

Zoning By-law Amendment
Use of Existing Dwelling for Vacation Rental Unit
5696 Desson Avenue
Public Open House – January 24th, 2024

- 400.41 m² property fronting on Desson Avenue.
- Existing single-family residence on property proposed to be utilized for a Vacation Rental Unit (VRU).
- No physical changes to the residence are proposed. Minor changes to the property required by City:
 - Remove portion of cedar hedge on City property
 - Lengthen driveway 0.44 m (1.25 ft) to meet City 6 m length requirement

Proposed Zoning By-law Amendment

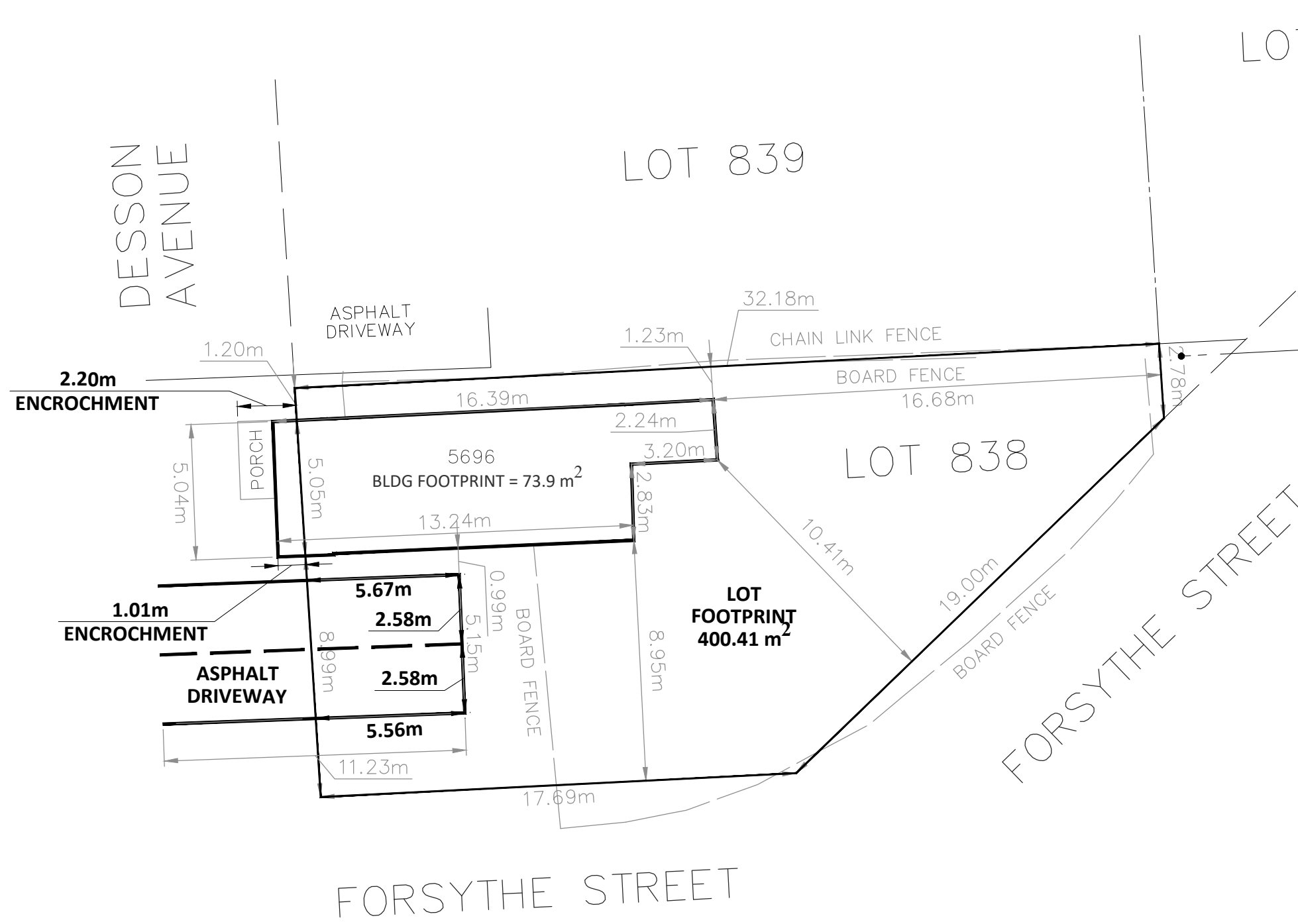
- Designated Tourist Commercial in Official Plan – supports tourist accommodation uses.
- Current Zoning – Deferred Tourist Commercial (DTC), does not permit a VRU.
- City By-law No. 2018-92 requires rezoning to permit VRU anywhere in the City.
- Proposed rezoning to site-specific DTC Zone to permit a VRU.
- Requesting relief from DTC Zoning requirements to address existing site-specific conditions.

Site-Specific Zoning Provisions

- Relief is being requested from four DTC Zoning requirements as follows:
 - Reduced minimum lot area from required 450 m² to reflect the actual 400.41 m² size of the property
 - Reduced minimum front yard depth from required 6 m to reflect the existing setback of 0 m
 - Reduced minimum parking space width from the required 2.75 m to 2.58 m
- The subject property is in an area where the road right-of-way was previously widened by the municipality, which impacted many properties on Desson Avenue and other nearby streets. The zoning relief requested is to address the deficiencies that resulted from the road right-of-way widening.
- All other DTC Zoning requirements for a single-detached dwelling are met.

Supporting Documents Completed

- Planning Justification Report – proposed development consistent with Provincial, Regional and local plans & policies
- Legal Survey
- Conceptual Site Plan



Parameter	DTC Requirements	Proposed
Permitted Use	Uses permitted in DTC Zone	Vacation Rental Unit
Number of Bedrooms in VRU (By-law 2018-92)	Maximum 3 bedrooms	3 existing bedrooms - No change
Parking (By-law 2018-92)	Minimum 2 parking spaces	2 parking spaces existing
Minimum Lot Area for a Corner Lot	450 m ²	400.41 m ²
Minimum Lot Frontage	15 m	15.24 m
Minimum Front Yard Depth	6 m	0 m
Minimum Rear Yard Depth	7.5 m	16.68 m
Minimum Interior Side Yard	1.2 m	1.2 m
Minimum Exterior Side Yard	4.5 m	8.95 m
Maximum Lot Coverage	45%	18.5%
Maximum Height of Building	10 m	8 m
Maximum number of dwellings on one lot	1	1
Minimum Landscaped Open Area	30% of Lot Area	74.4%
Accessory Buildings and Accessory Structures	In Accordance with Zoning By-law Sections 4.13 and 4.14	0
Surface Parking Space Dimensions	In Accordance with Zoning By-law Section 4.19.1: 2.75 m in width per space 6 m in depth per space	2.58 m in width 5.56 m in depth

DSGN	GT/SB
DR	SK
CHK	GT
APVD	GT

**CONCEPTUAL SITE PLAN 5696 DESSON AVENUE,
NIAGARA FALLS, ONTARIO**

DATE	01DEC2023
SCALE	NTS
DWG. No.	01
MUN. REF No.	23-16-013-00