

**Appendix A – Draft Official Plan Amendment for  
the Vacation Rental Unit**

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



A by-law to provide for the adoption of Amendment No. XX to the City of Niagara Falls Official Plan (AM-2017-005).

**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. XX to the City of Niagara Falls Official Plan is hereby adopted.

Passed this XX day of XX, 2021.

.....  
WILLIAM G. MATSON, CITY CLERK

.....  
JAMES M. DIODATI, MAYOR

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

## **PART 2 – BODY OF THE AMENDMENT**

### **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 following text, constitute Amendment No. XX to the Official Plan of the City of Niagara Falls.

### **DETAILS OF THE AMENDMENT**

The Official Plan of the City of Niagara Falls is hereby amended as follows:

#### **Map Change**

Schedule A is amended to illustrate the new land use designation for lands described as the “Vacation Rental Unit” as shown on the map attached entitled “Map 1” to Amendment No. XX.

#### **Text Changes**

- a. The following is hereby added to PART 2, Special Policy Area XX and will be applied to the Lands known as 5411 River Road (Map 1):

As per Part 2 Section 4 Tourist Commercial Policy 4.2.5 which states: The River Road Satellite District shall continue to function as an established residential area with many older homes offering Bed & Breakfast facilities. Alternative accommodations of this nature are appropriate for this area providing the residential character of the neighbourhood is maintained.

Alternative accommodation shall include a Vacation Rental Unit subject to the following criteria:

The Vacation Rental Unit is limited to the single detached dwelling unit currently established on site;

The Vacation Rental Unit shall be limited to three (3) guest rooms to ensure the scale and physical character is compatible with the surrounding neighbourhood;

Parking and landscaping for the Vacation Rental Unit shall be consistent with the surrounding residential environment; and

This Vacation Rental Unit will be subject to a licensing by-law passed under the Municipal

Act, 2001, designed to regulate the operational aspects of Vacation Rental Units including, but not limited to: compliance with zoning; excessive noise; garbage disposal; property standards and adequate insurance.

- b. The following definitions shall apply to 5411 River Road are hereby added to APPENDIX 1– DEFINITIONS:

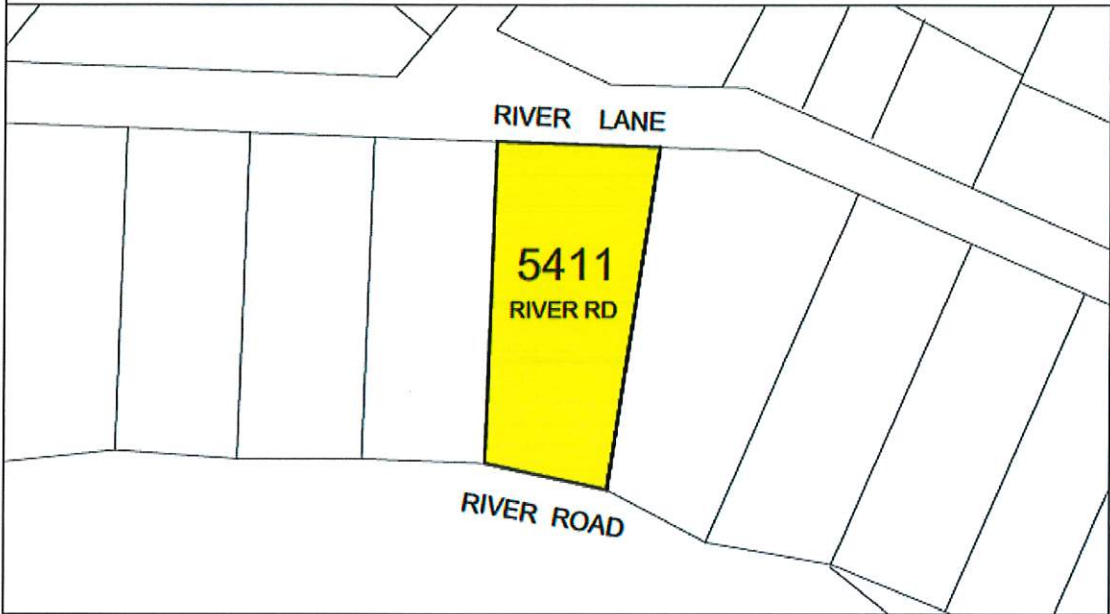
**“Accommodations”** – means uses intended to provide temporary lodging to the travelling and vacationing public and include, but not limited to: Bed and Breakfast and Vacation Rental Unit.


**“Bed and Breakfast”** – means a home occupation that provides Guest Rooms and breakfast to the travelling and vacationing public and is licensed by the City of Niagara Falls to carry on a business.

**“Guest Room”** - means a room or suite of rooms which is capable of being rented separately to travelling and vacationing public and does not have any cooking facilities.

**“Vacation Rental Unit”** - means the commercial use of a detached dwelling or dwelling unit that is available for rent in its entirety for a period of 28 consecutive days or less, to provide temporary lodging to the travelling and vacationing public and is licensed by the City of Niagara Falls to carry on business. There shall be no more than three guest rooms.

MAP 1



 LANDS TO BE RE-DESIGNATED

