



NOTICE OF OPEN HOUSE MEETING AND VIRTUAL DELEGATED PUBLIC MEETING

Minor Zoning By-law Amendment Application
City File: AM-2026-005
Property: 7104 Lundy's Lane
Owner: The Youngs Christian Association of St. Catharines
Agent: Michael Allen (ACK Architects)

OPEN HOUSE MEETING

The Applicant/Agent is hosting a Public Open House to provide an opportunity to learn about the proposal and ask questions. Input received will be considered by City staff as part of the review of this application before a staff recommendation report is prepared and presented at a future Public Meeting. Comments may be provided verbally at the Open House and/or submitted in writing. Members of the public who wish to provide comments, view materials, and/or participate in the Open House are encouraged to use the methods outlined below. The Open House has been scheduled for:

Date: Wednesday, April 29th, 2026

Time: 4:00 PM – 5:00 PM

Place: Memorial Room, Gale Centre, 5152 Thorold Stone Road

VIRTUAL DELEGATED PUBLIC MEETING

The General Manager of Planning, Building and Development or their designate, as delegated by City Council, will be holding a virtual Delegated Public Meeting in accordance with the requirements of the *Planning Act*.

Date: Wednesday, May 20th, 2026

Time: 4:30 PM

Location: Virtual / Web-based Platform

If you are interested in participating in the virtual Delegated Public Meeting, please pre register by sending an email to Nick DeBenedetti, Planner 2 at ndebenedetti@niagarafalls.ca before 12:00 PM on Wednesday, May 20th, 2026

PROPOSED AMENDMENT

A Minor Zoning By-law Amendment application has been submitted for the subject property to permit and recognize a total of nineteen (19) cabins.

The subject property is designated Tourist Commercial in the front portion of the lot and Residential in the rear portion under the City's Official Plan. The property is zoned Tourist Commercial under Zoning By-law No. 79-200, as amended by By-law No. 2010-009. The current zoning permits cabins with a gross floor area between 14 square metres and 36 square metres, and an interior side yard setback of 1.2 metres for cabins located 65 metres or less from the rear lot line.

The application requests permission for seven (7) additional cabins and proposes site-specific zoning provisions for the lot. These include a southerly interior lot line of 34.6 metres, an easterly interior side yard setback of 3.3 metres, and a westerly interior side yard setback of 2.6 metres.

The application also proposes to increase the permitted cabin floor area from the current range of 14 square metres to 36 square metres, to a new range of 33 square metres to 62 square metres.

In addition, the existing twelve (12) cabins on the property are proposed to have an interior side yard setback of 1.8 metres, as shown on Schedule 1.

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 OPEN HOUSE AND DELEGATED PUBLIC MEETING

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 virtual Delegated Public Meeting.

WRITTEN SUBMISSION OPEN HOUSE MEETING

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 ndebenedetti@niagarafalls.ca on or before **April 29th, 2026**. To participate remotely at the Open House please pre-register by sending an email ndebenedetti@niagarafalls.ca before 12 noon on **April 29th, 2026**.

WRITTEN SUBMISSION DELEGATED PUBLIC MEETING

Please provide written input or request notice of the 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 ndebenedetti@niagarafalls.ca. Comments are preferred to be provided before noon on **Friday, May 15th, 2026**, to be included in the agenda package.

ORAL SUBMISSION DELEGATED PUBLIC MEETING

To participate virtually in the Delegated Public Meeting, please pre-register by sending an email to debenedetti@niagarafalls.ca before 12:00 PM on **Wednesday, May 20th, 2026**. All registrants will be provided with instructions on how to participate in the virtual Delegated Public Meeting.

MORE INFORMATION

For more information, please contact Nick DeBenedetti, Planner 2 at (905) 356-7521, extension 4233, between the hours of 8:00 AM and 5:00 PM or by email at ndebenedetti@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> before the Delegated Public 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 the Council of the City of Niagara Falls 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 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 By-law is passed, the person or public body is not entitled to appeal the decision.

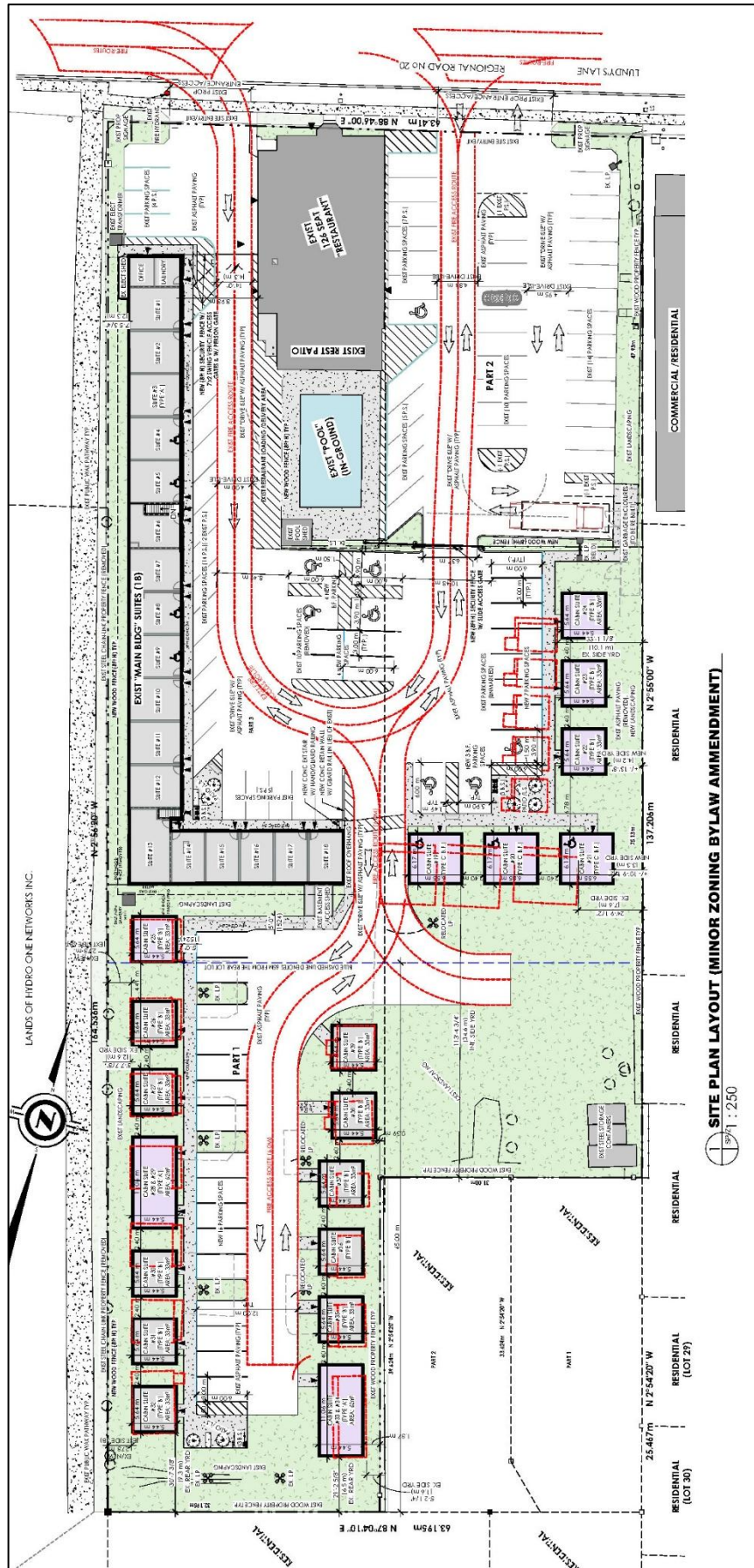
If a person or public body does not make oral submissions at a Public Meeting or make written submissions to the City of Niagara Falls before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion 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 17th day of April 2026.

Nick DeBenedetti, MCIP, RPP Planner 2

SCHEDULE 1



SITE PLAN LAYOUT (MINOR ZONING BYLAW AMENDMENT)

Scale: 1:250