



NOTICE OF PUBLIC MEETING

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

4473-4479 FERGUSON ST
Assessment Roll No : 272501000611700
Municipal File #:202-031
Applicant : Ajay Kahlon
Agent : Andrew Hellwig

PUBLIC MEETING

A Statutory Public Meeting will be held under the requirements of the Planning Act by the General Manager of Planning, Building and Development (or their designate).

Public Meeting Details:

Date: February 18th, 2026

Time: 4:30 PM

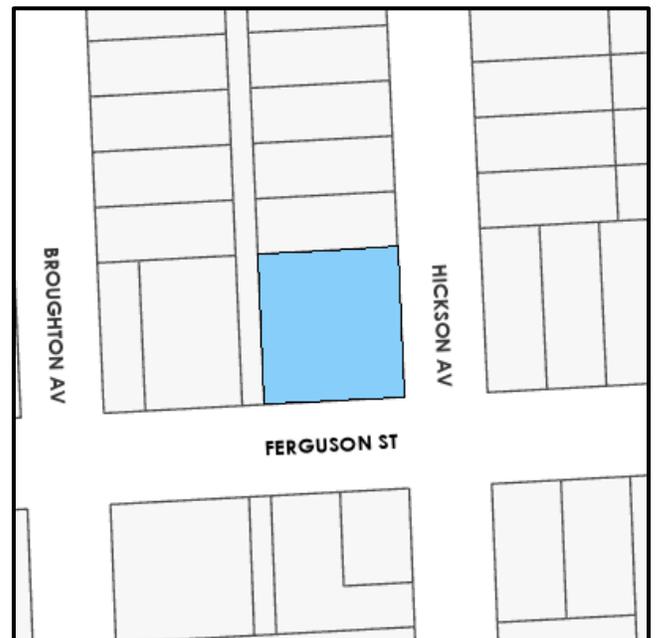
Place: Committee Room 2, City Hall, 4310 Queen Street

To participate in person or virtually, please email croome@niagarafalls.ca by 12:00 PM on February 18th, 2026, and include the relevant file number(s) in your request.

Proposed Amendment

A Minor Zoning By-law Amendment application has been submitted to permit the conversion and renovation of the two existing buildings on site to 8-unit and 16-unit apartment dwellings. Schedule 1 shows the details of the proposal.

The subject lands are zoned site-specific Residential 5C Density (R5C-1256) in accordance with By-law 79-200. Apartment dwellings are permitted in this zone, however additional site-specific provisions are required to secure the layout. A previous application was submitted under file AM-2023-035 to amend the Official Plan and Zoning By-law. No significant alterations have been made to the site plan from the previous application.



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 the General Manager of Planning, Building, and Development, or designate'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 on or before February 12th, 2026 .

ORAL SUBMISSION

To participate remotely and electronically or in person at the public meeting please pre-register with Chris Roome, Planner 2, by sending an email to croome@niagarafalls.ca before 4:30 pm on February 17th, 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 the General Manager of Planning, Building and Development, or designate's decision.

VIEW THE MEETING

The Public Meeting is live streamed using the Zoom Platform on the day of the event. The meeting will be archived on <https://niagarafalls.ca/city-hall/planning/delegated-authority-meetings.aspx> for viewing after the event.

MORE INFORMATION

For more information please contact Chris Roome, Planner 2 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.

A copy of the Planning, Building & Development Department's Recommendation Report on the application will be available at <https://niagarafalls.ca/city-hall/planning/delegated-authority-meetings.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 of the residents.

Dated at the City of Niagara Falls this January 16, 2026.

SCHEDULE 1

