



NOTICE OF PUBLIC MEETING **RESCHEDULED**

**5901-5929, 5930-5950, 5933-5953 & 5985 Bentley Common
Minor Zoning By-law Amendment Application
City File: AM-2024-023
Owner: 1746362 Ontario Corp.
Agent: Jennifer Vida (Jennifer Vida Consulting)**

COUNCIL MEETING

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

A Public Meeting of Council has been scheduled for:

Date: Tuesday, December 10th, 2024

Time: Public Meetings start at 1:30 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

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) within 21 of the 34 existing townhouse dwellings. Schedule 1 shows the details of the proposal.

The subject lands are designated Minor Commercial in accordance with the City of Niagara Falls Official Plan. Further, the lands are zoned Residential Low Density Grouped Multiple Dwelling (R4-916) Zone, as amended by By-law Nos. 2010-131 and 2016-111. In February of 2024, the Committee of Adjustment approved Minor Variance application A-2023-048 to allow 7 of the 34 existing townhouse dwellings (5957-5981 Bentley Common) to be used as VRUs. The current Minor Zoning By-law Amendment application proposes to extend this use to 21 of the remaining townhouse dwellings, all of which are designated Minor Commercial.



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 Council's decision by mailing your comments to the Planning, Building and Development Department, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or by sending an email to mceci@niagarafalls.ca. Comments are preferred to be provided before noon on **Friday, December 6th, 2024** to be included in Council's agenda package.

ORAL SUBMISSION

To participate virtually 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 **Monday, December 9th, 2024**. All registrants who indicate that they wish to attend virtually 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 Mackenzie Ceci, Senior Planner (Current Development) at (905) 356-7521, extension 4364, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at mceci@niagarafalls.ca. A copy of the Planning, Building and 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 5th day of November, 2024.

