



NOTICE OF APPLICATION & OPEN HOUSE

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

5901-6009 Bentley Common
Zoning By-law Amendment Application - City File: AM-2024-023
Owner: 1746362 Ontario Corporation
Agent: Jennifer Vida

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. Your comments may be given verbally or in a written form. To accomplish this an Open House has been scheduled for:

Date: Thursday, October 3rd, 2024

Time: 4:30 PM

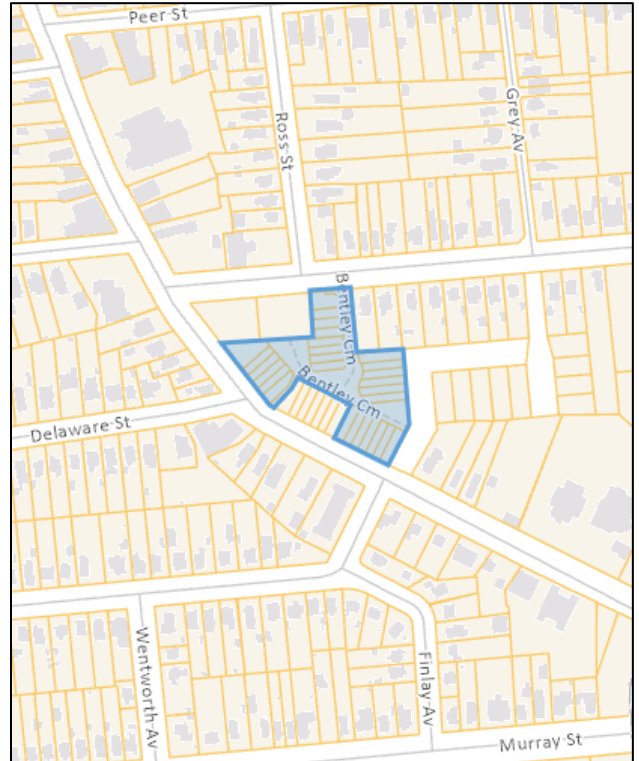
Place: City Hall, Committee Room 2, 4310 Queen Street and/or Web-based Platform

A representative from the Planning, Building & Development Department as well as the applicant will attend 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 Minor Zoning By-law Amendment application has been submitted to permit Vacation Rental Units (VRUs) on the subject lands (5901-6009 Bentley Common). The subject lands are designated Minor Commercial within the City of Niagara Falls Official Plan.

The subject lands are currently zoned Residential Low Density Grouped Multiple Dwelling (R3-916) Zone, as amended by By-law Nos. 2010-131 and 2016-111. In February of 2024, the Committee of Adjustment approved a Minor Variance application to allow 7 of the 34 townhouse dwellings (5957-5981 Bentley Common) to be used as VRUs in addition to the existing residential uses. The current Minor Zoning By-law Amendment application (AM-2024-023) proposes to extend this use for the remaining 27 townhouse dwellings so that all 34 townhouse dwellings may be used as VRUs, as shown on Schedule 1.



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 joining the electronic meeting.

WRITTEN SUBMISSION

Please provide written input or request notice of the decision by mailing your comments to the Planning, Building & Development Department, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or by sending an email to tgalloway@niagarafalls.ca on or before **October 3rd, 2024**.

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 tgalloway@niagarafalls.ca before **12 PM on October 3rd, 2024**.

MORE INFORMATION

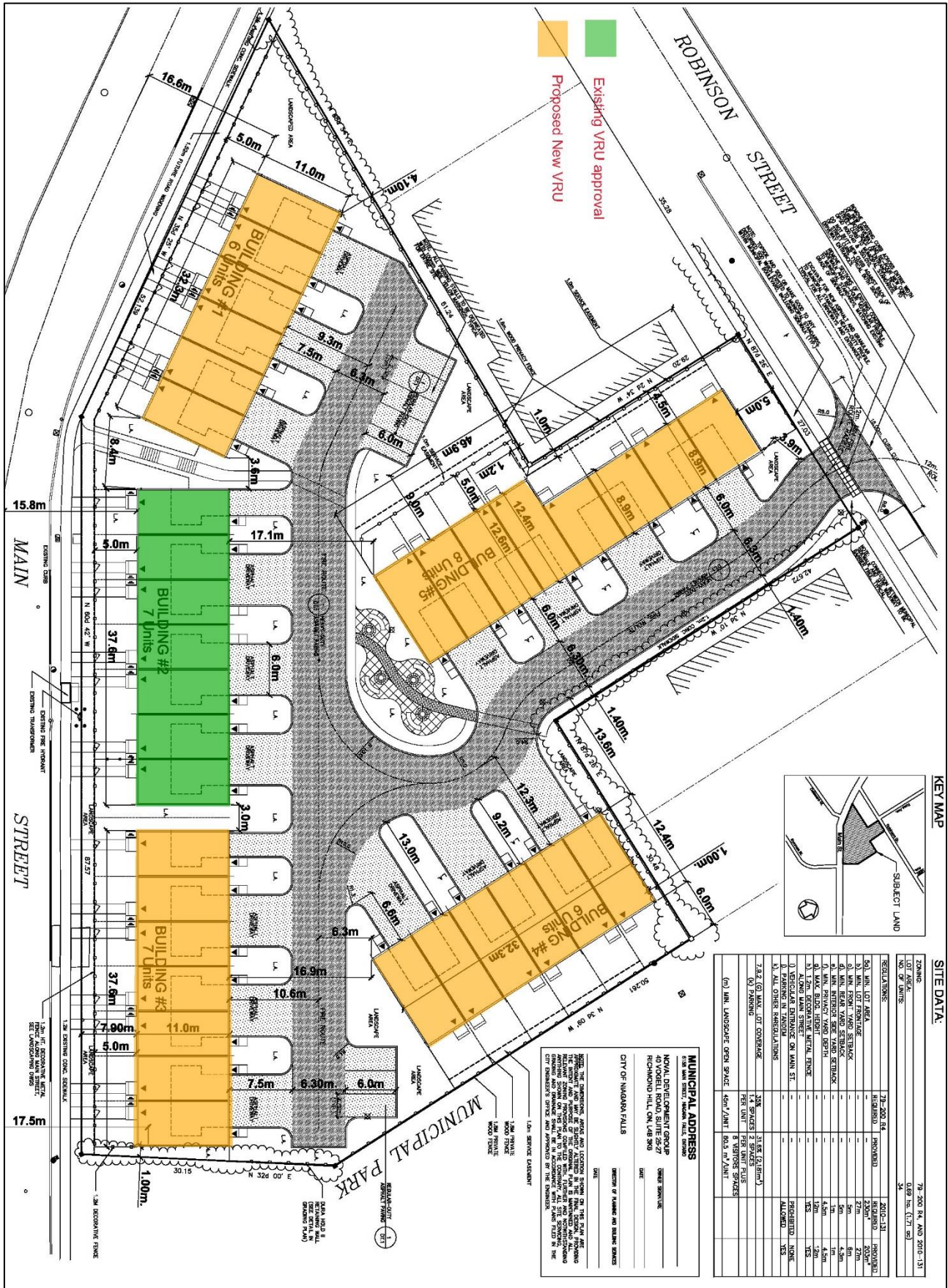
For more information, please contact Tyler Galloway, Planner 1, at (905) 356-7521, extension 4282, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at tgalloway@niagarafalls.ca.

FORMAL PUBLIC MEETING

The formal Public Meeting required by the *Planning Act* with the General Manager of Planning, Building, and Development or their designate 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.

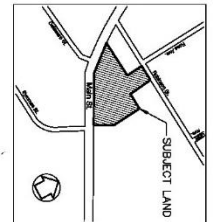
Dated at the City of Niagara Falls this 19th day of September, 2024.

SCHEDULE 1



Existing VRU approval
Proposed New VRU

KEY MAP



SITE DATA:

ZONING:	75-203 R4, 2003-2016-131
NO. OF UNITS:	26
REGULATIONS:	75-203 R4, PROPOSED
SOL. MIN. LOT AREA:	2000-2101, PROPOSED
MIN. LOT FRONTAGE:	27m
MIN. REAR YARD SETBACK:	5.0m
MIN. INTERIOR SIDE YARD SETBACK:	1m
MIN. FRONT YARD SETBACK:	1.5m
MIN. DECORATIVE METAL FENCE:	YES
MIN. SERVICE DRIVE:	PROPOSED
MIN. SERVICE DRIVE ON MAIN ST.:	PROPOSED
PARKING IN GARAGE:	ALLOWED
PARKING IN LANDSCAPE:	YES
MAX. LOT COVERAGE:	31.5% (24.5m ²)
MIN. LANDSCAPE OPEN SPACE:	1.4 SPACES PER UNIT
MIN. LANDSCAPE OPEN SPACE:	45M ² /UNIT, 80.5 M ² /UNIT

MUNICIPAL ADDRESS
108 MAIN STREET, WILSON FALLS, ONTARIO
NOVAL DEVELOPMENT GROUP
40 VORRELL ROAD, SUITE 25-27
RICHMOND HILL, ON, L4B 9W8

CITY OF WILSON FALLS
DEPARTMENT OF PLANNING AND BUILDING SERVICES

DATE: _____

NOTE: THE COMPASSIONARY, JAVIER AND LICENSURE SPACES ON THE PLAN ARE INTENDED TO BE USED AS EITHER LICENSURE OR COMPASSIONARY SPACES. THE COMPASSIONARY SPACES ARE INTENDED TO BE USED AS COMPASSIONARY SPACES. THE LICENSURE SPACES ARE INTENDED TO BE USED AS LICENSURE SPACES. THE COMPASSIONARY SPACES ARE INTENDED TO BE USED AS COMPASSIONARY SPACES. THE LICENSURE SPACES ARE INTENDED TO BE USED AS LICENSURE SPACES.