



NOTICE OF REMOTE ELECTRONIC PUBLIC MEETING

**3770 Montrose Road (Roll No(s): 2725-100-003-02801)
Official Plan and Zoning By-law Amendment Application – City File: AM-2022-002
Applicant: Bousfields Inc. – Evan Sugden
Agent: Cassone Dwellings (BT) Inc. – Daniel Marinovic**

COUNCIL MEETING

To ensure public safety, City Council is holding Public Meetings remotely and electronically.

A Public Meeting of Council has been scheduled for:

Date: Tuesday, July, 12, 2022

**Time: Public Meetings start at 2:30 PM
The Public Meeting will take place in accordance with Council’s agenda.**

**Place: Council Chambers, City Hall, 4310 Queen Street
Visit <https://niagarafalls.ca/city-hall/council/schedule.aspx> to watch the Council Meeting**

Any public individual/group interested in making comments on this application or viewing and/or participating in this meeting are encouraged to use the methods noted further below.

PROPOSED AMENDMENT

An Official Plan and Zoning By-law amendment have been submitted to permit the redevelopment of the subject lands into 275 dwelling units in the form of 26 semi-detached, 109 townhouse, and 104 apartment dwelling units in the form of stacked townhouses. Schedule 1 shows details of the proposal as updated since the Open House.

The land is currently designated Major Commercial in the City’s Official Plan, which permits residential development through a Zoning By-law amendment for medium or high-density apartments. The Official Plan amendment requests a Special Policy Area designation to permit the redevelopment of the lands for any type of residential use.

The land is currently zoned a site-specific Planned Shopping Centre Commercial Zone (SC-724) under By-law 79-200, as amended. The applicant is requesting to place the land under a site specific Residential Low Density, Group Multiple Dwelling (R4) zone to add semi-detached dwelling units as a permitted use and permit reduced minimum lot area, front, interior side, and rear yard setbacks, landscaped open space, privacy yard depth, and increased height for the development.



HAVE YOUR SAY

Public input on applications is invited. During this time, written comments are the preferred method of receiving public input. Written comments may be sent by mail or email. You can also provide oral input by joining the electronic meeting.

WRITTEN SUBMISSION

Please provide written input, or to request notice of Council's decision, by mailing your comments to the Department of Planning, Building & Development, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or send an email to acooper@niagarafalls.ca on or before **July 12, 2022**.

ORAL SUBMISSION

To participate in the remote electronic public meeting please pre-register with the City Clerk by sending an email to billmatson@niagarafalls.ca before 4:30 pm on **July 11, 2022**. All registrants will be provided with instructions on how to use your computer, tablet or phone to participate in the remote electronic public meeting. Registrants will be notified of Council's Decision.

VIEW THE MEETING

The remote electronic Public Meeting can be live-streamed on the City's webpage of the Council Meeting Schedule at <https://niagarafalls.ca/city-hall/council/schedule.aspx> on the day of the event. The meeting will also be archived on the same webpage for viewing after the event.

MORE INFORMATION

For more information please contact Alexa Cooper, Planner II at (905)356-7521, extension 4246, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at acooper@niagarafalls.ca.

A copy of the Planning, Building & Development Department's Recommendation Report on the application will be available at <https://niagarafalls.ca/city-hall/council/schedule.aspx> after 4:00 p.m. the thursday before the meeting.

LEGAL NOTICE

Section 17 and 34 of the Planning Act

If you disagree with Council's decision on the Official Plan and/or Zoning By-law Amendment application, you can appeal it to the Ontario Land Tribunal (OLT). However, if a person or public body would otherwise have an ability to appeal the decision of the City of Niagara Falls to the Ontario Land Tribunal but the 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 Official Plan Amendment is adapted 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 Ontario Land 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 in respect to the proposed Official Plan Amendment or by-law before the Official Plan Amendment is adapted or the by-law is passed, the person or public may not be added as a party to the hearing of an appeal before the Ontario Land 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.

For more information about this matter, including information about preserving your appeal rights, contact Alexa Cooper, Planner II at acooper@niagarafalls.ca or (905)356-7521, extension 4246.

Dated at the City of Niagara Falls this 16th day of June, 2022.

Kira Dolch, MCIP, RPP, CNU-A
Director of Planning, Building & Development

AC

Attach.

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SCHEDULE 1 (Site Plan)

" 3770 Montrose Road "
SINGLE + DOUBLE CAR TOWNS
2-PLEX STACKED TOWNS
DOUBLE-CAR SEMIS

275 units

50.4 uph
[20.4 upa]



FOR CONSULTATION PURPOSES ONLY

MONTROSE ROAD