

CITY OF NIAGARA FALLS

By-law No. 2025-_____

A By-law to amend Comprehensive Zoning By-law No. 79-200, to change the use of the subject property from an DTC (Deferred Tourist Commercial) Zone to a DTC - Special (Deferred Tourist Commercial, with Exception) Zone in order to facilitate the short-term rental use.

THE COUNCIL OF THE CORPORATION OF THE CITY OF NIAGARA FALLS ENACTS AS FOLLOWS:

1. The Lands that are the subject of and affected by the provisions of this by-law are described in Schedule 1 of this by-law and shall be referred to in this by-law as the "Lands". Schedule 1 is a part of this by-law.

The purpose of this by-law is to amend Zoning By-law No. 79-200, to change the zoning designation of the subject property from DTC (Deferred Tourist Commercial) Zone to DTC - Special (Deferred Tourist Commercial, with Exception) Zone in order to facilitate the vacation rental use. In the case of any conflict between a specific provision of this by-law and any existing provision of By-law No. 79-200, the provisions of this by-law are to prevail.

2. Notwithstanding any provision of By-law No. 79-200 to the contrary, the following uses and regulations shall be the permitted uses and regulations governing the permitted uses on and of the Lands.

3. Section 19 of By-law No. 79-200 is amended by adding thereto:

19.1._____ Refer to By-law No. 2025-_____

4. The permitted uses shall be the uses permitted in the DTC zone

5. The site-specific regulations governing the permitted uses shall be:

- | | | |
|----|---|--|
| a) | Permitted Use: | Vacation Rental Unit complying with regulations: (Section 4.38 in by-law 79-200) |
| b) | Minimum lot frontage | |
| | i) for a corner lot (existing condition) | 11.1 metres |
| c) | Minimum lot area | |
| | i) for a corner lot (existing condition) | 335.7 square metres (3,613.7 sq.ft.) |
| d) | Minimum exterior side yard width (existing condition) | 1.43 metres |

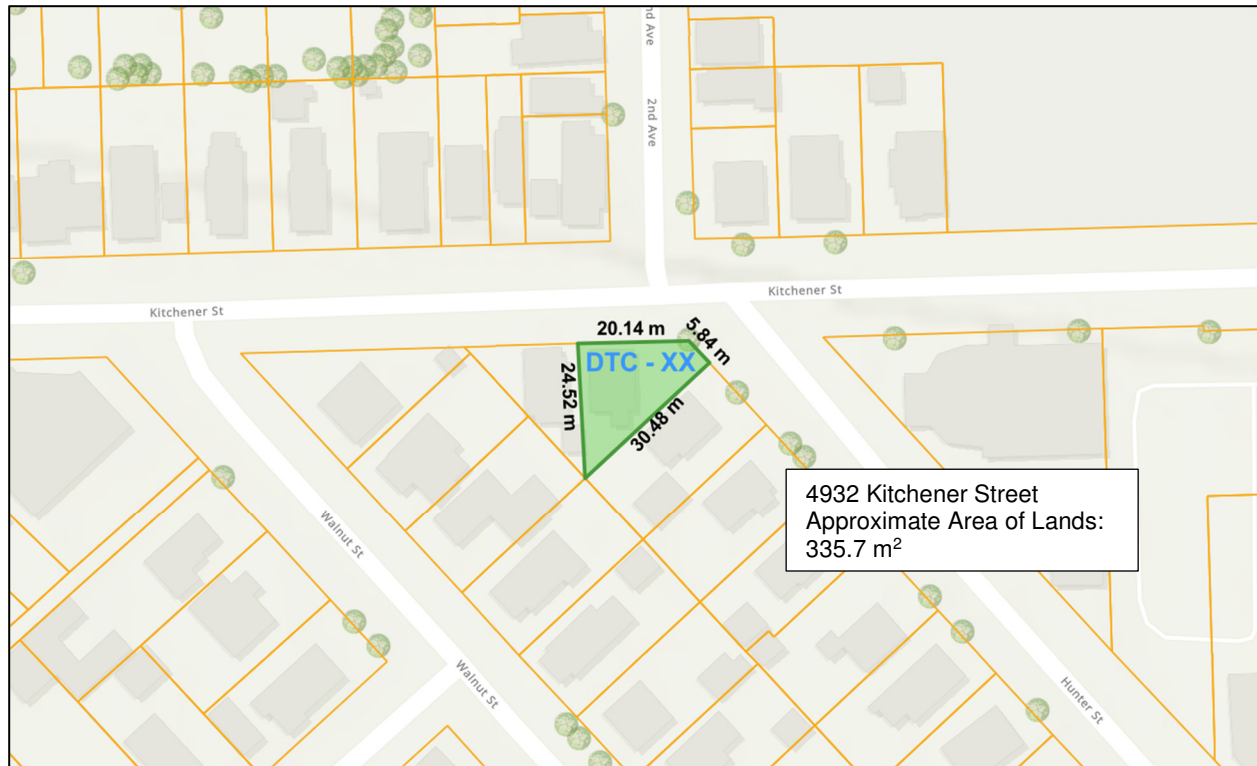
- e) Minimum rear yard depth (existing condition) 2.13 metres
 - f) The balance of regulations specified for a DTC use.
6. All other applicable regulations set out in By-law No. 79-200 shall continue to apply to govern the permitted uses on the Lands, with all necessary changes in detail.
 7. No person shall use the Lands for a use that is not a permitted use.
 8. No person shall use the Lands in a manner that is contrary to the regulations.
 9. The provisions of this by-law shall be shown on Sheet C4 of Schedule "A" of By-law No. 79-200 by redesignating the Lands from DTC and numbered 75 to DTC and numbered ____.

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

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SCHEDULE 1 TO BY-LAW NO. 2025-



Amending Zoning By-Law No. 79-200

Description: PT LOT 478, PLAN 746 (Now known as Plan No. 9) PID: 19939
Street Address: 4932 Kitchener Street

Applicant: 2871815 Ontario Inc.

Assessment #: _____