

CITY OF NIAGARA FALLS

DRAFT By-law No. 2025-XXX

A by-law to amend By-law No. 79-200, to permit the use of a Vacation Rental Unit at 4991 Kitchener Street.

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 “A” of this by-law and shall be referred to in this by-law as the “Lands”. Schedule “A” is a part of this by-law.
2. The purpose of this by-law is to amend the provisions of By-law No. 79-200, to permit the use of the Lands in a manner that would otherwise be prohibited by that by-law. 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.
3. The Lands shall be zoned hereafter as Deferred Tourist Commercial Zone (DTC) with the addition of site-specific provisions to permit a Vacation Rental Unit within the existing dwelling.
4. Notwithstanding any provision of By-law No. 79-200 to the contrary, the following additional uses and regulations shall be the permitted uses and regulations governing the permitted uses on and of the Lands. The regulations governing the permitted uses shall include:
 - (a) Permitted uses To include Vacation Rental Unit
 - (b) Minimum front yard depth 3.7 metres
 - (c) The balance of regulations specified for DTC uses
5. 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.
6. No person shall use the Lands for a use that is not specifically listed as a permitted use.
7. The provisions of this by-law shall be shown on Sheet D4 of Schedule “A” of By-law No. 79-200 by adding site-specific provisions to the site and numbered XXX.
8. Section 8.8 of By-law No. 79-200 is amended by adding thereto:

8.8.1.XXXX Refer to By-law No. 2025-____.

8.8.2. Site-Specific Provision (By-law 2025-XXX)

- a) The permitted uses shall include Vacation Rental Units.
- b) The regulation governing the permitted uses shall be:
 - i) Minimum front yard depth 3.7 metres
 - ii) The balance of regulations specified for DTC uses.

For the purpose of By-law 2025-XXX, Vacation Rental Unit use is defined as residential uses that are secondary to the principal residential use of the property and limited in area. Should the principal use of the property change to something non-residential, the Vacation Rental Unit use shall no longer be permitted.

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

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

.....
JAMES M. DIODATI, MAYOR

Schedule “A”

Deferred Tourist Commercial Zone (DTC) with site-specific provisions (DTC-XXX)

None of the provisions of section 8.8 of By-law 79-200 shall apply to prevent the use of a Vacation Rental Unit on the lands of 4991 Kitchener Street, Niagara Falls, designated DTC and numbered XXXX on Sheet D4 of Schedule “A”, as amended.

The Vacation Rental Unit shall be permitted in the existing dwelling, subject to the following specific regulations:

- | | | |
|-----|---|---------------------------------|
| (c) | Permitted uses | To include Vacation Rental Unit |
| (d) | Minimum front yard depth | 3.7 metres |
| c) | The balance of regulations specified for DTC uses | |

SCHEDULE "A"

CITY OF NIAGARA FALLS
Schedule "A", Sheet D4
By-law 2025-xxx

