



NOTICE OF PUBLIC OPEN HOUSE

**Zoning By-law Amendment Application- AM-2024-034 (PLZBA20240780)
City Initiated Amendment for Updated Additional Dwelling Unit Regulations**

OPEN HOUSE

The City of Niagara Falls has initiated an amendment to Zoning By-law No. 79-200 to update and implement policies and regulations to reflect Provincial Planning Statement, 2024, changes regarding Additional Dwelling Units permissions.

A Public Open House has been scheduled for:

Date: Wednesday December 11, 2024 Time: 5:00 PM

Place: City Hall, 4310 Queen Street and/or Web-based Platform

A representative from the Planning, Building & Development Department 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.

PROPOSED AMENDMENT

The Provincial Planning Statement, 2024, has introduced policies to permit a maximum of two Additional Dwelling Units (ADUs) on a lot in prime agricultural areas where a residential dwelling is permitted, in accordance with provincial guidance. The draft amendment to the Zoning By-law aims to update regulations to permit two ADUs in rural areas in accordance with provincial policies.

Additionally, the following amendments are proposed:

- Update regulations to include all applicable dwelling types and zones where ADUs are permitted as of right by the province;
- Introduce separate height regulations for urban and rural detached ADUs, including a proposed reduction in height for detached ADUs in urban areas; and,
- Introduce regulations to restrict openings on facades of detached ADUs above a certain height.

DOCUMENTS

Digital copies of documents will be available on December 2, 2024, and may be obtained at <https://niagarafalls.ca/city-hall/planning/current-planning-applications.aspx>.

HAVE YOUR SAY

Public input on applications is invited. 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, 4343 Morrison Street, Niagara Falls, Ontario, L2E 6X5 or send an email to dfoley@niagarafalls.ca on or before December 10, 2024.

ORAL SUBMISSION

To attend and/or participate remotely at the Open House please pre-register by sending an email to dfoley@niagarafalls.ca before 12:00 PM on December 10, 2024.

MORE INFORMATION

For more information, please contact Danielle Foley, Senior Planner at (905) 356-7521, extension 4297 between the hours of 8:30 a.m. and 4:30 p.m., or email dfoley@niagarafalls.ca.

FORMAL PUBLIC MEETING

The formal Public Meeting required by the Planning Act with City Council will be held at a later date. Separate notice of that meeting will be provided thirty (30) days before the Public Meeting is to occur.

DATED at the City of Niagara Falls, Ontario this 22nd day of November 2024.