



NOTICE OF APPLICATION & OPEN HOUSE

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

4902 HUNTER ST

Zoning By-law Amendment: PLZBA20250354

Municipal File #: AM-2025-027

Applicant: SLOBODA ZOLTAN, STANTE FRANCESCO

Agent: Kim Barclay

OPEN HOUSE

The City wants to give you an opportunity to hear about the proposal and to ask questions. The City also wants your comments on this application before a staff recommendation report is prepared and presented to Council at a future Public Meeting. Your comments may be given verbally or in a written form.

To accomplish this an Open House has been scheduled for:

Date: December 10, 2025 Time: 4:30PM

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

A representative from the Planning, Building & Development Department as well as the applicant will attend remotely to present the proposal to you and to answer questions. 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

A Zoning By-law Amendment application has been submitted to permit the use of the existing dwelling as Vacation Rental Unit. Schedule 1 shows the details of the proposal.

The subject lands are designated Tourist Commercial in accordance with the City of Niagara Falls Official Plan. Vacation Rental Units are permitted within the designation and as such, no Official Plan Amendment is required to facilitate the request.

The application is requesting to rezone the subject lands to a site-specific Deferred Tourist Commercial (DTC-XXX) zone to permit the proposed Vacation Rental Unit. Additionally, site-specific provisions are being requested to recognize the existing landscaped open space.



PLANS & DOCUMENTS

Digital copies of plans and documents submitted with the application may be obtained at <https://niagarafalls.ca/city-hall/planning/current-planning-applications.aspx>.

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 croome@niagarafalls.ca on or before **December 10th, 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 croome@niagarafalls.ca before 12 noon on **December 9th, 2025**.

MORE INFORMATION

For more information please contact Chris Roome, Planner 2, at 905-356-7521, extension 4246, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at croome@niagarafalls.ca.

FORMAL PUBLIC MEETING

The formal Public Meeting required by the *Planning Act* with City Council will be held at a later date.

Separate notice of that meeting will be provided to you after the Open House and thirty (30) days before the Public Meeting is to occur.

Dated at the City of Niagara Falls this 26th day of November, 2025.

SCHEDULE 1

