



NOTICE OF PUBLIC MEETING

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
Agents: Chloe Andre & Stephen Fraser (A.J. Clarke and Associates Ltd.)

COUNCIL MEETING

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

A Public Meeting of Council has been scheduled for:

Date: Tuesday, August 26th, 2025

Time: Public Meetings start at 5:00 PM

The Public Meeting will take place in accordance with Council's agenda.

Place: Niagara Falls Exchange, 5943 Sylvia Place

Visit <https://niagarafalls.ca/city-hall/council/schedule.aspx> to watch the Council Meeting

Any public individual/group interested in making comments on the applications 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.

HAVE YOUR SAY

Public input on the application 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 electronic meeting or by attending in person.

WRITTEN SUBMISSION

Please provide written input or request notice of Council's 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 mceci@niagarafalls.ca. Comments are preferred to be provided before noon on **Friday, August 22nd, 2025** to be included in Council's agenda package.

ORAL SUBMISSION

To participate remotely and electronically 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, August 25th, 2025**. All registrants wishing to attend remotely and electronically will be provided with instructions on how to participate in the Public Meeting using an electronic platform. Registrants will also 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 AM and 4:30 PM or by email anytime at mceci@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 PM the Thursday before the meeting.

LEGAL NOTICE

Sections 17 and 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 Official Plan Amendment/By-law will apply, who made oral submissions at a Public Meeting or written submissions to the Council of the City of Niagara Falls prior to the adoption of the Official Plan Amendment and/or passage of the By-law, may appeal the Official Plan Amendment and/or 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 Council 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 Official Plan Amendment is adopted or the By-law is passed, the person or public body is not entitled to appeal the decision.

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 before the Official Plan Amendment is adopted or 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 of the residents.

Dated at the City of Niagara Falls this 25th day of July, 2025.