



# NOTICE OF APPLICATION & PUBLIC MEETING

**6583 and 6599 Montrose Road (Roll No.: 2725-090-006-43305, 2725-090-006-43300 and 2725-090-006-43200)**

**Zoning By-law Amendment Application – City File: AM-2019-009**

**Applicant: 1970175 Ontario Inc. c/o Chris Lamb**

## PUBLIC MEETING

**Date: Tuesday, October 1, 2019**

**Time: 6:00 PM**

**Place: Council Chambers, City Hall**

**4310 Queen Street**

## PROPOSED CHANGE

The zoning amendment is requested to permit a 14 unit townhouse development, including 12 second dwelling units, resulting in a total of 26 dwelling units. Schedule 1 shows details of the proposed development.

The lands are currently zoned Residential 1D Density Zone (R1D), 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 development. The requested site specific regulations include adding second dwelling units to the list of permitted uses, and reducing the minimum interior side yard width.

The regulations for second dwelling units include adding a new definition for townhouse and group dwellings, requiring townhouse dwellings with second dwelling units to be owner occupied, requiring the floor area of the second dwelling unit not to exceed 40% the floor area of the primary dwelling unit, and lastly, establishing a parking requirement of one space for a second dwelling unit.



## 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 Tuesday, October 1, 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 Friday, September 27, 2019.

Dated at the City of Niagara Falls this 30<sup>th</sup> day of August, 2019.



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

AD:cr

Attach.

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**SCHEDULE 1**

