

**4902 HUNTER ST**  
**Assessment Roll No : 272503000307700**  
**Municipal File #:AM-2025-027**  
**Applicant : Kim Barclay**  
**Agent : Land Pro Planning Solutions**

### COUNCIL MEETING

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

A Public Meeting of Council has been scheduled for:

**Date: Tuesday, January 20, 2026**

**Time: Public Meetings start at 5:00 PM**

**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 Zoning By-law Amendment application has been submitted to permit the use of the existing dwelling as 2 Vacation Rental Units. 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 the 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 Units. Additionally, site-specific provisions are being requested to recognize the existing landscaped open space and setbacks.



## 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 electronic meeting or by attending in person.

## WRITTEN SUBMISSION

Please provide written input, or to request notice of Council's decision, by mailing your comments to the Department of Planning, Building & Development, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or send an email to [croome@niagarafalls.ca](mailto:croome@niagarafalls.ca) on or before **Friday January 16<sup>th</sup>, 2026**. Comments received on **January 19<sup>th</sup>, 2026** will be circulated to City Council.

## 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](mailto:billmatson@niagarafalls.ca) before 4:30 pm on **January 19<sup>th</sup>, 2026**. 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 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 Chris Roome, Planner 2 at 905-356-7521 ext. 4246 between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at [croome@niagarafalls.ca](mailto:croome@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 Thursday 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 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.**

Dated at the City of Niagara Falls this 19th, day of December 2025.

Chris Roome, MCIP, RPP  
Planner 2

## SCHEDULE 1

