

## **CITY OF NIAGARA FALLS**

### **By-law No. [REDACTED]**

A By-law to amend By-law No. 79-200, to permit the use of lands for 162 street townhouse dwellings, 55 block townhouse dwellings and up to 118 multiple dwelling units.

### **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 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 that 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 the uses permitted in an R3 zone.
5. The regulations governing the permitted uses shall be:
  - (a) Minimum rear yard depth 7 metres
  - (b) Maximum lot coverage N/A
  - (c) The balance of regulations specified for an R3 use.
6. The permitted uses shall be the uses permitted in an R4 zone.
7. The regulations governing the permitted uses shall be:
  - (a) Townhouse dwelling with up to 10 units
  - (b) Minimum front yard depth 3 metres, 6 metres to a garage
  - (c) Minimum rear yard depth 6 metres
  - (d) Minimum interior side yard 1.5 metres
  - (e) Minimum exterior side yard width 3 metres, 6 metres to a garage

- (f) Maximum lot coverage N/A
  - (g) Maximum height of building or structure 12.5 metres
  - (h) Minimum landscaped open space N/A
  - (i) Minimum privacy area depth 6 metres
  - (j) The balance of regulations specified for an R4 use.
8. The permitted uses shall be the uses permitted in an R5C zone.
  9. The regulations governing the permitted uses shall be:
    - (a) Minimum front yard depth 2.5 metres
    - (b) Minimum rear yard depth 1.5 metres
    - (c) Minimum interior side yard 3 metres
    - (d) Number of apartment dwellings on one lot 2
    - (e) The balance of regulations specified for an R5C use.
  10. 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.
  11. No person shall use the Lands for a use that is not a permitted use.
  12. No person shall use the Lands in a manner that is contrary to the regulations.
  13. The provisions of this By-law shall be shown on Sheet B6 of Schedule "A" of By-law No. 79-200 by redesignating the lands from LI to R3, in part and numbered XXXX, R4, in part and numbered XXXX, R5C, in part and numbered XXXX, and EPA, in part.
  14. Section 19 of By-law No. 79-200 is amended by adding thereto:
    - 19.1.XXXX Refer to By-law No. 20XX-\_\_\_\_
    - 19.1.XXXX Refer to By-law No. 20XX-\_\_\_\_
    - 19.1.XXXX Refer to By-law No. 20XX-\_\_\_\_

Passed this [ ] day of [ ], 20XX .

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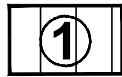
WILLIAM G. MATSON, CITY CLERK

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JAMES M. DIODATI, MAYOR

# SCHEDULE 1 TO BY-LAW NO. 20XX-XXX

SUBJECT LANDS:



R3



R4



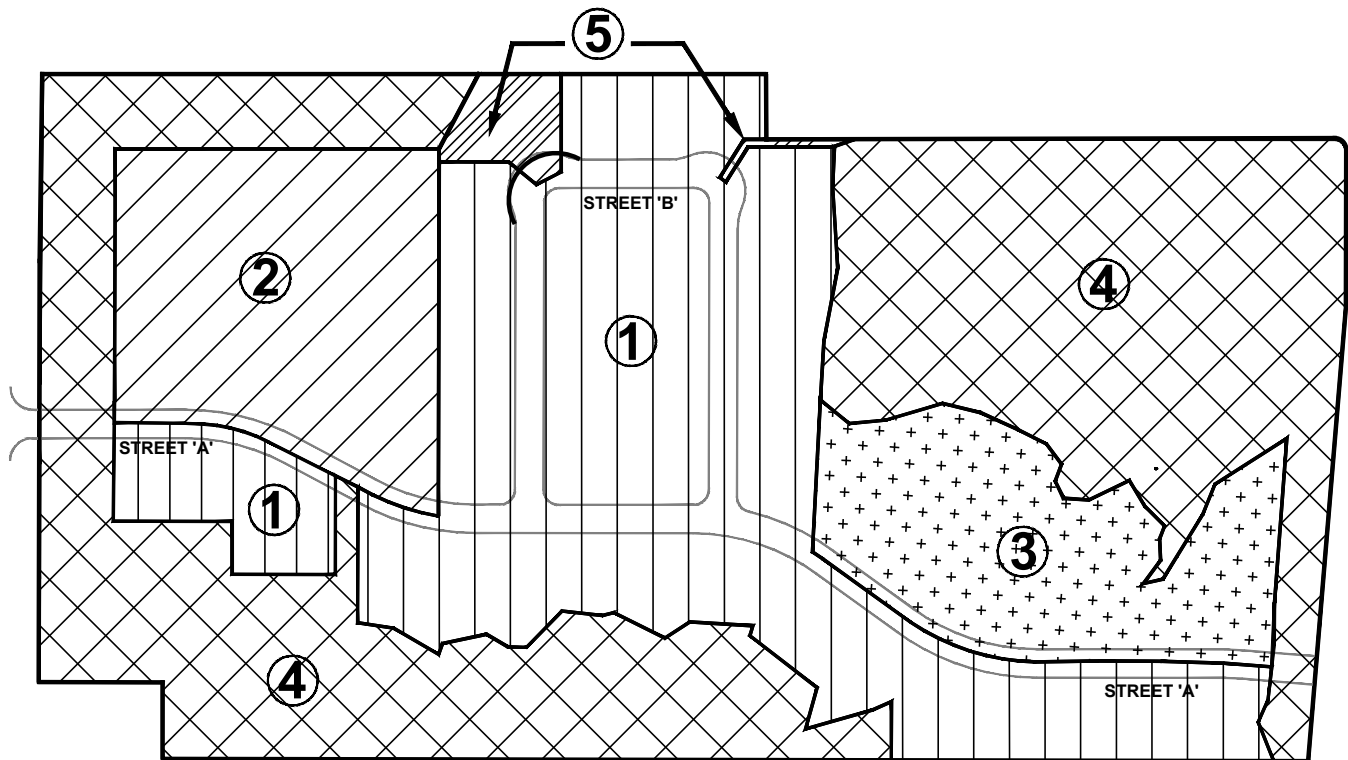
R5C



EPA



OS

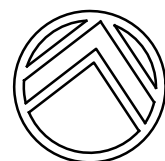


# SCHEDULE 1 TO BY-LAW NO. 20XX-XXX

DESCRIPTION: PART OF BLOCK B, ALL OF LOT 5, 6, 7 AND 12 OF PLAN 59M-40; NIAGARA FALLS  
PIN: 64263-0072 (LT), 64263-0073 (LT), 64263-0074 (LT), 64263-0075 (LT), 64263-0076 (LT)

APPLICATION: ALINEA DEVELOPMENT GROUP

ASSESSMENT #:



**N.T.S.**  
**AM-2023-XXC**