

CITY OF NIAGARA FALLS

By-law No. 2023- xxxx (DRAFT)

A by-law to amend By-law No. 79-200, to permit the use of the lands for the development of a semi-detached dwelling. (AM-2023-xxx).

THE COUNCIL OF THE CORPORATION OF THE CITY OF NIAGARA FALLS 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 Lands shall be identified as a parcel, known as Parcel DTC- xxxx.
3. 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.
4. 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.
5. The permitted uses shall be:
 - (a) For Parcel DTC-xxxx, the uses permitted in the DTC zone.
 - (b) A Vacation Rental Unit (VRU) in accordance with By-law 2018-92.
6. The regulations governing the permitted uses on Parcel DTC–xxxx, shall be:

(a)	Minimum lot area	400.41 square metres
(b)	Minimum front yard	0 metres
(c)	Minimum width of parking space	2.58 metres
(d)	Minimum depth of parking space	5.56 metres

 - (d) The balance of the regulations specified for a DTC use.
7. 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.
8. No person shall use the Lands for a use that is not a permitted use.

- 9. No person shall use the Lands in a manner that is contrary to the regulations.
- 10. The provisions of this by-law shall be shown on Sheet B2 of Schedule “A” of By-law No. 79-200 by redesignating the Lands to DTC and numbered xxxx.
- 11. Section 19 of By-law No. 79-200 is amended by adding thereto:
 - 19.1. xxxx Refer to By-law No. xxxx

Read a First, Second and Third time; passed, signed, and sealed in open Council this xxxx day of xxxx 2024.

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WILLIAM G. MATSON, CITY CLERK

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JAMES M. DIODATI, MAYOR