



NOTICE OF PUBLIC MEETING

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.

COUNCIL MEETING

Public Meetings may be attended remotely and electronically or in person.

A Public Meeting of Council has been scheduled for:

Date: Tuesday, October 24, 2023

Time: Public Meetings start at 4:30PM
The Public Meeting will take place in accordance with Council's agenda.

Place: Council Chambers, City Hall, 4310 Queen Street

Visit <https://niagarafalls.ca/city-hall/council/schedule.aspx> to watch the Council Meeting

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.

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 dfoley@niagarafalls.ca on or before **October 24, 2023**.

Comments are preferred to be provided before 4:30 p.m on **Monday October 23, 2023** to be included in Council's agenda package.

ORAL SUBMISSION

To participate remotely and electronically or in person at the public meeting please pre-register with the City Clerk by sending an email to billmatson@niagarafalls.ca before 4:30 pm on **October 23, 2023**. All registrants who indicate they wish to attend remotely and electronically will be provided with instructions on how to participate in the public meeting using an electronic platform. Registrants will be notified of Council's Decision.

VIEW THE MEETING

The Public Meeting can be live-streamed on the City's webpage of the Council Meeting Schedule at <https://niagarafalls.ca/city-hall/council/schedule.aspx> on the day of the event. The meeting will also be archived on the same webpage for viewing after the event.

MORE INFORMATION

For more information please contact Danielle Foley, Planning Student at (905)356-7521, extension 4282, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at dfoley@niagarafalls.ca.

A copy of the Planning, Building & Development Department's Recommendation Report on the application will be available at <https://niagarafalls.ca/city-hall/council/schedule.aspx> after 4:00 p.m. the Thursday before the meeting.

LEGAL NOTICE

If you do not provide input by speaking at a public meeting or by making a written submission to the City you may not be able to appeal the decision to the Ontario Land Tribunal (OLT) later.

If you rent your property to seven (7) or more tenants, please post a copy of this notice in a location on your property which is visible to all of the residents.

Dated at the City of Niagara Falls this 22nd day of September, 2023.

Andrew Bryce MCIP, RPP
Director of Planning