



NOTICE OF COUNCIL MEETING REVISION FROM DELEGATED MEETING NOTICE

3151 Montrose Road and a vacant parcel to the north (roll #: 272510000362302)
Draft Plan of Subdivision – City File: 26T-11-2023-005
Common Elements Condominium – City File: 26CD-11-2023-010
Applicant: 100441695 Ontario Inc.
Agent: Rachelle Larocque (thebiglierigroup)

COUNCIL MEETING

This notice is being given to prescribed persons and agencies for information purposes. A public meeting is not being held.

Date: Tuesday, November 12th, 2024
Time: Council Meeting starts at 4:00 PM
Place: Council Chambers, City Hall, 4310 Queen Street

The item will take place in accordance with the Council Agenda.

Visit <https://niagarafalls.ca/city-hall/council/schedule.aspx> to watch the Council Meeting

PROPOSED DRAFT PLAN OF SUBDIVISION & COMMON ELEMENTS CONDOMINIUM APPROVAL

A Draft Plan of Subdivision has been submitted to permit 1 large block Draft Plan of Subdivision and 5 blocks for a Common Elements Condominium (CEC). The CEC will create the common road and visitor parking area, 2 blocks for 9 townhouse dwelling units, and 2 detached dwelling blocks with the remaining lot that will be created north of the plan of subdivision. The future individual lots for the townhouse units will be created through part lot control. Schedule 1 and Schedule 2 shows details of the proposed Draft Plan of Subdivision and Common Elements Condominium.

The land is currently zoned Residential Low Density Grouped Multiple Dwelling (R4-1227) under Zoning By-law 79-200, as amended as amended by By-law No. 2024-002. The proposed draft plan of subdivision and common elements condominium comply with the zoning regulations.



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 ndebenedetti@niagarafalls.ca on or before **Friday, November 8th, 2024**. Comments received after that date will be circulated to City Council.

VIEW THE MEETING

The Council 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 me, Planner 2 at (905)356-7521, extension 4233, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at ndebenedetti@niagarafalls.ca.

For more information please contact me at (905) 356-7521, extension 4233, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at ndebenedetti@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

In accordance with the Ontario Planning Act, a public meeting is no longer required for applications for plans of subdivision or condominium.

Section 51 of the Planning Act

The applicant, Minister of Municipal Affairs, a public body as defined by the Planning Act and a person listed under Section 51 (48.3) of the Planning Act (prescribed utility, electrical generation and distribution and railway companies, and persons required to prepare a risk safety and management plan for propane storage and handling) can appeal a decision of Council to the Ontario Land Tribunal for the Draft Plan of Subdivision and Common Element Condominium. However, if such person or public body does not make written submissions to the City of Niagara Falls before the City of Niagara Falls gives or refuses to give approval to the Draft Plan of Subdivision and Common Element Condominium, 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 (as identified as above) does not make written submissions to the City of Niagara Falls in respect to the Draft Plan of Subdivision before the City of Niagara Falls gives or refuses to give approval to the Draft Plan of Subdivision and Common Element Condominium, the person or public body 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, unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

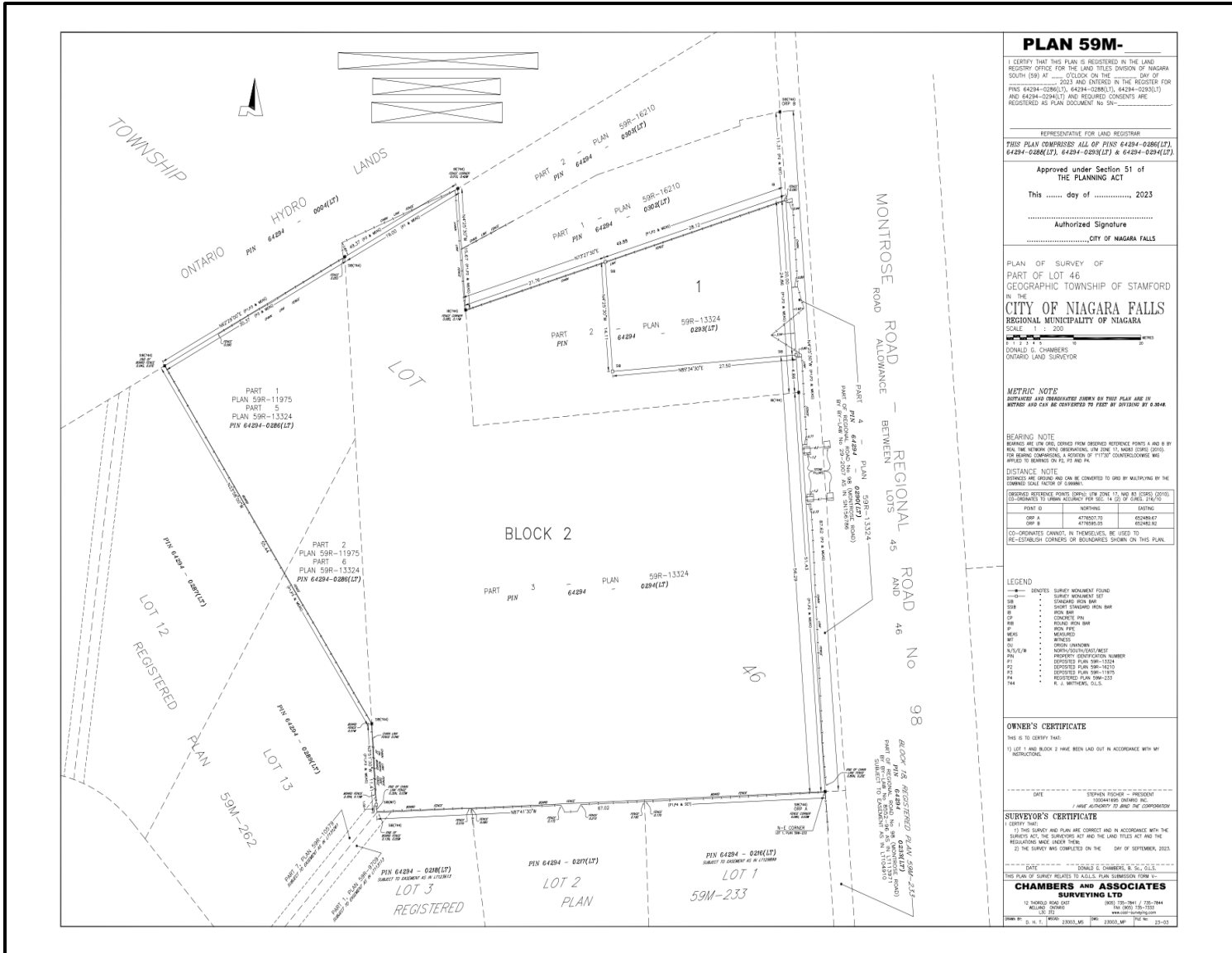
Dated at the City of Niagara Falls this 11th day of October 2024.

Nick DeBenedetti, MCIP, RPP
Planner 2

ND

Attach.

SCHEDULE 1 (Draft Plan of Subdivision)



PLAN 59M-

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF NIAGARA SOUTH 593 AT ...

REPRESENTATIVE FOR LAND REGISTRY

THIS PLAN CONVEYS ALL OF PINS 64294-0206(LT), 64294-0208(LT), 64294-0209(LT) & 64294-0211(LT)

Approved under Section 51 of THE PLANNING ACT

This

Authorized Signature

CITY OF NIAGARA FALLS

PLAN OF SURVEY OF PART OF LOT 46 GEOGRAPHIC TOWNSHIP OF STAMFORD IN THE CITY OF NIAGARA FALLS REGIONAL MUNICIPALITY OF NIAGARA

SCALE: 1" = 200'

METRIC NOTE

BEARING NOTE

DISTANCE NOTE

Table with columns: POINT ID, NORTHING, EASTING. Contains data for POINT A and POINT B.

LEGEND

- Legend items: 1/4" x 1/4" SURVEY MONUMENT FOUND, 1/8" x 1/8" SURVEY MONUMENT FOUND, etc.

OWNER'S CERTIFICATE

DATE

SURVEYOR'S CERTIFICATE

I CERTIFY THAT: 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYING ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER

CHAMBERS ASSOCIATES SURVEYING LTD. 12 HICKLES ROAD EAST NIAGARA FALLS ONTARIO L2A 2E2

**SCHEDULE 2
(Common Element Condominium)**

