



NOTICE OF PUBLIC MEETING

The City's Planning, Building & Development Department has received application for a 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

PUBLIC MEETING

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

A Delegated Public Meeting has been scheduled for:

Date: Wednesday, November 20, 2024

Time: Public Meetings start at 4:30 PM

The Public Meeting will take place in accordance with the agenda.

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

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). Schedule 1 shows the details of the proposed development. The subject lands are designated Minor Commercial in part, and Residential in part, in accordance with the City of Niagara Falls Official Plan.

The subject lands are 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.



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 joining the virtual meeting or attending in person.

WRITTEN SUBMISSION

Please provide written input or request notice of the decision 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 tgalloway@niagarafalls.ca.

Comments are preferred to be provided before noon on **Friday November 15th, 2024** to be included in the agenda package.

ORAL SUBMISSION

To participate remotely and electronically or in person at the Public Meeting, please send an email to tgalloway@niagarafalls.ca before 4:30 pm on **November 19th, 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 the decision.

VIEW THE MEETING

The Public Meeting can be live streamed using the Zoom Platform on the day of the event. Pre-registration is required to view the meeting. The meeting will also be archived on the same webpage for viewing after the event.

MORE INFORMATION

For more information, please contact Tyler Galloway 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. 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 Friday 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 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 to the Ontario Land Tribunal.

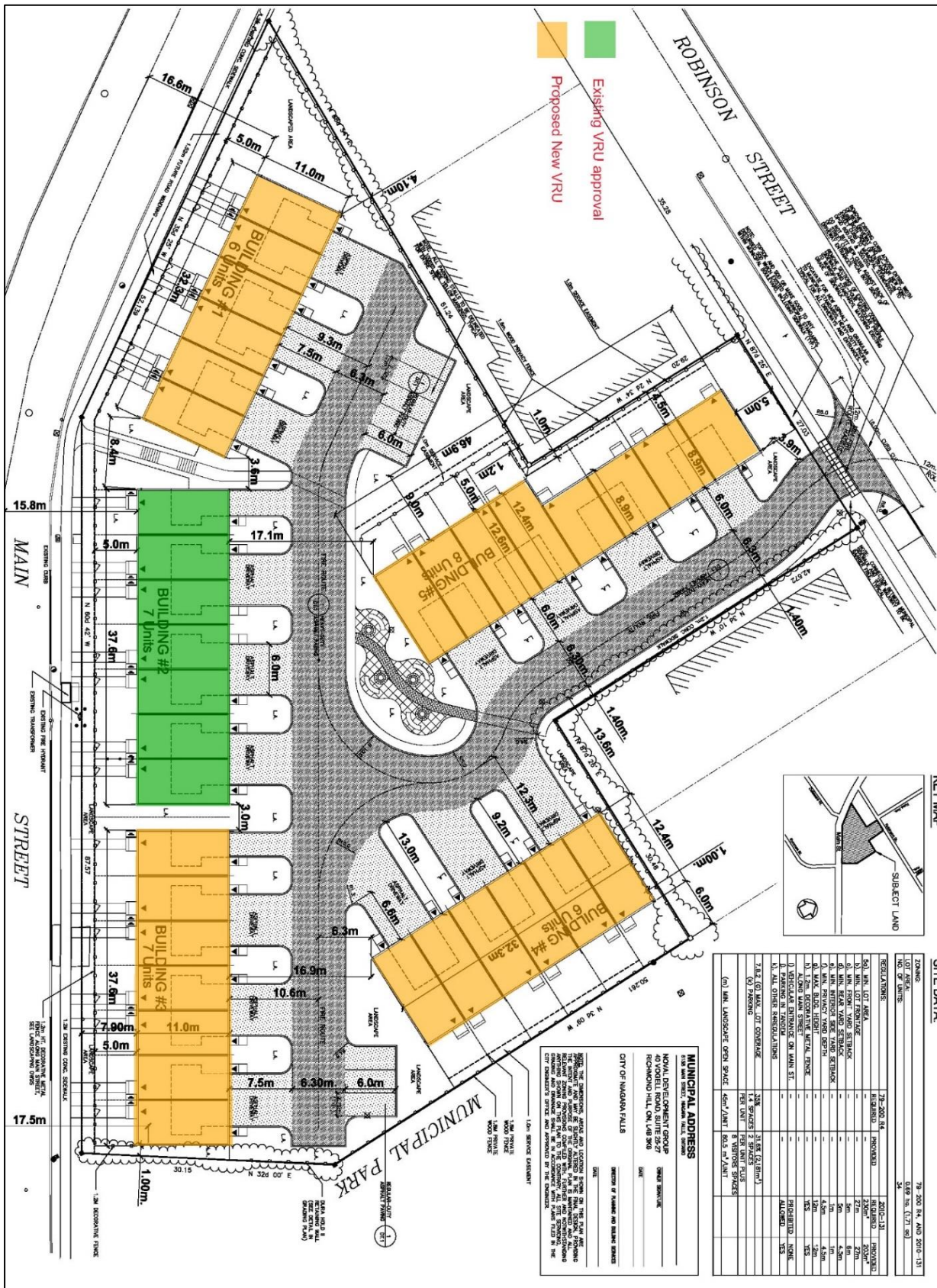
If a person or public body does not make oral submissions at a Public Meeting or make written submissions to the City of Niagara Falls in respect to the proposed by-law before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land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

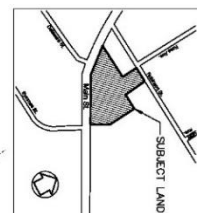
Dated at the City of Niagara Falls this 18th day of October, 2024.

Tyler Galloway
Planner 1

SITE PLAN



Existing VRU approval
Proposed New VRU



SITE DATA:

ZONING	79-2008 R4, AND 2015-131
LOT AREA	0.681 ha (1.71 ac)
NO. OF UNITS	24
REGULATIONS:	
1) MIN. LOT AREA	79-2008 R4
2) MIN. LOT FRONTAGE	R4(2015-131)
3) MIN. FRONT YARD SETBACK	3.0m
4) MIN. SIDE/REAR YARD SETBACK	2.7m
5) MIN. REAR/REAR YARD SETBACK	3.0m
6) MIN. FINISCH YARD DEPTH	4.5m
7) MIN. SIDE/REAR YARD DEPTH	3.0m
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MUNICIPAL ADDRESS
 1001 DEVELOPMENT GROUP
 RICHMOND HILL, ON L4B 3W6
 DATE: _____
 CITY OF WILLOWDALE
 OFFICE OF PLANNING AND BUILDING SERVICES

THE CITY ENGINEER HAS REVIEWED THE SITE PLAN AND FOUND IT TO BE IN ACCORDANCE WITH THE ZONING BY-LAW AND THE CITY OF WILLOWDALE ACT. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE SITE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE SITE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE SITE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.