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PLANNING  
& DEVELOPMENT

# Appendix C – Draft Official Plan Amendment

**CITY OF NIAGARA FALLS**

**By-law No.  
2021-**

A by-law to provide for the adoption of Amendment No. XXX to the City of Niagara Falls Official Plan.

**THE COUNCIL OF THE CORPORATION OF THE CITY OF NIAGARA FALLS,  
IN ACCORDANCE WITH THE PLANNING ACT, 1990, AND THE REGIONAL  
MUNICIPALITY OF NIAGARA ACT, HEREBY ENACT AS FOLLOWS:**

1. The attached text constituting Amendment No. XXX to the City of Niagara Falls Official Plan is hereby adopted.

Passed this XXXX day of XXXX 2021.

\_\_\_\_\_  
WILLIAM G. MATSON, ACTING CITY CLERK

\_\_\_\_\_  
JAMES M. DIODATI, MAYOR

First Reading	XXX, 2021
Second Reading	XXX, 2021
Third Reading	XXX, 2021

**City of Niagara Falls**  
**OFFICIAL PLAN AMENDMENT NO. XXXX**

**PART 2 – BODY OF THE AMENDMENT**

All of this part of the document entitled PART 2 – BODY OF THE AMENDMENT, consisting of the explanatory text, constitute Amendment No. XXXX to the Official Plan of the City of Niagara Falls.

**DETAILS OF THE AMENDMENT**

**Map Change**

Schedule A is amended to illustrate the new land use designation for lands described as the “Hybrid-Inn Model” as shown on the map attached entitled “Map 1” to Amendment No. XXX.

**Text Change**

PART 2, SECTION 13, SPECIAL POLICY AREA ‘32’ is hereby deleted in its entirety and replaced with the following text:

**13.32 Special Policy Area “32”**

- (i) **Hybrid-Inn:** means an alternate travel accommodation that provides guest rooms and breakfast to the travelling or vacationing public through a Main Building and Satellite Building(s).
- (ii) **Guest Room:** means a room or suite of rooms which is capable of being rented separately to the travelling and vacationing public and does not have any cooking facilities (By-law 2018-91).
- (iii) **Inn-Main Building:** means a building containing Guest Rooms and Hybrid-Inn facilities such as but not limited to a dining room, commercial kitchen, reception, laundry and Guest Amenity Areas. One guest room shall be provided in the Main Building for the owner/manager.
- (iv) **Inn-Satellite Building:** means an extension of the Hybrid-Inn’s operations, providing guest rooms on a separate lot from the Main Building and may include Guest Amenity Areas.
- (v) **Guest Amenity Area:** means common areas that are available to guests that may consist of but is not limited to a den, a study area, balcony and a patio.

Special Policy Area "32" applies to 0.16 hectares of land on the northwest corner of River Road and Eastwood Crescent (Hybrid Inn location) and 0.04 hectares of land on the northwest corner of Eastwood Crescent (Satellite location). See Map 1 attached to this Amendment. Notwithstanding the policies contained in Part 2, Section 1, Subsection 1.3 and Part 2, Section 4, Subsections 4.2.37 and 4.2.38 the lands may be developed for a Hybrid-Inn, subject to the following policies:

- 13.32.1 The Hybrid-Inn must be located in close proximity to nearby tourist attractions;
- 13.32.2 The Hybrid-Inn will utilize existing residential structures for the operation;
- 13.32.3 The Hybrid-Inn must be located in a residential area, where travel accommodations are permitted;
- 13.32.4 The Satellite building's municipal address is 4465 Eastwood Crescent.

