

CITY OF NIAGARA FALLS

By-law No. XXXX – XX

A by-law to provide for the adoption of Amendment No. 180 to the City of Niagara Falls Official Plan (AM-2025-001).

THE COUNCIL OF THE CORPORATION OF THE CITY OF NIAGARA FALLS IN ACCORDANCE WITH THE PLANNING ACT, 1990, AND THE REGIONAL MUNICIPALITY OF NIAGARA ACT, HEREBY ENACT AS FOLLOWS:

1. The attached text constituting Amendment No. 180 to the City of Niagara Falls Official Plan is hereby adopted.

Read a First, Second and Third time; passed, signed and sealed in open Council Passed this XX day of XX, 2025.

.....
WILLIAM G. MATSON, ACTING CITY CLERK

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JAMES M. DIODATI, MAYOR

PART 1 – PREAMBLE

(i) Purpose of the Amendment

The purpose of the amendment is to establish Owner Occupied Short-Term Rentals as a home occupation that may be permitted on Residential lands through an implementing zoning by-law.

(ii) Location of the Amendment

The amendment applies to lands designated “Residential”, as shown on Schedule “A” to the Official Plan – Future Land Use.

(iii) Details of the Amendment

Text Change

PART 2 – LAND USE POLICIES is amended by amending Subsection 1.3.

Definitions for “Owner Occupied Short-Term Accommodation” and “Owner Occupied Short-Term Rental” are added to APPENDIX 1 – DEFINITIONS.

(iv) Basis of the Amendment

Bed and Breakfasts are a home occupation that may be permitted on Residential lands through an implementing zoning by-law where they are limited in number of guest rooms to be compatible with the residential neighbourhood. The amendment will facilitate the compatible incorporation of Owner Occupied Short-Term Rentals as a similar land use and home occupation as Bed and Breakfasts within residential areas within the urban area boundary.

PART 2 – BODY OF THE AMENDMENT

All of this part of the document entitled PART 2 – BODY OF THE AMENDMENT consisting of the following text and attached map, constitute Amendment No. 180 to the Official Plan of the City of Niagara Falls.

DETAILS OF THE AMENDMENT

The Official Plan of the City of Niagara Falls is hereby amended as follows:

1. Part 2, Section 1.3 is amended by adding the words:
 - i. “and Owner Occupied Short-Term Rentals” after “Bed and Breakfasts,” and before “may be permitted”; and
 - ii. “/bedrooms” after “guest rooms” and before “to be compatible”

so that it reads:

- “1.3 Home occupations, including owner occupied Bed and Breakfasts **and Owner Occupied Short-Term Rentals**, may be permitted through an implementing zoning by-law where they are limited in number of guest rooms/**bedrooms** to be compatible with the residential neighbourhood. Zoning by-law amendment applications to increase the size of such uses will be carefully considered to minimize potential disturbances to adjacent properties and to protect the character and identity of the overall neighbourhood.”
2. Part 2, Section 1.3 is amended by adding the following subsection:
- “1.3.1 An undue concentration of Owner Occupied Short-Term Rentals is to be avoided to reduce the impacts on the character of the residential nature of the area and residential enjoyment of permanent residents. To ensure lands designated Residential meet the primary purpose of providing dwellings for a range of households, Council may consider limiting the location and number of Owner Occupied Short-Term Rentals as a result of monitoring the number of licences issued annually.
3. The following definitions are hereby added alphabetically to APPENDIX 1 – DEFINITIONS:
- “Owner Occupied Short-Term Accommodation” – means an Owner Occupied Short-Term Rental or a Bed and Breakfast but shall not include a Vacation Rental Unit.
- “Owner Occupied Short-Term Rental” – means a home occupation in a dwelling unit within or accessory to a Principal Residence that is rented out by the Owner to a single group of the travelling public for a period of 28 consecutive days or less and is licensed by the City of Niagara Falls to carry out a business.