



NOTICE OF PUBLIC MEETING

4257 Montrose Road
Assessment Rol No.: 272510000304100
Zoning By-law Amendment Application- City File: AM-2023-025
Applicant: Frank Costantino/ Frank Costantino Construction
Agent: Emilio Raimondo (Raimondo & Associates Architects Inc.)

COUNCIL MEETING

Public Meetings may be attended remotely and electronically or in person.

A Public Meeting of Council has been scheduled for:

Date: Tuesday, October 1, 2024

Time: Public Meeting start at 4:30 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

PROPOSED AMENDMENT

A Zoning By-law amendment application has been submitted to facilitate the development of 10 block townhouse dwellings in 2 blocks. Schedule 1 and 2 shows the details of the proposal.

The property is designated Residential in the City's Official Plan. The lands are currently zoned Residential Apartment 5B Density (R5B-630) zone in accordance with Zoning By-law No. 79-200, as amended.

The applicant is requesting to rezone the lands to a site-specific Residential Low Density, Group Multiple Density (R4) zone to allow for a reduced front yard depth, reduced rear yard depth, reduced interior side yard width, reduced privacy yard depth, an increase in the lot coverage, an increase of the projection for a one-storey porch into a required privacy yard and to permit the projection of a roofed over one-storey porch into a required side yard.

A future Draft Plan of Vacant Land Condominium will be required to facilitate the sale of the units.



HAVE YOUR SAY

Public input on applications is invited. 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 attending in person or by joining the virtual meeting.

WRITTEN SUBMISSION

Please provide written input by mailing your comments to the Department of Planning, Building & Development, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or by sending an email to

ndebenedetti@niagarafalls.ca. To include your comments on Council's agenda, it is requested that comments be provided by noon on **Friday, September 27th**. Comments received after that date will be circulated to City Council.

ORAL SUBMISSION

To participate remotely and electronically or in person at the Public Meeting, please pre-register with the City Clerk by sending an email to billmatson@niagarafalls.ca before 4:30 pm on **September 30th, 2024**. All registrants who indicate they wish to attend remotely and electronically will be provided with instructions on how to participate in the public meeting using an electronic platform. Registrants will be notified of Council's Decision.

VIEW THE MEETING

The 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 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

Section 34 of the Planning Act

In accordance with Bill 185, which received Royal Assent on June 6th, 2024, the Minister, the applicant, or a specified person, public body, or registered owner of any land to which the By-law will apply, who made oral submissions at a Public Meeting or written submissions to City Council prior to the passage of the By-law, may appeal the By-law to the Ontario Land Tribunal. **Third-party appeals are no longer permitted.**

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 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.

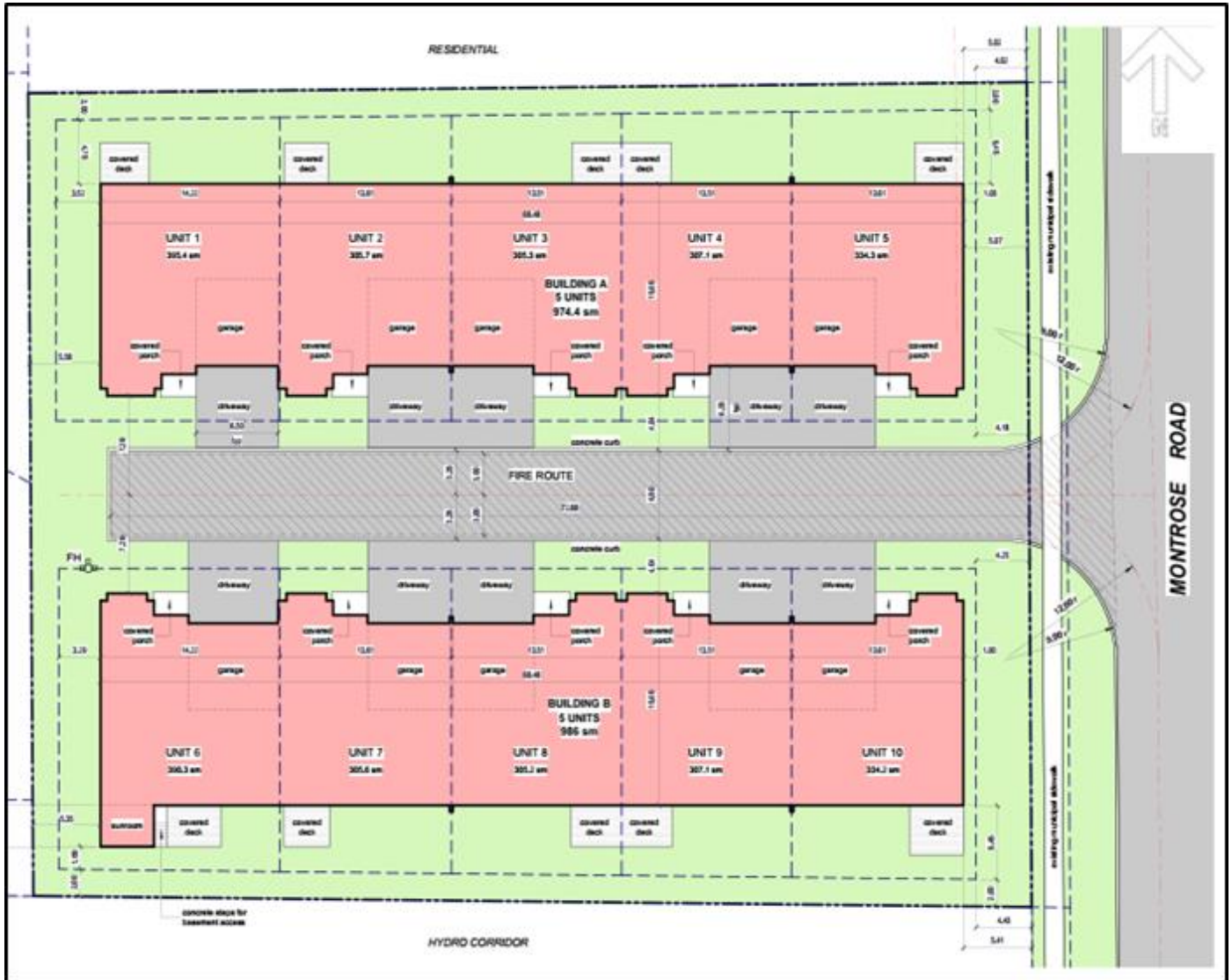
If a person or public body does not make oral submissions at a Public Meeting or make written submissions to the City of Niagara Falls in respect to the proposed by-law before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land 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 the residents.

Dated at the City of Niagara Falls this 30th day of August 2024.

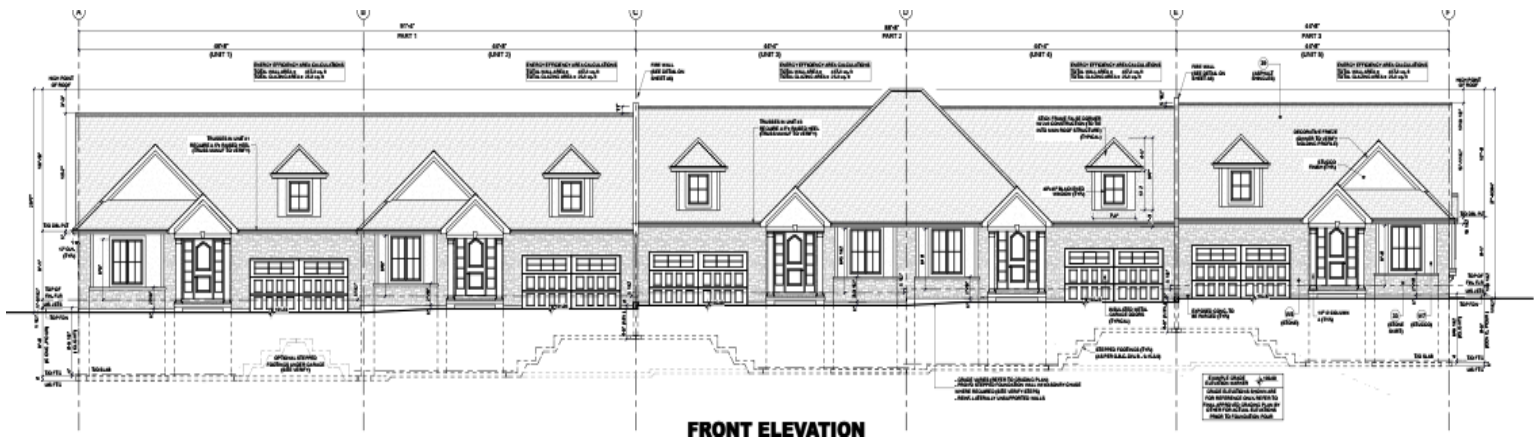
Nick DeBenedetti, MCIP, RPP
Planner 2

SCHEDULE 1
CONCEPTUAL SITE PLAN

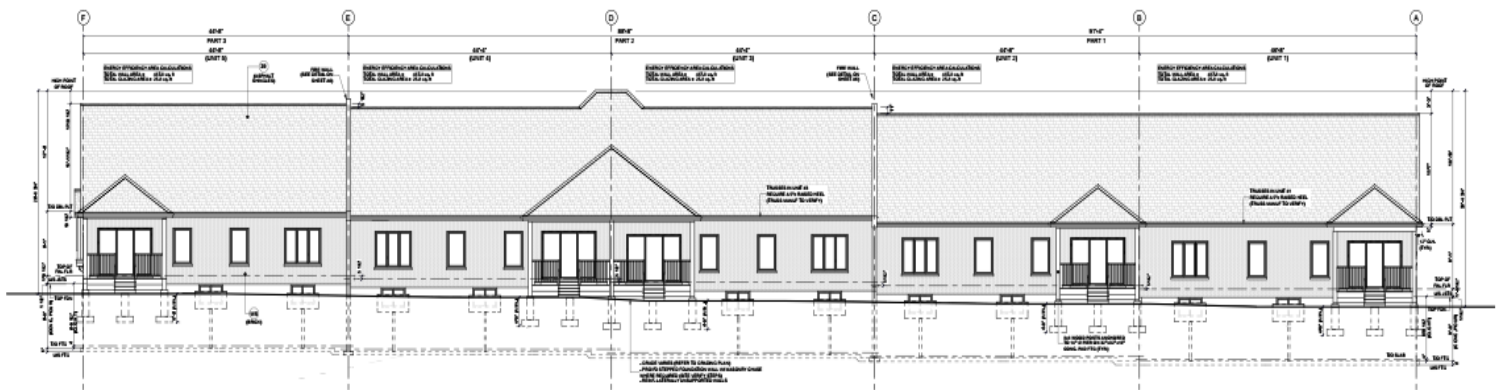


SCHEDULE 2

PERSPECTIVES AND ELEVATIONS



FRONT ELEVATION



REAR ELEVATION