



NOTICE OF APPLICATION & PUBLIC MEETING

**6666 Mountain Road (Assessment Roll No.: 2725-040-001-06800)
Zoning By-law Amendment Application – City File: AM-2018-019
Applicant: Brian & Emilie Wetherall**

PUBLIC MEETING

**Date: Tuesday, June 4, 2019
Time: 6:00 PM**

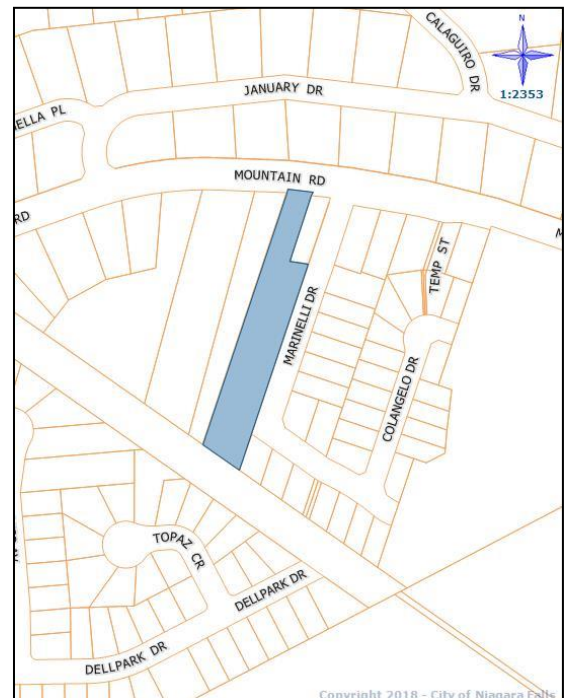
**Place: Council Chambers, City Hall
4310 Queen Street**

PROPOSED CHANGE

The applicant is proposing to sever the subject lands to create new lots for single detached dwellings in several phases. In the first phase, consent applications will be filed to allow creation of 7 new lots fronting onto Marinelli Drive. Later phases will involve the creation of 1 additional lots fronting onto Marinelli Drive and 2 additional lots fronting onto an extension of Lucia Drive. Refer to Schedule 1 for further detail.

The lands are currently zoned Development Holding (DH), in accordance with Zoning By-law No. 79-200. The applicant is requesting the lands to be rezoned to the Residential 1D Density zone (R1D), which permits single detached dwellings.

The current proposal (Schedule 1) differs from the plan (Schedule 2) previously submitted and presented to Council on February 26, 2019. The previous plan proposed 11 new lots, with the proposal to rezone the lands to Residential 1E Density zone (R1E), which permits a parcel with a minimum lot area of 370 square metres and minimum lot frontage of 12 metres. The applicant is now proposing to rezone the lands Residential 1D Density zone (R1D), which requires a parcel to provide a minimum lot area of 450 square metres and minimum lot frontage of 15 metres. The proposal complies with all the regulations of R1D zone.



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 February 26, 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 May 31, 2019.

Dated at the City of Niagara Falls this 3rd day of May, 2019.



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

AD:
Attach.

SCHEDULE 2

