



NOTICE OF PUBLIC MEETING

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

COUNCIL MEETING

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

A Public Meeting of Council has been scheduled for:

Date: Tuesday, January 14th, 2025

Time: Public Meetings start at 5:00 pm. The public meeting will take place in accordance with Council's agenda.

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

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

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 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 permissions for Additional Dwelling Units (ADUs).

The Provincial Planning Statement, 2024, introduced policies allowing up to two Additional Dwelling Units (ADUs) on lots within prime agricultural areas where residential dwellings are permitted, in accordance with provincial guidelines. The proposed Zoning By-law amendment seeks to align with these policies by updating regulations to permit two ADUs in rural areas.

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;
- Establish a provision for a landscape strip to be provided in the required side yard for a detached ADU;
- Establish setback requirements for detached ADUs on a corner lot;
- As per provincial guidelines, update lot coverage regulations to permit a maximum of 45% lot coverage for all buildings and structures on a lot with a detached ADU;
- 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; and
- Update the definitions for 'additional dwelling unit' and 'parcel of rural land' to incorporate the proposed changes.

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 request notice of Council's decision by mailing your comments to the Planning, Building and Development Department, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or by sending an email to dfoley@niagarafalls.ca. Comments are preferred to be provided before noon on **Friday, January 10th, 2025**, to be included in Council's agenda package.

ORAL SUBMISSION

To participate virtually or in person at the Public Meeting, please pre-register with the City Clerk by sending an email to billmatson@niagarafalls.ca before 4:30 PM on **Monday, January 13th, 2024**. All registrants who indicate that they wish to attend virtually will be provided with instructions on how to participate in the Public Meeting using an electronic platform. Registrants will be notified of Council's decision.

VIEW THE MEETING

The Public Meeting can be live-streamed on the City's webpage of the Council Meeting Schedule at <https://niagarafalls.ca/city-hall/council/schedule.aspx> on the day of the event. The meeting will also be archived on the same webpage for viewing after the event.

MORE INFORMATION

For more information, please contact Danielle Foley, Senior Planner (Long Range Planning Initiatives) at (905) 356-7521, extension 4297, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at dfoley@niagarafalls.ca. A copy of the Planning, Building and Development Department's Recommendation Report on the application will be available at <https://niagarafalls.ca/city-hall/council/schedule.aspx> after 4:00 p.m. the Friday 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 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 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 the residents.

DATED at the City of Niagara Falls, Ontario this 13th day of December 2024.