



NOTICE OF PUBLIC MEETING

Canada Post Labour Disruption

This notice is being published in the newspaper in lieu of being provided by ordinary mail.

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

4991 KITCHENER ST
Assessment Roll No.: 272503000501700
Municipal File #: AM-2025-015
Applicant: LI ZU PING & FANG YOUNG
Agent: Zuping Li

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

A public meeting of Council has been scheduled for:

Date: Tuesday October 28, 2025 Time: 5:00 PM

Place: Council Chambers, 4310 Queen Street, Niagara Falls, ON

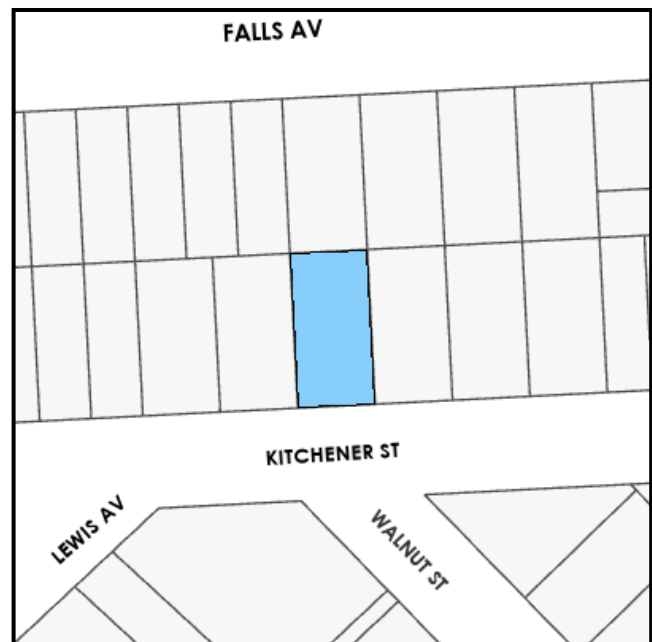
Visit <https://niagarafalls.ca/city-hall/council/schedule.aspx> to watch the Council Meeting

PROPOSED AMENDMENT

A Zoning By-law Amendment application has been submitted to permit the use of the existing dwelling as a Vacation Rental Unit. Schedule 1 shows the details of the proposal.

The subject lands are designated Tourist Commercial in accordance with the City of Niagara Falls Official Plan. Vacation Rental Units are permitted within this designation and as such, no Official Plan Amendment is required to facilitate the request.

The application is requesting to rezone the subject lands to a site-specific Deferred Tourist Commercial (DTC-XXX) zone to permit the proposed Vacation Rental Unit. Additionally, site-specific provisions are being requested to recognize the existing front yard depth.



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 by joining the electronic meeting.

WRITTEN SUBMISSION

Please provide written input by mailing your comments to the Department of Planning, Building & Development, City Hall, 4343 Morrison Street, Niagara Falls, Ontario, L2E 6Z9 or send an email to croome@niagarafalls.ca on or before **Friday, October 24, 2025**.

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 croome@niagarafalls.ca before 12 noon on **October 28, 2025**

MORE INFORMATION

For more information please contact Chris Roome, at 905-356-7521 extension, 4246 between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at croome@niagarafalls.ca.

LEGAL NOTICE

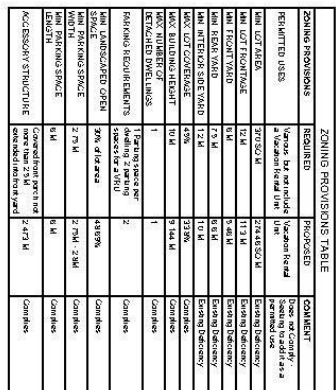
Section 34 of the Planning Act

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 to City Council 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 of the Niagara Falls City Council 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.

[illegible]