



## NOTICE OF APPLICATION OPEN HOUSE & PUBLIC MEETING

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

**5773 BUCHANAN AV  
PLAN 09 LOT 872  
Assessment Roll No.: 272503000703900  
Zoning By-law Amendment: PLZBA20250381  
Municipal File #: AM-2025-032  
Applicant: DHAND SANGEETA Agent: Greg Taras (UEM Consulting)**

### 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 this application before a staff recommendation report is prepared and presented to Council at a future Public Meeting. Your comments may be given verbally or in a written form.

To accomplish this an Open House has been scheduled for:

**Date: February 5<sup>th</sup>, 2026**

**Time: 4:30 pm**

**Place: Memorial Room, (Gale Centre) 5152 Thorold Stone Road.**

A representative from the Planning, Building & Development Department as well as the applicant's agent will attend to present the proposal to you and to answer questions. 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.

### COUNCIL MEETING

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

A Public Meeting of Council has been scheduled for:

**Date: March 3rd, 2026**

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

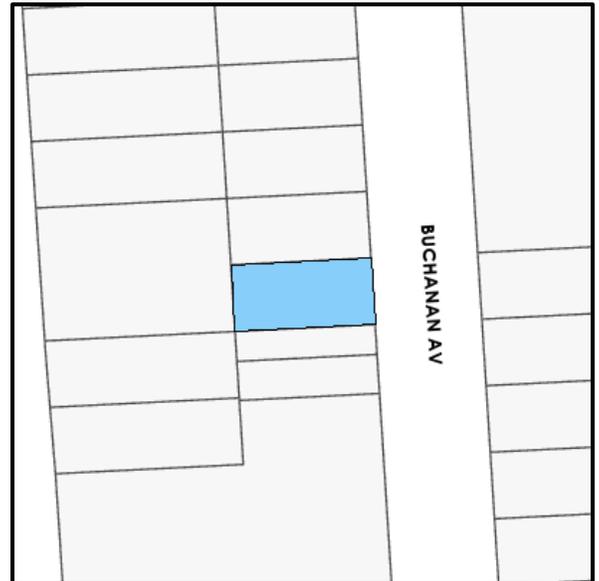
**Location: Council Chambers, City Hall, 4310 Queen Street**

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

## PROPOSED AMENDMENT

A Minor Zoning By-law Amendment Application has been submitted to permit one, 3-bedroom Vacation Rental Unit. The subject lands are designated Tourist Commercial in the City's Official Plan.

The subject lands are currently zoned Deferred Tourist Commercial Zone (DTC), under Zoning By-law No. 79-200. The proposal would maintain the DTC Zoning, while applying a site-specific amendment to permit the Vacation Rental Unit as a use and recognize an exiting front yard depth.



## 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.

## WRITTEN SUBMISSION

Please provide written input 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 [jabraham@niagarafalls.ca](mailto:jabraham@niagarafalls.ca) on or before February 5<sup>th</sup>, 2026.

## ORAL SUBMISSION- If attending remotely using web-based platform

To attend and participate at the Open House please pre-register by sending an email [jabraham@niagarafalls.ca](mailto:jabraham@niagarafalls.ca) before 12 noon on **February 4<sup>th</sup>, 2026**.

## MORE INFORMATION

For more information please contact Jessica Abraham, at (905) 356-7521, extension 4334, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at [jabraham@niagarafalls.ca](mailto:jabraham@niagarafalls.ca).

## LEGAL NOTICE

### Sections 17 and 34 of the *Planning Act*

In accordance with Bill 185, which received Royal Assent on June 6<sup>th</sup>, 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 January 26, 2026.

SCHEDULE 1

SURVEYORS REAL PROPERTY REPORT  
**PART 1**  
 PLAN OF  
**LOT 872**  
**REGISTERED PLAN No. 9**  
**CITY OF NIAGARA FALLS**  
 REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1:250 METRIC



**LEGEND**

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- IB DENOTES IRON BAR
- IP DENOTES IRON PIPE
- (567) DENOTES R. B. ERWIN, O.L.S.
- (744) DENOTES R. J. MATTHEWS, O.L.S.
- PIN DENOTES PROPERTY IDENTIFIER NUMBER
- meas. DENOTES MEASURED
- REG'D DENOTES REGISTERED
- P1 DENOTES J. D. BARNES LTD. FILE No. 22-16-113-00, JUNE 29, 2020
- P2 DENOTES MATTHEWS & CAMERON LTD. FILE 86-1110, DEC. 3, 1986
- P3 DENOTES R. B. ERWIN, O.L.S. FILE No. 71-373, OCTOBER 27, 1971

