



NOTICE OF APPLICATION - OPEN HOUSE & PUBLIC MEETING

The City's Planning, Building & Development Department has received an application for a Minor Zoning By-law amendment for the lands noted below.

**4932 Kitchener Street
Assessment Roll No.: 272503000308300
Zoning By-law Amendment Application – City File: AM-2024-031
Applicant: Lingaratnam Kularatnam**

OPEN HOUSE

The City invites you to attend an Open House to learn more about a development proposal, ask questions, and share your comments. Your input will help inform the staff recommendation report that will be presented at a future Public Meeting.

Open House Details:

Date: June 2, 2025

Time: 4:30 PM

Location: City Hall – Committee Room 2, 4310 Queen Street and/or via Web-based Platform

City staff and the applicant will be available to present the proposal and answer questions. Comments may be provided verbally at the meeting or submitted in writing. Details on how to participate or provide input are included below.

PUBLIC MEETING

A Statutory Public Meeting will be held under the requirements of the *Planning Act* by the General Manager of Planning, Building and Development (or their designate).

Public Meeting Details:

Date: Wednesday, June 25, 2025

Time: 4:30 PM

Location: City Hall – Committee Room 2, 4310 Queen Street and/or via Web-based Platform

To participate in person or virtually, please email jabraham@niagarafalls.ca by 12:00 PM on June 25, and include the relevant file number(s) in your request.

PROPOSED AMENDMENT

A Minor Zoning By-law Amendment application has been submitted to permit an existing dwelling that may be used for one Vacation Rental Unit. Schedule 1 shows details of the proposal. The application proposes to address minimum lot area, minimum rear yard depth, maximum width of a driveway and projection of a covered porch and deck through the Minor Zoning By-law amendment application.

The subject land is zoned Deferred Tourist Commercial (DTC) under Zoning By-law 79-200, as amended by By-law No. 2012-061 & 2012-060. The applicant is requesting to place the land under a site-specific DTC zone to add the use of a Vacation Rental Unit.



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 electronic 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 send an email to jabraham@niagarafalls.ca on or before June 3rd, 2025.

ORAL SUBMISSION - If attending remotely using web-based platform

To attend and/or participate remotely at the Open House please pre-register by sending an email to jabraham@niagarafalls.ca before 12 noon on June 3rd, 2025. All registrants will be provided with instructions on how to participate in the remote electronic Open House.

MORE INFORMATION

For more information please contact Jessica Abraham, Planner 1, at (905)356-7521, extension 4334, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at jabraham@niagarafalls.ca

Dated at the City of Niagara Falls this 16th day of May, 2025.

SCHEDULE 1

