



NOTICE OF APPLICATION & OPEN HOUSE

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

5901 - 6009 Bentley Common
Official Plan Amendment & Zoning By-law Amendment Application
City File: AM-2025-012
Owners: 1746362 Ontario Corp, Chen Wei, Han Feng, Yao Shifeng, Wang Juncheng, Xiao Wei, Ding Tieshan & Li Huaiying
Agent: Chloe Andre & Stephen Fraser (A.J. Clarke and Associates Ltd.)

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 the application before a staff Recommendation Report is prepared and presented to Council at a future meeting. Your comments may be given verbally or in a written form.

To accomplish this, an Open House has been scheduled for:

Date: Wednesday, July 16th, 2025

Time: 4:30 PM

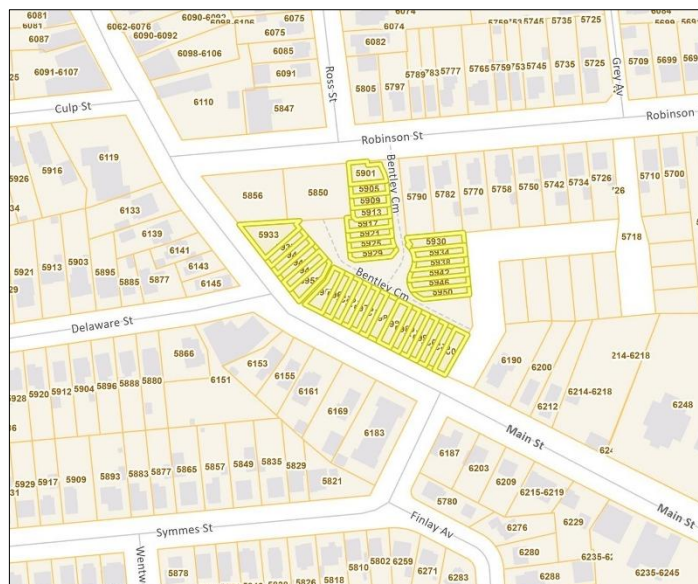
Place: Gale Centre, Memorial Room, 5152 Thorold Stone Road or Web-based Platform

A representative from the Planning, Building & Development Department as well as the applicant will attend to present the proposal and answer questions. Any public individual/group interested in making comments on the application or viewing and/or participating in this meeting are encouraged to use the methods noted further below.

PROPOSED AMENDMENTS

An Official Plan Amendment and Zoning By-law Amendment application has been submitted to permit Vacation Rental Units (VRUs) within thirty-four existing townhouse dwellings.

The subject lands are designated Minor Commercial, in part, and Residential, in part, 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 Bylaw Nos. 2010-131 and 2016-111. The applicant is proposing to redesignate the lands that are currently designated Residential to Minor Commercial, and rezone the entirety of the lands to a site-specific General Commercial Zone.



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 the application is invited. Please provide written input 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 mceci@niagarafalls.ca on or before **July 16th, 2025**. If attending the Open House remotely, please pre-register by sending an email to mceci@niagarafalls.ca before 12:00 PM on **July 16th, 2025**.

MORE INFORMATION

For more information, please contact Mackenzie Ceci, Senior Planner (Current Development) by email anytime at mceci@niagarafalls.ca.

STATUTORY PUBLIC MEETING

A statutory Public Meeting with City Council, as required under the *Planning Act*, will be held at a later date. Separate notice of the Public Meeting will be provided a minimum of 20 days before the Public Meeting is scheduled to occur.

Dated at the City of Niagara Falls this 24th day of June, 2025.