



NOTICE OF OPEN HOUSE

City Initiated Amendment for New Additional Dwelling Unit Policies

Official Plan Amendment No. 162 and Zoning By-law Amendment – City File AM-2023-016

The City of Niagara Falls has initiated an amendment to the City's Official Plan and Zoning By-law to update and implement policies and regulations to reflect the *More Homes Built Faster Act, 2022* ("Bill 23") amendments to the *Planning Act* regarding Additional Dwelling Units permissions.

OPEN HOUSE

An Open House has been scheduled for:

Date: Wednesday August 23, 2023

Time: 5:00 PM

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

A representative from the Planning, Building & Development Department will attend to present the proposal to you and to answer questions. 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 *More Homes Built Faster Act, 2022* has made amendments to the *Planning Act* which does not permit municipalities to pass Official Plan policies or Zoning By-law provisions to restrict three residential units on a parcel of urban residential land containing a detached dwelling, unit in a semi-detached dwelling or an on-street townhouse dwelling unit, one of which may be in an associated accessory building. The draft amendment to the Official Plan aims to:

- Update policies to permit additional dwelling units in both urban and rural areas.
- Introduce policies to ensure consistency throughout the entire Official Plan related to existing additional dwelling unit policies.

The draft amendment to the Zoning By-law aims to:

- Introduce provisions to permit two additional dwelling units in urban areas and one additional dwelling unit in rural areas.

DOCUMENTS

Digital copies of documents may be obtained at <https://niagarafalls.ca/city-hall/planning/current-planning-applications.aspx>.

HAVE YOUR SAY

Public input on applications is invited. Written comments are the preferred method of receiving public input. 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 to request notice of Council's decision, by mailing your comments to the Department of Planning, Building & Development, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or send an email to jhannah@niagarafalls.ca on or before **August 22, 2023**.

ORAL SUBMISSION

To attend and/or participate remotely at the Open House please pre-register by sending an email to jhannah@niagarafalls.ca before 12 noon on August 23, 2023.

MORE INFORMATION

For more information, please contact Julie Hannah, Senior Manager of Current Planning at (905) 356-7521, extension 4107 between the hours of 8:30 a.m. and 4:30 p.m, or email jhannah@niagarafalls.ca.

FORMAL PUBLIC MEETING

The formal Public Meeting required by the *Planning Act* with City Council will be held at a later date. Separate notice of that meeting will be provided after the Open House and thirty (30) days before the Public Meeting is to occur.

Dated at the City of Niagara Falls this 12th day of August 2023.

Andrew Bryce MCIP, RPP
Director of Planning