a 30 metre rear yard for the lots that abut the CN railway (Lots 83 through 86). The stormwater management pond (Block 87) is requested to be zoned Environmental Protection Area (EPA).



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 Subdivision and 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

Sections 34 & 51 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 Draft Plan of Subdivision is approved or 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 Subdivision is approved or 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 12th day of March, 2019.

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



AD:cr
Attach.

