



## **AGENDA**

### **DELEGATION OF AUTHORITY MEETING**

4:30 PM - Wednesday, November 20, 2024

Committee Room 2/Zoom

All Delegation of Authority Meetings are open to the public. Members of the public can attend in person or virtually via Zoom.

#### **1. CALL TO ORDER**

#### **2. ADOPTION OF MINUTES**

2.1 October 30, 2024 Minutes

#### **3. DISCLOSURES OF PECUNIARY INTEREST**

Disclosures of pecuniary interest and a brief explanation thereof will be made for the current Delegation of Authority Meeting at this time.

#### **4. PLANNING MATTERS**

4.1 PBDD-2024-15

AM-2024-25, Minor Zoning By-Law Amendment

4952 Walnut Street

Proposal: Zoning By-law amendment to permit the use of a Vacation Rental Unit

Applicant: Andrew Hellwig

Property Owner: John Richard Aleo

#### **5. REPORTS**

5.1 PBDD-2024-15- AM-2024-025 – 4952 Walnut Street (Minor ZBA)

It is recommended:

1. That the application to amend the Zoning By-law be approved, subject to the regulations and modifications outlined in this report.

5.2 PBDD-2024-16- 26T-11-2018-002 – Chippawa East, Extension of Draft Plan of Subdivision

It is recommended:

1. That the application to extend the lapse date of the Draft Plan Approval be approved, subject to the regulations and modifications outlined in this report.

**6. CONSENT AGENDA**

**7. BY-LAWS**

7.1 By-law No. 2024-116– A By-law to amend By-law 79-200 to permit the use of 4952 Walnut Street for a Vacation Rental Unit (AM-2024-025).

**8. ADJOURNMENT**



# MINUTES

## DELEGATION OF AUTHORITY MEETING

4:30 PM - Wednesday, October 30, 2024

Committee Room 2/Zoom App.

The City of Niagara Falls Delegated Authority Meeting of the City of Niagara Falls Planning Department was called to order on Wednesday, October 30, 2024 at 4:30pm, in Committee Room 2 with the following members present:

**DELEGATED AUTHORITY:** Kira Dolch  
General Manager, Planning, Building & Development

**STAFF PRESENT:** Mackenzie Ceci, Senior Planner, Current Planning  
Tammy Trowers, Planning Technician

### 1. CALL TO ORDER

The meeting was called to order at 4:30 PM.

**2. ADOPTION OF MINUTES of September 11, 2024** - Approved by Kira Dolch

### 3. DISCLOSURES OF PECUNIARY INTEREST

None indicated by the General Manager.

### 4. PLANNING MATTERS

#### 4.1. PBDD-2024-14

**AM-2024-014, Minor Zoning By-Law Amendment**

**Part 8547 Grassy Brook Road & Part PID 30832**

**Proposal: Seeking a minor zoning by-law amendment to permit construction of a sales office with community facilities and single detached dwellings to be used as model homes.**

Mackenzie Ceci, Senior Planner, provided an overview of Report PBDD-2024-14.

Alfiya Kakal, from Armstrong Planning, represented the owner (Empire – Grand Niagara Project GP Inc.) and had no further comments to present.

No other parties present.

That the Minor Zoning By-law amendment as detailed in this report authorize a temporary sales trailer, a sales office, a private community building, detached dwellings, accessory dwelling units, and model homes as permitted uses in the existing R5E(H)-1206 Zone, and to reduce the minimum interior side yard width requirement for back-to-back townhouse dwellings in the existing R5D(H)-1203 Zone subject to the regulations and modifications outlined in the report is granted.

Approved by Kira Dolch, General Manager, Planning, Building & Development

## **5. REPORTS**

### **5.1. PBDD-2024-14 AM-2024-014, Minor Zoning By-Law Amendment Part 8547 Grassy Brook Road & Part PID 30832**

Approved as part of planning matters by Kira Dolch, General Manager, Planning, Building & Development.

## **6. CONSENT AGENDA**

## **7. BY- LAWS**

### **ADJOURNMENT**

Approved by Kira Dolch, General Manager, Planning, Building & Development to adjourn the meeting at 4:41pm.



## Delegated Report

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<b>Report to:</b>	General Manager of Planning, Building and Development or their Designate
<b>Date:</b>	November 20 <sup>th</sup> , 2024 <b>AM-2024-025, Zoning By-law Amendment</b> <b>4952 Walnut Street</b> <b>Owner: Richard John Aleo</b>
<b>Title:</b>	<b>Applicant: Andrew Hellwig (Andrew Allen Hellwig Design)</b>

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### Recommendation

That the General Manager of Planning, Building and Development or their designate **APPROVE** the Minor Zoning By-law Amendment, subject to the regulations and modifications detailed in this Report.

### Executive Summary

Richard Aleo has requested a Minor Zoning By-law Amendment for 4952 Walnut Street to allow Vacation Rental Units as a permitted use on the subject lands, which are currently zoned DTC-75 Zone, and to address existing zoning deficiencies. The amendment, which would rezone the property to a site-specific Deferred Tourist Commercial Zone, is recommended for the following reasons:

- The proposed development conforms to Provincial, Regional and City policies as it will efficiently utilize existing municipal services to provide new tourist accommodations, maintain the safe and orderly development of a healthy community, and increase and diversify options for accommodations in a tourist area;
- The proposed uses and siting thereof are consistent with the intent and uses permitted and envisioned in the Tourist Commercial designation;
- The recommended amendments are appropriate and conform with the intent of both the Deferred Tourist Commercial zone and Clifton Hill Tourism District; and
- The proposed Vacation Rental Unit is a suitable tourism-related use for the area, where it is situated between the intensive concentration of tourist uses east of Victoria Avenue and the residential uses to the west, and would appropriately contribute to the gentle transition between these two uses.

## **Background**

Richard Aleo has requested a Minor Zoning By-law Amendment for a parcel of land known municipally as 4952 Walnut Street, as shown on **Appendix 1**.

The subject lands are designated Tourist Commercial in accordance with the City's Official Plan. The Tourist Commercial designation permits residential uses as either standalone or mixed-use buildings to assist in creating a complete community. The designation also envisions the use of the lands for a range of tourism-related uses, while ensuring that development does not adversely affect residential neighbourhoods.

The lands are zoned site-specific Deferred Tourist Commercial (DTC-75) under Zoning By-law 79-200, as amended by By-law Nos. 2012-60 and 2012-61. The applicant is requesting to rezone the lands to a Site-Specific Deferred Tourist Commercial Zone to permit a VRU and address existing zoning deficiencies. The proposed site-specific amendments include adding a VRU as a permitted use and to address deficiencies in minimum lot area, minimum lot frontage, minimum rear yard depth, interior side yard width, and the minimum length a fire escape may encroach into any required rear yard. Lands zoned DTC are intended to be used for future tourism development when expansion is required, and the appropriate services are available.

## **Delegated Authority**

In accordance with By-law No. 2023-107, approval of the Minor Zoning By-law Amendment application can be delegated to the General Manager of Planning, Building and Development or their designate as the amendment complies with the City's Official Plan and only a Planning Justification Report was required as part of a complete application. A Public Meeting will occur at the Delegated Meeting on November 20<sup>th</sup>, 2024, in association with this proposal.

## **Site Conditions and Surrounding Land Uses**

The subject lands are located on the north side of Walnut Street, between McGrail Avenue and Ellen Avenue and contain an existing detached dwelling. The property is adjacent to low-density land uses, while properties with more dense tourist accommodations are within 60 metres of the subject lands. Surrounding land uses include:

- Detached dwellings on all sides of the subject lands;
- South – Wyndham Super 8 on Ellen Avenue; and
- East – Clifton Victoria Inn at the corner of Walnut Street and Victoria Avenue.

## **Circulation Comments**

Information about the requested Minor Zoning By-law Amendment application was circulated to City departments and divisions, external agencies and the public for comments. The following summarises the comments received to date:

- Municipal Works (Development Engineering)

- No comments.
- Municipal Works (Transportation Services)
  - No concerns or objections. The two required parking spaces are provided in tandem for the proposed Vacation Rental Unit.
- Building Services
  - No comments.
- Fire Services
  - Municipal business licensing requirements will apply to each individual unit to operate as a VRU. The use as a vacation rental will be subject to regular fire department inspections.
- Information Services (GIS)
  - No comments.
- Urban Design/Landscape Architect
  - No comments.
- Canada Post, Enbridge Gas, Niagara Region
  - No comments or objections.

## **Neighbourhood Comments**

A Public Information Open House was held on October 17, 2024, and attended by the applicant and their agents. One area resident attended for information purposes only as they are not located near the proposal but inquired about VRUs within the City of Niagara Falls. No concerns were expressed. Further, no written comments have been received to date.

## **Analysis**

### **1. Provincial Policies**

City planning decisions are to be consistent with the *Planning Act* and the *Provincial Policy Statement, 2024*. The proposed development conforms as follows:

- The proposed amendments satisfies matters of provincial interest as outlined in Section 2 of the *Planning Act* by facilitating a full range of housing and promoting the orderly development of safe and healthy communities, as well as directing the appropriate location of growth, which includes situating a Vacation Rental Unit in a suitable tourist area; and
- The proposed development satisfies the *Provincial Policy Statement's* (PPS) goal to accommodate appropriate an affordable market-based range and mix of residential types, and to avoid development that may cause public health or safety concerns.

## **2. Regional Official Plan**

The subject lands are within the Delineated Built-Up Area in the *Niagara Official Plan (NOP)*. The proposal conforms as follows:

- The proposed use of a VRU is appropriate for the Built-Up Area, where urban growth and development is to be directed;
- The proposed VRU supports economic diversity and promotes increased opportunities for tourism;
- The proposal would provide a VRU where local transit infrastructure and the tourist accommodation are in close proximity;
- The proposed development will assist with increasing and diversifying the City's supply of tourist accommodations through an efficient use of land already being serviced.

## **3. City's Official Plan**

The subject lands are designated Tourist Commercial in accordance with the City's Official Plan. The Tourist Commercial designation permits residential uses as either standalone or mixed-use buildings to assist in creating a complete community. The designation also envisions the use of the lands for a range of tourism-related uses, while ensuring that development does not adversely affect residential neighbourhoods. Additionally, the Official Plan outlines the intended use for lands within the Clifton Hill Subdistrict. The most intense of tourist uses are to be established east of Victoria Avenue, where there is already a high concentration of tourism activities, while lands to the west shall provide appropriate transition with the adjacent residential and institutional uses. The proposal conforms as follows:

- The development of a VRU within a detached dwelling is an appropriate transition between the concentrated tourist uses east of Victoria Avenue and the residential uses to the west;
- The proposal is within the Clifton Hill Tourism District, where deferred land is intended for future tourist uses;
- The proposed use contributes to the tourist environment and promotes a pedestrian-friendly streetscape, by providing tourist accommodations within a low-density dwelling;
- By providing accommodations within an existing dwelling rather than a purpose-built hotel or inn, the tourist development would not adversely impact the quality of life enjoyed in the residential neighbourhood;
- The proposal will introduce tourist accommodations that minimize the consumption of land through an efficient use of existing urban land; and
- Adequate municipal services are available to service the proposed use.



#### 4. Zoning By-law

The subject lands are zoned site-specific Deferred Tourist Commercial (DTC-75) under Zoning By-law 79-200, as amended by By-law Nos. 2012-60 and 2012-61. Land west of Victoria Avenue is intended for the future development of tourist uses when their expansion is required. The applicant is requesting to rezone the lands to a Site-Specific Deferred Tourist Commercial Zone to permit a VRU and address existing zoning deficiencies.

The proposed site-specific DTC Zone will include provisions for adding a VRU as a permitted use and to address deficiencies in minimum lot area, minimum lot frontage, minimum rear yard depth, interior side yard width, and the minimum length a fire escape may encroach into any required rear yard. All of the requested changes to zoning regulations are for the existing building. The applicant is not facilitating any new construction on the property through this Zoning By-law Amendment.

ZONE REGULATION	DTC REGULATION	REQUESTED REGULATION	STAFF RECOMMENDATION
Permitted uses	Section 8.9.1	Vacation Rental Unit	SUPPORT
Minimum lot area for an interior lot	370 square metres	281.91 square metres	SUPPORT
Minimum lot frontage for an interior lot	12 metres	11.46 metres	SUPPORT
Minimum rear yard depth	7.5 metres	6.9 metres	SUPPORT
Minimum interior side yard width	1.2 metres	1 metre to the north lot line and 2.4 metres to the south lot line	SUPPORT
Accessory buildings and accessory structures	Fire escapes may project into any required side yard or rear yard a distance of not more than 1.2 metres	1.33 metres	SUPPORT

The requested site-specific regulations can be supported for the following reasons:

- The proposed Vacation Rental Unit would be created within an existing detached dwelling, which greatly limits the scope of the proposed commercial use and is therefore compatible with the surrounding area,
- The requested changes to DTC regulations are deemed suitable to the area and represent minor changes to the existing regulations;
- The applicant is seeking to address the existing deficiencies through the Minor Zoning By-law Amendment process; and,
- The requested VRU permission would be within an existing tourist (Deferred Tourist Commercial) zone, which is intended for future tourist uses.

### **Operational Implications and Risk Analysis**

There are no operational implications or risks associated with the application.

### **Financial Implications/Budget Impact**

The proposed development will generate VRU license fees for the City, but will not contribute to additional development charges as it is an existing building and no changes are proposed to the structure.

### **Strategic/Departmental Alignment**

The proposal aligns with the pillar of Economic Diversification and Growth in the 2023-2027 Strategic Plan through creating a new potential business and diversifying the available tourist accommodations.

### **Attachments**

Appendix 1 – Location Map

Appendix 2 – Site Plan

Appendix 3 – Elevations

Prepared by: Original Signed  
Tyler Galloway  
Planner 1

Submitted by: Original Signed  
Tara O'Toole, MCIP, RPP  
Senior Manager of Current Development

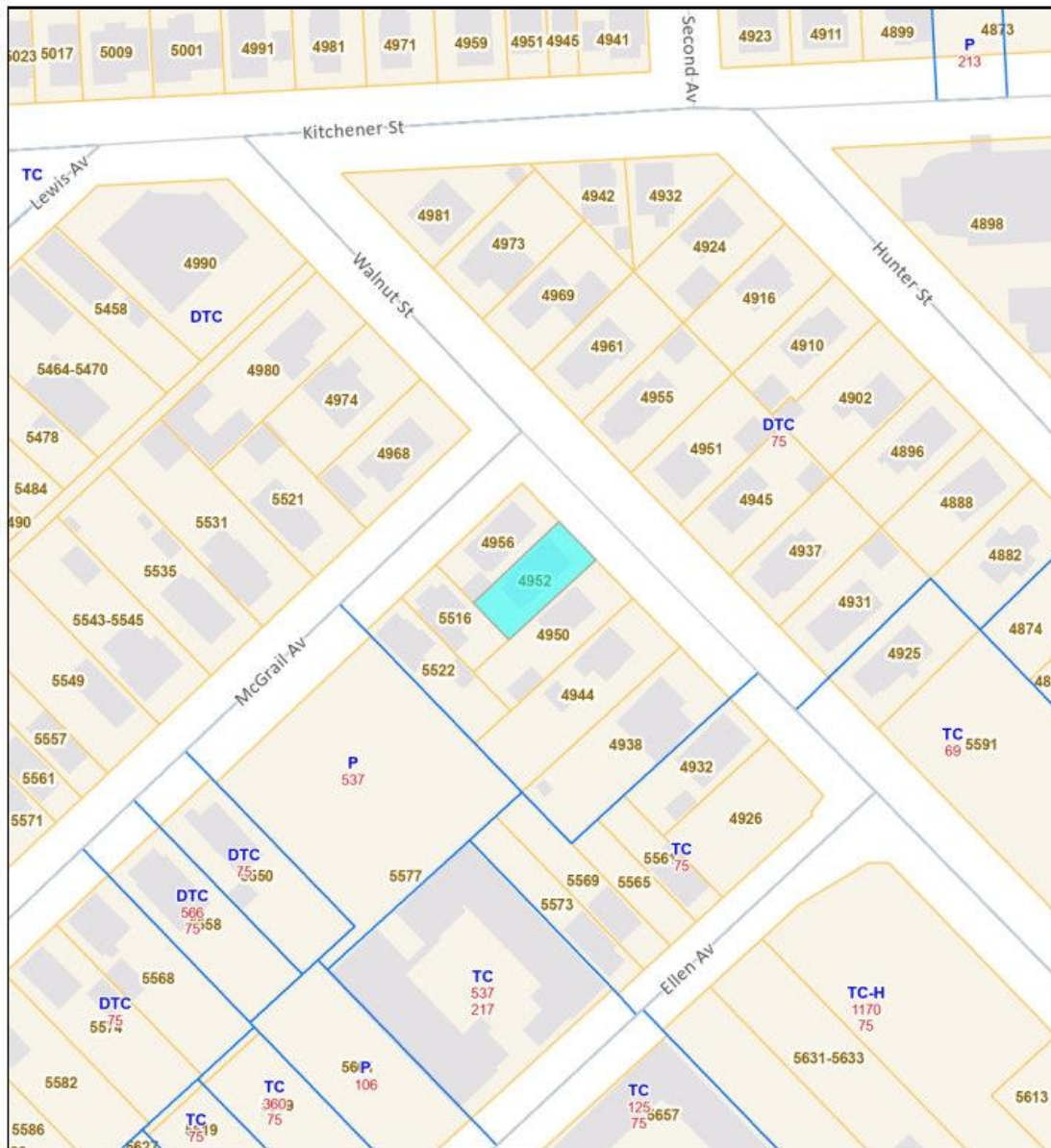
Reviewed by: Original Signed  
Kira Dolch, MCIP, RPP, CNU-A  
General Manager Planning Building and Development

# APPENDIX 1 Location Map



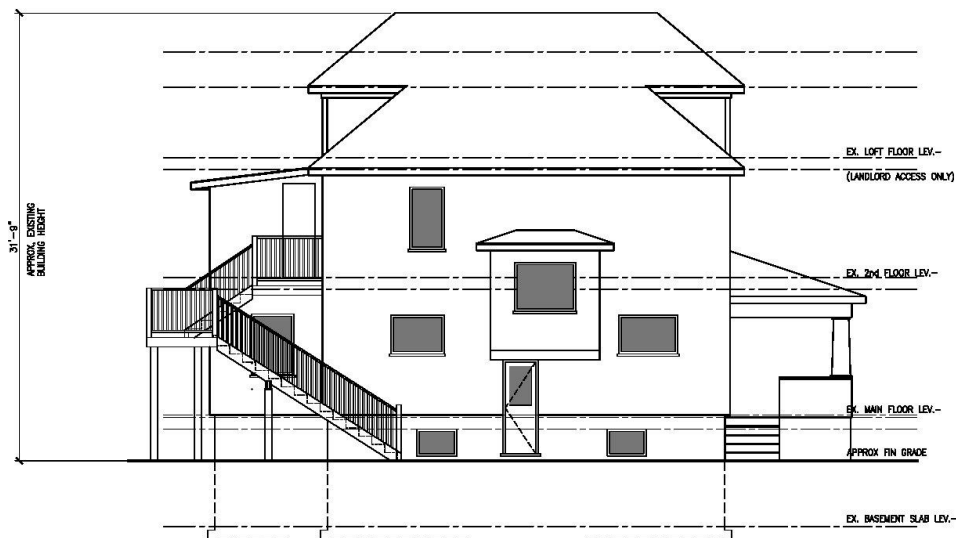
## Subject Area

Address: 4952 WALNUT ST



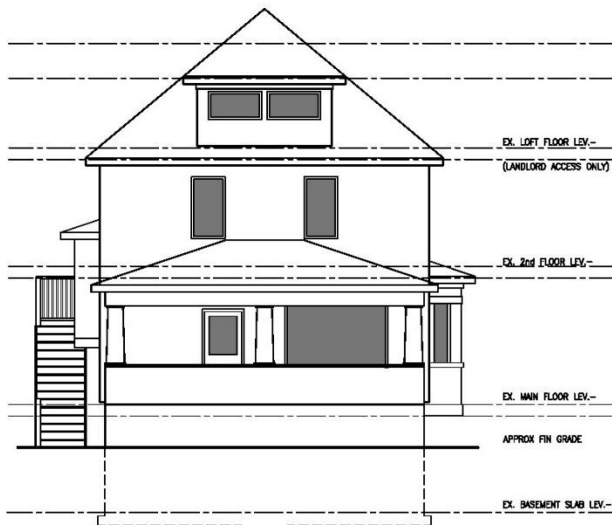


# APPENDIX 3 Elevations



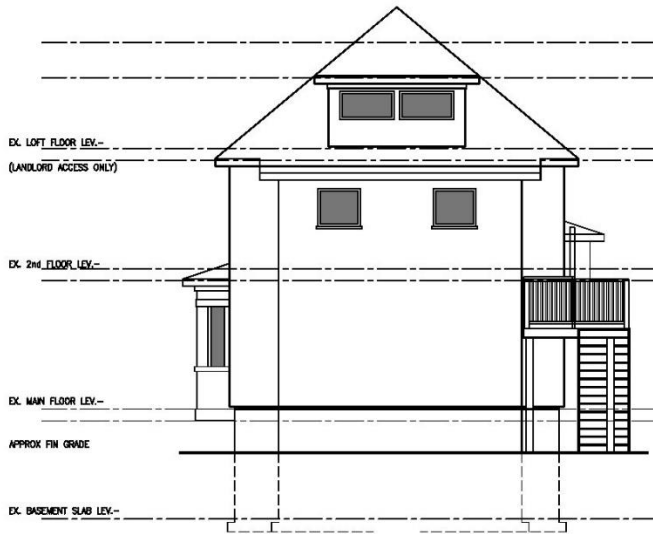
East Elevation - Existing  
SCALE 1/4" = 1'-0"

4952 Walnut Street	 ANDREW ALLEN HELLWIG	notes	discipline	copyright	date of issues and revisions A-ISSUED FOR ZBA SUBMISSION 2024-09-12	sheet Existing East Elevation (Landlord occupied)	drawn reviewed plot A	drawing no. A0.04
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North Elevation - Existing Facing Walnut Street  
SCALE 1/4" = 1'-0"

4952 Walnut Street	 ANDREW ALLEN HELLWIG	notes	discipline	copyright	date of issues and revisions A-ISSUED FOR ZBA SUBMISSION 2024-09-12	sheet Existing North Elevation	drawn reviewed plot A	drawing no. A0.05
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South Elevation - Existing Facing Rear Yard  
SCALE 1/4" = 1'-0"

4952 Walnut Street



notes

disclosure

copyright

date of issues and revisions

A-ISSUED FOR ZBA SUBMISSION  
2024-08-12

drawing

Existing South  
Elevation

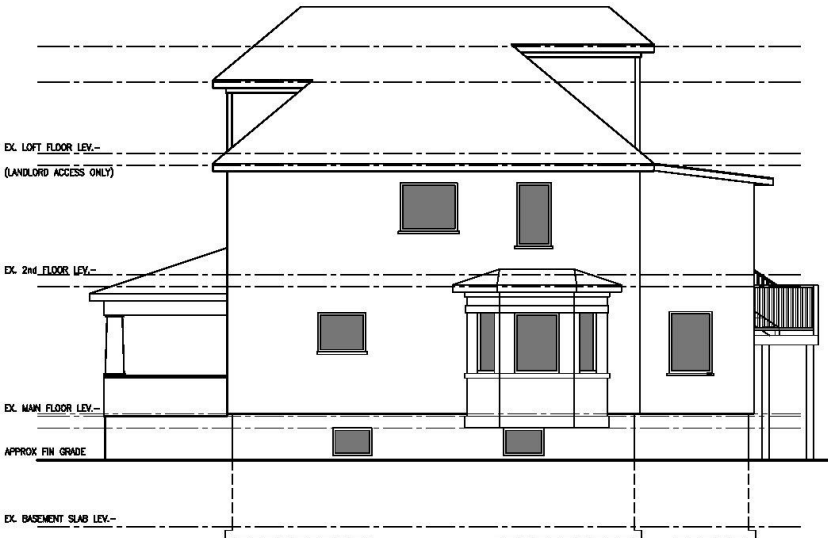
drawn

drawing no.

revised

A0.07

plot A



West Elevation - Existing  
SCALE 1/4" = 1'-0"

4952 Walnut Street



notes

disclosure

copyright

date of issues and revisions

A-ISSUED FOR ZBA SUBMISSION  
2024-08-12

drawing

Existing West  
Elevation

drawn

drawing no.

revised

A0.06

plot A



## Delegated Report

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<b>Report to:</b>	General Manager of Planning, Building and Development or their Designate
<b>Date:</b>	November 20, 2024 <b>26T-11-2018-002, Extension of Chippawa East Draft Plan of Subdivision</b>
<b>Title:</b>	<b>Applicant: Queensway Chippawa Props Inc</b> <b>Agent: Sofia Pietrolungo (DG Group)</b>

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### Recommendation

That the General Manager of Planning, Building and Development or their designate grant a **two-year extension** to draft plan approval of the Chippawa East Draft Plan of Subdivision with a new lapsing date of January 4<sup>th</sup>, 2027.

### Executive Summary

Effective January 4, 2022, the Council of the City of Niagara Falls granted draft plan approval for the Chippawa East Subdivision. On September 11, 2024, a modification to the Draft Plan of Subdivision was approved, allowing the addition of 9062 Sodom Road to the Chippawa East Draft Plan. Subsequently, Zoning By-law 2024-095 was enacted on September 25, 2024, permitting the construction of five (5) detached dwellings on the subject lands. The draft plan is set to lapse on January 4, 2025, therefore, Queensway Chippawa Props Inc. is now requesting a three-year extension, extending the lapse date to January 4, 2027.

Staff are satisfied that the request for extension is consistent with the criteria under section 51 (33) of the *Planning Act*, and that the Draft Plan of Subdivision for Chippawa East remains in compliance with the applicable regulations. **Staff recommend that an extension of two years** be granted to provide the applicant with the appropriate time to complete their conditions, due to the scale of the development.

### Background

The Chippawa East Draft Plan of Subdivision received draft approval from the Council of the City of Niagara Falls on January 4, 2024. The plan includes 449 detached dwelling lots, 24 lots for 48 semi-detached dwellings, 32 blocks for 183 on-street townhouses, one block for medium-density residential, and additional blocks designated for environmental protection. Draft Plan Approval is currently set to lapse on January 4, 2025. Due to the project's scale, the applicant has requested a three-year extension.



External servicing for Phase 1 has been completed, with internal servicing expected to commence in October 2024. Builders plan to launch the development to market in Spring 2025, with the building program to follow later in the year.

Earlier this year, the applicant submitted a Zoning By-law Amendment and Draft Plan of Subdivision Modification application to incorporate 9062 Sodom Road into the approved Draft Plan to allow for the construction of five detached dwellings. The modification to the Draft Plan was approved on September 11, 2024, and Zoning By-law 2024-095 was passed on September 25, 2024.

## **Analysis**

In a letter dated September 11, the applicant outlined the rationale for requesting an extension of the draft plan approval. The development is planned to proceed in three phases, with Phase 1 currently underway. Given the scale of the project, totaling 926 units across all phases, a three-year extension is requested. The extension is also sought due to adjustments in Niagara Region's absorption rate and changing market conditions, which have delayed initial servicing timelines for the site. The extension request was circulated to City Staff and external agencies for comment. Niagara Region indicated no objections to the extension but recommended an extension of only two years in accordance with the Niagara Official Plan (NOP). No objections were made by any departments or agencies.

In accordance with Section 51(33) of the Planning Act, the Act allows the approval authority to grant extensions for a specified period, provided the draft plan approval has not yet lapsed. Staff are satisfied that the request conforms with the criteria of the *Planning Act* and that the Draft Plan of Subdivisions continues to comply with Provincial, Regional, and City regulations. Additionally, on July 7<sup>th</sup> a formal submission for registration was made which addressed how the applicant has cleared and satisfied draft plan conditions, which Staff are currently reviewing. Lastly, the proposed development will contribute greatly toward Niagara Falls' housing target commitments, and it is understood that the scope and scale of the development may warrant an extension to draft plan approval. For these reasons, Staff support a **two-year extension**, which would set a new lapsing date of January 4<sup>th</sup>, 2027. Any further request for extension in the future would require additional assessment from the General Manager of Planning, Building, and Development or their designate.

## **Delegated Authority**

In accordance with By-law No. 2023-107, the approval of extending the lapsing period of a draft approved plan of subdivision can be delegated to the General Manager of Planning, Building and Development or their designate.

## **Operational Implications and Risk Analysis**

There are no operational implications or risks associated with the application.

## **Financial Implications/Budget Impact**

Build out of the proposed subdivision will generate development charge contributions and property tax revenue for the City. There are no other financial implications.

## **Strategic/Departmental Alignment**

The proposed subdivision supports the Economic Diversification and Growth pillar of the 2023 – 2027 Strategic Plan.

## **Attachments**

Appendix 1 – Location Map

Appendix 2 – Approved Draft Plan of Subdivision Modification

Appendix 3 – Conditions of Draft Plan Approval

Prepared by: Original Signed  
Tyler Galloway  
Planner 1

Submitted by: Original Signed  
Tara O'Toole, MCIP, RPP  
Senior Manager of Current Development

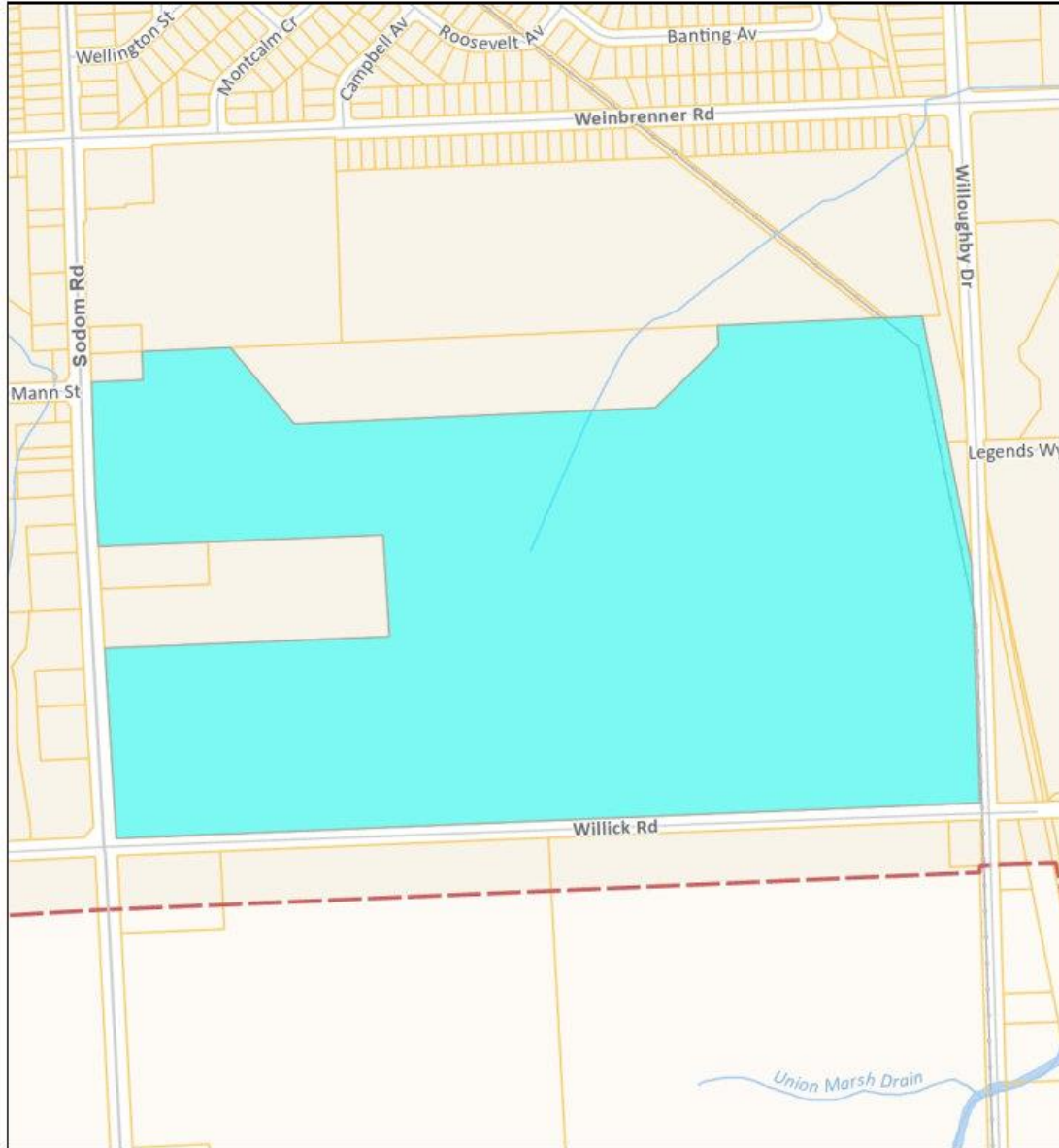
Reviewed by: Original Signed  
Signe Hansen, OALA, CSLA, MBA  
Director of Planning

# APPENDIX 1 Location Map



## Subject Area

Address: SODOM RD





### **APPENDIX 3**

#### **Conditions of Draft Approval**

1. Approval applies to the redline revised Chippawa East Draft Plan of Subdivision prepared by KLM Planning Partners Inc., dated May 31, 2024, showing 454 lots for detached dwellings, 24 lots for 48 semi-detached dwellings, 32 Blocks for 183 on-street townhouse units, Block 506 for medium density residential (proposed up to 246 condominium dwelling units), Blocks 508 and 512-514 for stormwater management, Block 507 for Provincially Significant Wetland, Significant Woodland and Fish Habitat, Blocks 509-511 for buffers, Blocks 515-516 for Hydro Corridor, Blocks 517- SI 9 for road widening, Blocks 520-522 for 0.3 m reserve, Block 523 for future private condominium road, and streets that are to be dedicated as private highways.

#### Planning and Legal

2. The developer enter into a registered Subdivision Agreement with the City to satisfy all requirements, financial and otherwise, related to the development of the land. Note: Should any other body wish to have its conditions included in the Subdivision Agreement, they may be required to become party to the Subdivision Agreement for the purpose of enforcing such conditions.

The development may proceed in two or more phases. Clearance of conditions and a separate Subdivision Agreement will be required for each phase. A secondary emergency access route, to City specifications, shall be provided to the satisfaction of the City for each phase of development where necessary.

3. The developer submit a Solicitor's Certificate of Ownership for the subdivision land to the City Solicitor prior to the preparation of the Subdivision Agreement.
4. The developer receive final approval of the Zoning By-law amendment to provide land use regulations to guide the development of the subdivision.
5. The developer provide a calculated plan and a letter prepared by an Ontario Land Surveyor to Planning, Building & Development confirming that all lots and blocks comply with the Zoning By-law.
6. The developer provide one copy of the pre-registration plan to Planning, Building & Development and a letter stating how all the conditions imposed have been or are to be fulfilled.
7. That Block 523 merge with Block 506.
8. That the concurrent Zoning By-law Amendment AM-2024-016 comes into force and effect to provide land use regulations to guide the development of the subdivision.

#### Municipal Works

9. The roadways and sidewalks be designed and constructed in accordance with City standards which, in part, include the following:

- (a) Dedication of all new road allowances (Streets "1", "2", "3", "4", "5", "6", "7", "8", "9", "10", "11", "12", "13", "14", "15", "16" and "17" to the City as public highways; all roadways and sidewalks to be constructed to municipal requirements;
- (b) Street 16 and 17 shall not be constructed until agreements, if necessary, have been made by the developer, Niagara Peninsula Energy, and City to address hydro lines on the land.
- (c) The developer will be responsible for the construction of Willick Road to an urban cross section from Sodom Road to Willoughby Drive to service the development. Cost sharing with the City may be applicable;
- (d) Street 1 (east/west segment), Street 2 between Sodom Road and Street 3, and Street 3 between Willick Road and Street 2 is to be constructed to a 9.15 m collector road platform width, on a 23 m right-of-way, to City standards;
- (e) All remaining subdivision roads to be constructed with an 8 m local road platform width, on an 18 m right-of-way, to City standards;
- (f) Dedication of 1.44 m wide road widening along the Willick Road frontage of the property;
- (g) Dedication of 2.94 m wide road widening along the Willoughby Drive frontage of the property;
- (h) That cash-in-lieu provided be provided for or the developer construct a 1.5 m sidewalk on the east side of Sodom Road, north side of Willick Road, west side of Willoughby Road, both sides of all 23.0 m road allowances, and one side of all 18 m road allowances, to the satisfaction of the City;
- (i) That the developer provide a pedestrian routing plan illustrating flow and connectivity within the subdivision and to Willick Road, Sodom Road and Willoughby Drive;
- (j) That concrete bus pads be constructed on the east side of Sodom Road, north side of Willick Road, west side of Willoughby Drive, as determined in detailed design, to City standards;
- (k) Dedication of daylighting triangle with 7 metre legs at the intersection of Willick Road and Willoughby Drive;
- (l) Dedication of daylighting triangles with 5 metre legs at all other intersections and the inside corners of road bends;

- (m) Dedication of all road allowances and daylight triangles to the City as public highways and dedication of any 0.3 m reserves deemed necessary
  - (n) Speed control measures within the subdivision to the satisfaction of Transportation Services;
  - (o) All streets named to the City's satisfaction.
  - (p) Provide a plan that illustrates building orientation, especially on corner lots, for addressing purposes.
10. The services be designed and constructed in accordance with City standards which, in part, include the following:
- (a) Extension and provision of municipal water distribution, sanitary sewer and storm sewer systems at Developer's cost in accordance with the Ministry of Environment, Conservation and Parks (MECP) and City standards;
  - (b) The developer will be responsible for extending existing watermain systems along Sodom Road and Willoughby Drive as required to service the development. Additional upsizing of such services will be made to the City's satisfaction with costs to be shared with the City as applicable;
  - (c) The developer will be responsible for extending existing sanitary systems along Sodom Road and Willick Road as required to service the development. Additional upsizing of such services including distribution through the development for looping purposes will be made to the City's satisfaction with costs to be shared with the City as applicable;
  - (d) The developer will be responsible for extending existing storm systems along Sodom Road and Willick Road as required to service the development. Additional upsizing of such services will be made to the City's satisfaction with costs to be shared with the City as applicable for run-off not requiring capturing for the development;
  - (e) Proposed underground stormwater storage for this development shall be constructed and designed to meet the City standards for stormwater management;
  - (f) Review of the local municipal sanitary system to the City's satisfaction and all costs associated will be the sole responsibility of the developer including all required improvements prior to all final approval of the development;
  - (g) Testing of new municipal watermains shall be completed in the presence of a Certified Water Operator using the City's Watermain Commissioning Checklist;
  - (h) Weeping tile to be connected to the storm sewer system via sump pumps and all

rainwater leaders to be outlet to grade and directed to front and/or rear yards;

- (i) Provision of an overland flow route to be designed in the right-of-way for major storm events and constructed in accordance with the MECP Guidelines and City standards; and
- (j) Application of the City's Lot Grading and Drainage Policy in accordance with City Standards.

11. The developer dedicate Blocks 508 and 512-514 for stormwater management purposes to the City.
12. The developer dedicate Blocks 515-516 as hydro corridor to the City.
13. The developer submit a Functional Servicing Report, signed by a professional engineer licensed to practice in the province of Ontario, demonstrating that the existing and proposed watermains and sanitary sewers are sufficient to service all phases of the development.
14. The developer submit a Stormwater Management Plan, signed by a professional engineer licensed to practice in the province of Ontario, confirming that the proposed storm sewers and stormwater management facilities are sufficient to service all phases of the development and shall reflect the draft approved plan of subdivision. It shall be designed and implemented in accordance with the MECP Guidelines and applicable regulatory Agencies to the satisfaction of the City including all maintenance assessor works.
15. The developer submit a Geotechnical Report prepared by a qualified geotechnical engineering consultant, licensed in the province of Ontario, to the satisfaction of Municipal Works and shall implement any recommendations of the Geotechnical Report.
16. The developer submit Canada Post's Plan for placement of community mail boxes to Transportation staff for review and comments.
17. The developer submit a Hydrant coverage drawing to ensure adequate fire protection.
18. The developer shall pay the City the required fees for boulevard tree planting according to the City's satisfaction in accordance with the cost as shown on the current City Schedule of Fees, at time of registration.
19. The developer pay the Development Charges in force at the time of execution of the Subdivision Agreement and Building Permit issuance as per the City's Development Charges By-law.
20. The developer grant the City and public utility companies any easements required to service the subdivision.



21. The developer prepare a street lighting drawing and photometric plan, in accordance with City specifications (as amended).
22. The developer submit the digital data and contract documents in accordance with the City CAD standards and prepare construction contracts using the City of Niagara Falls template including the Schedule of Quantities and Unit Prices format.
23. The developer pay the required fees for Engineering Inspection and Administration for the subdivision.
24. The developer is responsible to obtain all required Agency approvals (i.e. MNR, NPCA, DFO, Regional Niagara, MTO, MECP, CN, OPG, Hydro One Networks Inc., etc.) and is required to apply for a Site Alteration Permit if any works are to be scheduled to commence prior to full execution of any applicable Municipal Agreements.

#### Parks Design

25. The developer shall pay the City cash-in-lieu of parkland dedication, as determined by a qualified appraiser.
26. The developer provide landscape plans for the subdivision, stormwater management/open space block prepared and stamped by a landscape architect (OALA) to the satisfaction of the City, showing complete design and landscape information including but not limited to: fencing including fencing along environmental blocks, entrance features, roadway greenspaces, streetscapes, trails, pathway connections, tree protection & preservation.

Fencing for stormwater management/open space, and the associated buffers to the Provincially Significant Wetland/Significant Woodlot block (1.8 m high commercial grade chain-link fence, unless otherwise approved) shall be to City standards and meet approval of the Director of Municipal Works. The placement of the fence shall be approved by the City.

No gates are to be installed from the abutting Lots and Block to the Provincially Significant Wetland/Significant Woodlot block (Lots 369-395, and 402, 494-495 and Block 506) that would provide access to Blocks 509-511. Fencing type and dimensions to be shown consistently on all plans. Details of fencing plans to be provided for City approval.

27. Should any subdivision entry features be proposed, details of the features be provided to Parks Design for review, along with cost estimates for initial construction and future repair/replacement of the features. Any subdivision entrance features shall conform to the City's Entrance Feature Policy.
28. The developer provide a Trails and Walkable Community Master Plan (TWCM) prepared and stamped by a landscape architect (OALA) which shows all proposed recreational trails, pathways and sidewalks/walkways including proposed

connection locations and design elements to connect with Environmental Protection Areas, parks, woodlots, green spaces, stormwater management areas, and existing or proposed City trail systems. Include all information and details on trail type, construction methods and dimensions. The developer shall be responsible to construct/implement the trails (TWCM) as part of the development, to the approval of the City and other agencies such as the NPCA, Niagara Region, and applicable Federal & Provincial Ministries. Trail development shall consider CPTED (Crime Prevention Through Environmental Design) and accessibility standards.

29. The developer provide a draft warning clause(s) to be included in all sales agreements for review and approval of the City to address the existing Patrick Cummings Memorial Sports Complex Park which can create noise due to sports play use, has noise lighting which may produce perceptible glare or light levels, and that there is the potential of errant balls into private yards due to the use of the ball diamonds.
30. The developer shall pay the City cash-in-lieu of parkland dedication, as determined by a qualified appraiser, for the five (5) new lots in accordance with the modified Draft Plan of Subdivision.
31. The developer shall pay \$450 for each street tree along the frontage of each newly created lot.

#### Fire Services

32. The developer submit servicing plans to the Fire Prevention Office and shall clearly indicate width of all roads, curbs radii and the location of all fire hydrants.
33. That adequate water for fire fighting purposes be available and accessible with sufficient volume and/or flow to facilitate firefighting operations prior to the construction of any building.
34. That parking restrictions be imposed to Fire Services satisfaction prohibiting parking on one side of road where the asphalt width is less than 8 m or on one side of the road within residential cul-de-sacs. The subdivision agreement is to specify the supply and installation of no parking signage are at the cost of the developer.
35. That the subdivision agreement shall include a clause that prohibits the installation of flower baskets or other landscaping features that obstruct visibility of street and address signage.

#### Bell Canada

36. The developer is hereby advised that prior to commencing any work within the Plan, the developer must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the developer is hereby advised that the developer may be required to pay for the

connection to and/or extension of the existing communication/telecommunication infrastructure. If the developer elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e. 911 Emergency Services).

37. The developer enter into an agreement (Letter of Understanding) with Bell Canada complying with any underground servicing conditions imposed by the municipality, and if no such conditions are imposed, the developer shall advise the municipality of the arrangement made for such servicing.
38. The developer acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The developer further agrees and acknowledges to convey such easements at no cost to Bell Canada.

The developer agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the developer shall be responsible for the relocation of any such facilities or easements at their own cost.

#### Canada Post

39. That Community Mail Boxes (CMBs) be located in locations determined in cooperation with Canada Post, and that the developer identify these sites on a display in the sales office and on appropriate maps, information boards and plans.
40. The developer include in all offers of purchase and sale, a statement that advises the prospective purchaser that mail will be delivered via a CMB. The developer also agrees to note the locations of all CMBs within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to CMBs.
41. The developer satisfy all requirements of Canada Post regarding granting necessary easements for CMBs, concrete pads for CMBs, temporary CMBs, walkways to CMBs, curb depressions for wheelchair access, informing potential homeowners of CMB locations, timing of construction and identification of CMBs and related works on engineering servicing drawings.

#### Niagara Peninsula Conservation Authority (NPCA)

42. A Water Balance be provided by the applicant confirming that the pre-development hydrologic regime supporting the on-site Provincially Significant Wetland be maintained in the post development condition.
43. A Grading Plan be prepared by a qualified professional to the satisfaction of the

NPCA showing the total limit of development and site alteration.

44. An Erosion and Sediment Control Plan be prepared by a qualified professional to the satisfaction of the NPCA.
45. That the developer obtain a Work Permit from the NPCA prior to beginning any work within the 30-metre wetland buffer, the proposed outfall to Ussher's Creek, the proposed stormwater outlets into the North Drain, and the proposed northerly outlet from the Ussher's Creek PSW complex. In support of the Work Permit application, the following information will be required:
  - a. A buffer planting plan.
  - b. A grading plan prepared by a qualified professional to the satisfaction of the NPCA showing the total limit of development and site alteration.
  - c. Confirmation from a qualified professional that there will be no negative impact of the stormwater being discharged into the Provincially Significant Wetland.
  - d. A tree preservation and savings plan.
  - e. An erosion and sediment control plan prepared by a qualified professional to the satisfaction of the NPCA.
46. That the developer provide 1.5 metre high chain link fencing along the rear lot line of Lots 369 to 395 and 402, 494-495 and Block 506 inclusive, to the satisfaction of the NPCA.
47. That conditions 38 to 42 above be incorporated into the Subdivision Agreement between the Developer and the City of Niagara Falls, to the satisfaction of the NPCA. The City of Niagara Falls shall circulate the draft Subdivision Agreement to the NPCA for its review and approval.

#### Regional Municipality of Niagara

48. That an Urban Design Brief be submitted to describe the landscape design treatment where the subdivision abuts the Regional Road (Sodom Road). The Brief may consist of a description of the streetscape design with supporting drawings such as cross-sections and plans. A landscape plan that shows how the boulevards along Sodom Road are to be landscaped should also be included. The report and plan shall be prepared to the satisfaction of Niagara Region.
49. That additional plans/details (i.e. streetscape plan, elevations) be submitted for Lot 161, Blocks 40-42 and 162-165 to demonstrate an enhanced architectural treatment and/or front facing elevation to Sodom Road, to the satisfaction of Niagara Region.
50. That the subdivision agreement contain wording wherein the owner agrees to implement the mitigation measures and recommendations found in Section 9.0 of

the EIS Addendum, prepared by Dillon Consulting (dated June 2020), including but not limited to:

- a. That vegetation removals be undertaken between October 1<sup>st</sup> and March 14<sup>th</sup>, outside of both the breeding bird nesting period and active bat season. A survey for active bird nests should be conducted prior to any vegetation removal or site alteration planned to occur during this window.
  - b. That no construction activity be allowed to occur during the month of June (bat maternity roosting season) in any year within 30 m of the forest edge in order to reduce disturbance to rare bat species.
  - c. That any security lighting to be installed on buildings should be downward facing and directed away from natural areas to minimize ambient light exposure to the adjacent natural areas.
  - d. That no construction materials or equipment be located, even on a temporary basis, within the buffers of the PSW, Significant Woodland and/or fish habitat.
51. That a Grading and/or Landscape Plan showing permanent rear-lot fencing adjacent to the natural heritage features be provided, to the satisfaction of the Niagara Region. A no-gate by-law is recommended to reduce human encroachment and limit the movement of pets onto the adjacent natural areas.
  52. That an Erosion and Sediment Control (ESC) Plan be prepared for review and approval by the Niagara Region. All ESC measures shall be maintained in good condition for the duration of construction until all disturbed surfaces have been stabilized, and clauses to this effect shall be included in the subdivision agreement. Muddy water shall not be allowed to leave the site.
  53. That a Grading Plan be provided to the satisfaction of Niagara Region, that demonstrates that no grading within the natural heritage features and/or their buffers will occur. The Grading Plan shall designate specific locations for stockpiling of soils and other materials which will at a minimum be outside of the natural heritage features and their buffers and a minimum of 30 metres from watercourses, wetlands and the dripline of any trees to be retained.
  54. That a Tree Saving Plan (TSP) be provided to the satisfaction of the Niagara Region as required under Policy 7.B.1.19 of the Regional Official Plan. The TSP shall be prepared by a qualified professional, preferably by a Certified Arborist or qualified member of the Ontario Professional Foresters Association, in accordance with Section 1.36 of the Region of Niagara Tree and Forest Conservation By-law (By-law 30-2008).
  55. That a Landscape/Restoration Plan be provided to the satisfaction of the Niagara Region. The plan should incorporate the recommendations found in Section 9.4 of the EIS Addendum, prepared by Dillon Consulting (dated June 2020). The Plan should incorporate dense plantings of native trees and shrubs that complement the adjacent vegetation communities, including thorny species to discourage human

intrusion into sensitive areas. The removal of invasive species should also be incorporated, as appropriate. The Landscape/Restoration Plan should be completed by a full member of the Ontario Association of Landscape Architects. (OALA).

56. That a Wildlife Impact Mitigation Plan be prepared to the satisfaction of Niagara Region. The Plan should incorporate the recommendations found in Section 9.5 of the EIS Addendum, prepared by Dillon Consulting (dated June 2020).
57. That an Environmental Monitoring Plan be prepared to the satisfaction of Niagara Region. The Plan should incorporate the recommendations found in Section 9.6 of the EIS Addendum, prepared by Dillon Consulting (dated June 2020).
58. That a Photometric Plan be provided to the satisfaction of the Niagara Region that illustrates all proposed street lighting be downward facing and shielded to prevent light spillage into the surrounding natural area.
59. That the owner obtains all necessary approvals from the Ministry of Environment, Conservation and Parks (MECP) relating to any Species at Risk on the subject lands. The Owner shall provide the Niagara Region with written confirmation from the MECP that it has no objection to the subdivision layout and removal of hedgerows within the subject lands.
60. That the Provincially Significant Wetland, Significant Woodland and Fish Habitat and buffers, as identified in the EIS Addendum, prepared by Dillon Consulting (dated June 2020), be placed in an appropriately restrictive environmental zone.
61. That the subdivision agreement contain wording wherein the owner agrees to implement the approved Erosion and Sediment Control Plan, Grading Plan, Tree Saving Plan, Landscape/Restoration Plan, Wildlife Impact Mitigation Plan, Environmental Monitoring Plan and Photometric Plan.
62. That the following clause be included in the subdivision agreement:

“Should deeply buried archaeological remains/resources be found during construction activities, all activities impacting archaeological resources must cease immediately, and the proponent must notify the Archaeology Programs Unit of the Ministry of Heritage, Sport, Tourism and Culture Industries (416-212-8886) and contact a licensed archaeologist to carry out an archaeological assessment in accordance with the Ontario Heritage Act and the Standards and Guidelines for Consultant Archaeologists.

In the event that human remains are encountered during construction, all activities must cease immediately and the local police as well as the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (416-326-8800) must be contacted. In situations where human remains are associated with archaeological resources, MHSTCI should also be notified to ensure that the site is not subject to unlicensed alterations which would be a contravention of the Ontario Heritage Act.”

63. That the following clause be included in the subdivision agreement:

“These lands are in proximity to lands designated for agricultural uses. The lands may be subject to noise, odour, and/or dust from nearby agricultural operations, which may interfere with some activities of the dwelling occupants.”
64. That the owner submits revised draft plan showing only one access to Sodom Road or confirmation from the adjacent owner that the comprehensive plan is acceptable.
65. That the owner dedicates a 6.0 x 6.0 metre daylighting triangle at the corner of Sodom Road (Regional Road 116) and Willick Road.
66. That the owner dedicates the necessary 6.0 x 6.0 metre daylighting triangles on either side of the site entrances from Sodom Road (Regional Road 116), once the location and design of the entrances are finalized and approved by Region staff.
67. Prior to any construction taking place within Regional Road 116 (Sodom Road) road allowances the owner shall obtain a Regional Construction Encroachment and/or Entrance Permit from Niagara Region’s Transportation Services Division, Public Works Department.
68. That the owner complete traffic monitoring at the Lyon’s Creek Road/Main Street and Sodom Road intersection, to determine any future improvements required in accordance with the Traffic Monitoring Protocol included in Appendix III to the Region’s comment letter dated October 14, 2021,
69. That the owner enter into a legal agreement with Niagara Region to provide any required road improvements at the Lyon’s Creek Road/Main Street and Sodom Road intersection if determined through the Traffic Monitoring under condition 64.
70. That the subdivision agreement between the owner and the City contain a provision whereby the owner agrees to obtain a certificate from an Ontario Land Surveyor stating that all existing and new survey evidence is in place at the completion of the development.
71. That the owner provides a written acknowledgement to Niagara Region Planning and Development Services Department stating that draft approval of this subdivision does not include a commitment of servicing allocation by Niagara Region as servicing allocation will not be assigned until the plan is registered and that any pre-servicing will be at the sole risk and responsibility of the owner.
72. That the owner provides a written undertaking to Niagara Region Planning and Development Services Department stating that all Offers and Agreements of Purchase and Sale or Lease, which may be negotiated prior to registration of this subdivision shall contain a clause indicating that servicing allocation for the subdivision will not be assigned until the plan is registered, and a similar clause be inserted in the subdivision agreement between the owner and the City.

73. That prior to final approval for registration of any phase of this plan of subdivision, the owner shall submit the design drawings [with calculations] for the sanitary and storm drainage systems required to service this development and obtain Ministry of the Environment Compliance Approval under the Transfer of Review Program.
74. That verification of the available wet weather sanitary capacity in the south Niagara Falls system required to accommodate development, be submitted for review and approval by the Niagara Region and City of Niagara Falls. Based on the information submitted the Region/City will be requiring flow monitoring conditions be included in the subdivision/condominium agreements to verify the estimated wet weather flow are being met in the field after construction and before assumption by the City. If the verification is unsuccessful, mitigation measures may be required. Refer to Appendix II to the Region's comment letter dated October 14, 2021 the requirement to clear this condition.
75. That prior to approval of the final plan or any on-site grading, the owner shall submit a detailed stormwater management plan for the subdivision and the following plans designed and sealed by a qualified professional engineer in accordance with the Ministry of the Environment documents entitled Stormwater Management Planning and Design Manual, March 2003 and Stormwater Quality Guidelines for New Development, May 1991, or their successors to the Niagara Region for review and approval:
  - a. Detailed lot grading, servicing and drainage plans, noting both existing and proposed grades and the means whereby overland flows will be accommodated across the site;
  - b. Detailed erosion and sedimentation control plans;
  - c. Detailed phasing of construction of the stormwater management facility to coincide with phasing of development of residential lands (internal and external to the subdivision) planned to be serviced by the stormwater management facility; and
  - d. That prior to final approval for registration of this plan of subdivision, the owner shall submit the design drawings [with calculations] for the stormwater management facilities required to service this development and obtain the necessary Ministry of the Environment Compliance Approvals.
76. That the subdivision agreement between the owner and the City contain provisions whereby the owner agrees to implement the approved plan(s) required in accordance with the condition above.
77. That the owner/developer ensure that all streets and development blocks can provide an access in accordance with Niagara Region's Corporate Policy and By-laws relating to the curbside collection of waste and recycling. Where a through street is not maintained, the owner shall provide a revised draft plan to reflect a proposed temporary turnaround/cul-de-sac with a minimum curb radius of 12.8 metres.



78. That the owner/developer shall comply with Niagara Region's Corporate Policy for Waste Collection and complete the Application for Commencement of Collection.
79. That the applicant submits Regional waste collection truck turning plans to ensure the development is able to accommodate Regional waste collections services.
80. That the owner deeds a 0.3 metre reserve to the Regional Municipality of Niagara along Regional Road 116 abutting the subdivision.
81. That the owner provide documentation or apply for the decommissioning of the private septic system.

NOTES:

1. Prior to granting final plan approval, the City must be in receipt of written confirmation that the requirements of each condition have been met and all fees have been paid to the satisfaction of Niagara Region.
2. Prior to final approval for registration, a copy of the draft subdivision agreement for the proposed development should be submitted to the Niagara Region for verification that the appropriate clauses pertaining to any of these conditions have been included. A copy of the executed agreement shall also be provided prior to registration.
3. In order to request clearance of the above noted Regional conditions, a letter outlining how the conditions have been satisfied, together with all studies and reports (one hardcopy and a PDF digital copy), the applicable review fee, and the draft subdivision agreement shall be submitted to the Niagara Region by the applicant as one complete package, or circulated to the Niagara Region by the City of Niagara Falls.

Clearance of Conditions

Prior to granting approval to the final plan, Planning, Building & Development requires written notice from applicable City Divisions and the following agencies indicating that their respective conditions have been satisfied:

- Legal Services for Conditions 2 and 3
- Planning and Development Services for Conditions 4 to 8 inclusive
- Transportation Services for Condition 9
- Municipal Works for Conditions 10 to 24 inclusive
- Landscape Architect for Conditions 25 to 31 inclusive
- Fire Services for Conditions 32 to 35 inclusive
- Bell Canada for Conditions 36 to 38 inclusive
- Canada Post for Conditions 39 to 41 inclusive
- Niagara Peninsula Conservation Authority for Conditions 42 to 47 inclusive
- Regional Municipality of Niagara for Conditions 48 to 81 inclusive

## **CITY OF NIAGARA FALLS**

### **By-law No. 2024-116**

A by-law to amend By-law 79-200, to permit the use of the lands known municipally as 4952 Walnut Street for a Vacation Rental Unit (AM-2024-025).

**THE GENERAL MANAGER OF PLANNING, BUILDING AND DEVELOPMENT OF THE CORPORATION OF THE CITY OF NIAGARA FALLS, OR THEIR DESIGNATE, UNDER DELEGATED AUTHORITY OF COUNCIL AS PER BY-LAW NO. 2023-107 AND BY-LAW NO. 2023-108, 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.
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 this 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. 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.
4. The permitted uses shall be:
  - (a) Vacation Rental Unit in accordance with the regulations contained in section 4.38 of By-law No. 79-200
  - (b) The uses permitted in the DTC Zone
5. The regulations governing the permitted uses shall be:

(a) Minimum lot area for an interior lot	281.91 square metres
(b) Minimum lot frontage for an interior lot	11.46 metres
(c) Minimum rear yard depth	6.9 metres
(d) Minimum interior side yard width	1 metre to the north lot line and 2.4 metres to the south lot line
(e) Maximum projection of a fire escape into a required rear yard	1.33 metres

(f) The balance of regulations specified for a DTC use

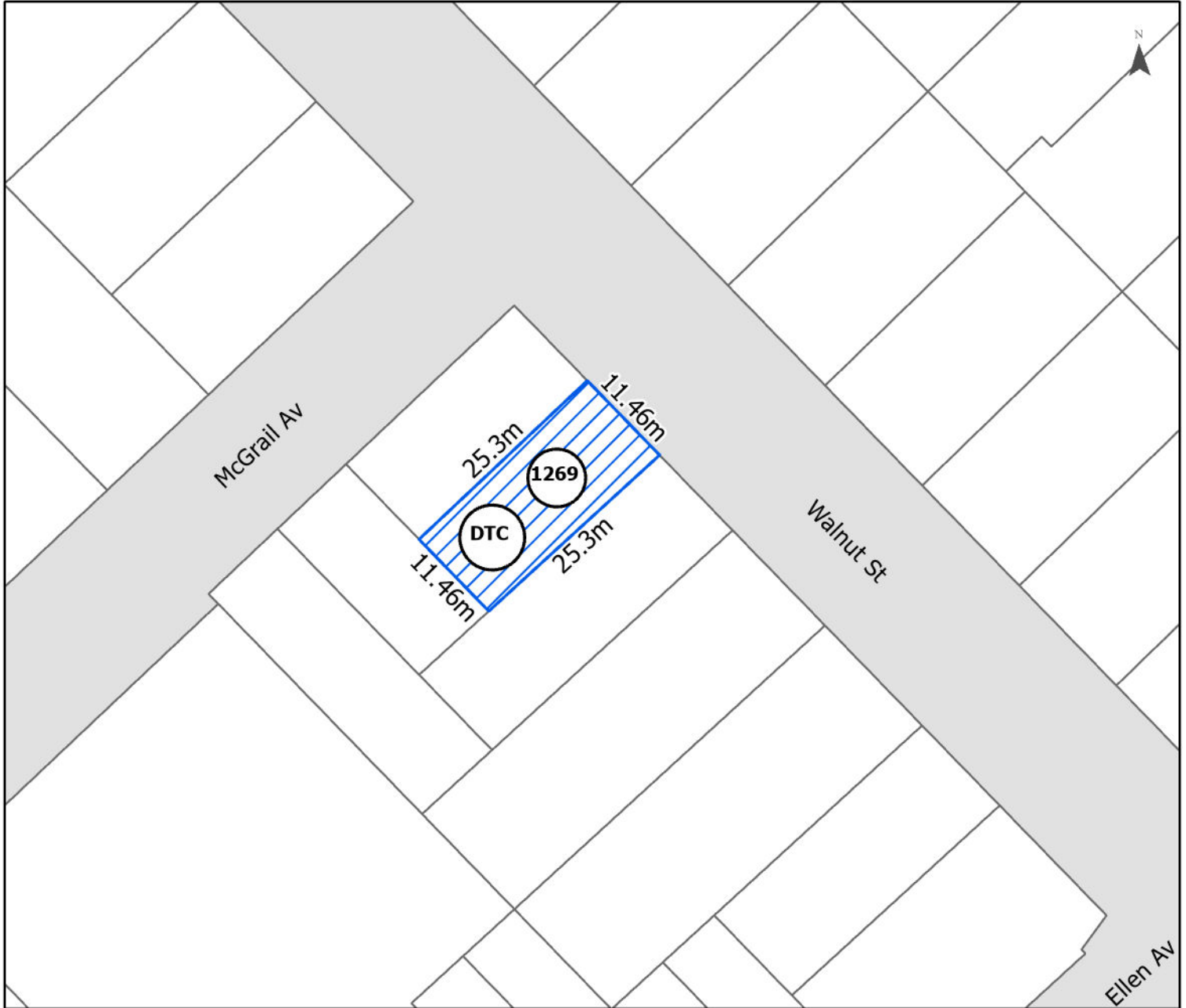
6. All other applicable regulations set out in By-law No. 79-200 shall continue to apply to govern the permitted uses on the Lands, with all necessary changes in detail.
7. No person shall use the Lands for a use that is not a permitted use.
8. No person shall use the Lands in a manner that is contrary to the regulations.
9. The provisions of this by-law shall be shown on Sheet D4 of Schedule "A" of By-law No. 79-200 by designating the Lands DTC and numbered 1269.
10. Section 19 of By-law 79-200 is amended by adding thereto:  
  
19.1.1269 Refer to By-law 2024-116

**Signed and sealed under the delegated authority of Council to the General Manager of Planning, Building and Development, or their designate, as per By-law No. 2023-107 and By-law No. 2023-108, this 20<sup>th</sup> day of November, 2024.**

.....  
SIGNE HANSEN, DIRECTOR  
OF PLANNING

# SCHEDULE 1 TO BY-LAW NO. 2024-116

Area Affected by this Amendment



## Amending Zoning By-law No. 79-200

Description: Part Lot 148, Plan 291, Town of Niagara Falls; Part Lot 149, Plan 291, Town of Niagara Falls as in RO491577; City of Niagara Falls

Applicant: Richard Aleo

Assessment: 272503000318100