

CITY OF NIAGARA FALLS**By-law 2025-XXX**

A By-law to amend By-law 79-200, to permit the use of the land for Vacation Rental Units on land at 5763 Desson Avenue and an unaddressed parcel of land to the south, legally described as Part 1 – Plan of Survey of Lots 892 & 893, Registered Plan No. 9, City of Niagara Falls;

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

1. The lands that are 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 part of this by-law.
2. The purposed 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 this bylaw. 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. Notwithstanding any provision of By-law No. 79-200 to the contrary, the following uses and regulations shall be permitted uses and the regulations governing the permitted uses on and of the Lands.
4. The permitted uses shall include:
 - a. Existing permitted uses according to By-law 79-200; and
 - b. Vacation Rental Unit
5. That the existing site conditions be recognized as follows:
 - a. Minimum Front Yard Depth – Lot 1 – 2.3 metres; Lot 2 - 4.7 metres
 - b. Minimum Rear Yard Depth – Lot 2 – 3.2 metres
 - c. Minimum Interior Side Yard Width – Lot 1 – north – 0.75m, south – 0.6m; Lot 2 – north – 0.1m.
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.
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.

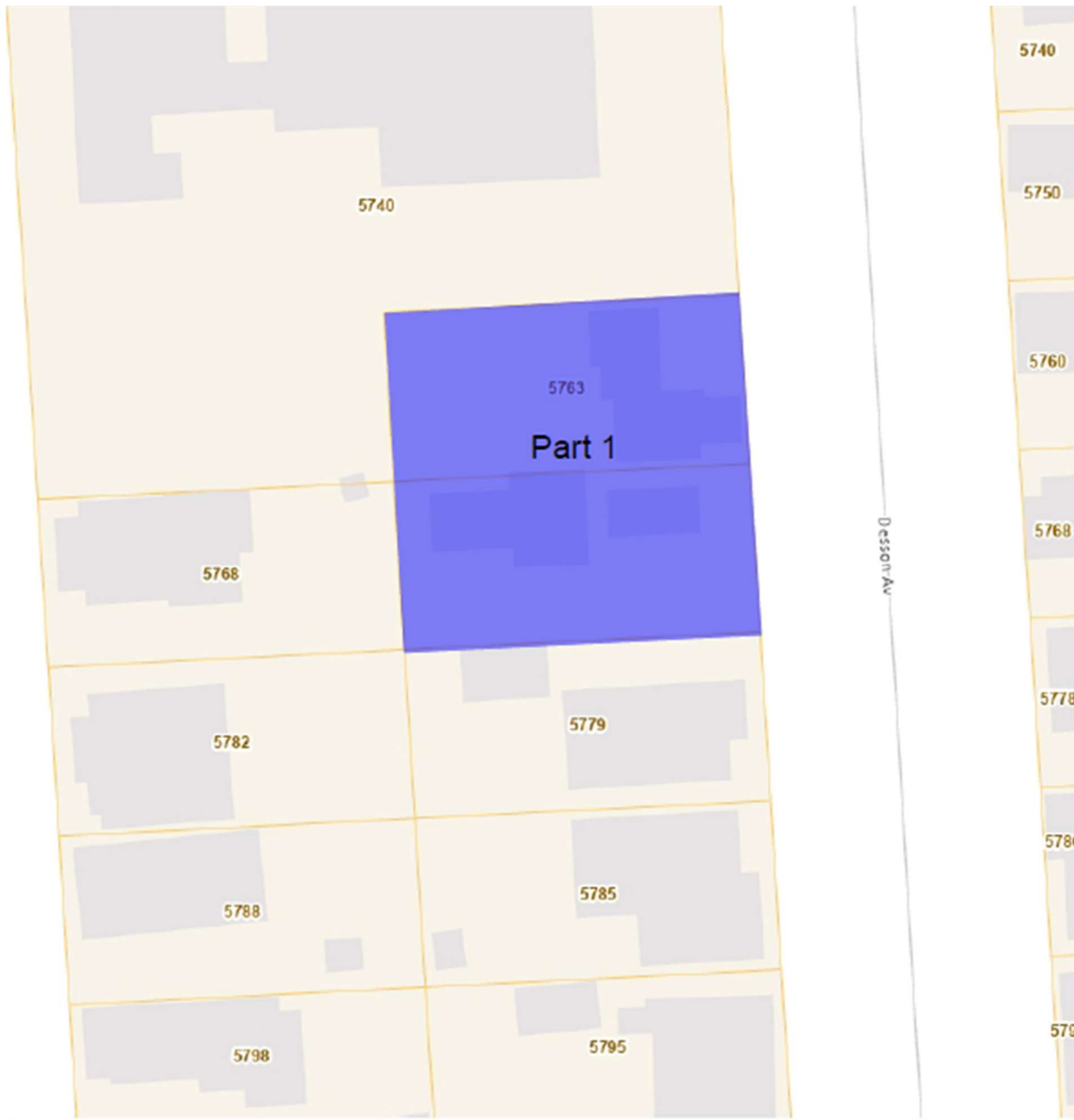
Read a First, Second and Third time; passed, signed, and sealed in open Council this ____

Day of _____, 2025.

WILLIAM G. MATSON, CITY CLERK

JAMES M. DIODATI, MAYOR

SCHEDULE A TO BY-LAW NO. 2025-XXX



LEGEND:

PART 1 – FROM Deferred Tourist Commercial (DTC) Zone TO Deferred Tourist Commercial (DTC-____) Site Specific Zone.