

CITY OF NIAGARA FALLS

By-law No. 2023-____

A by-law to amend By-law No. 79-200, being a zoning by-law.

WHEREAS it is deemed advisable to amend By-law Number 79-200, as amended,

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 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”. Schedules 1 and 2 are part of this by-law.
2. Deleting from By-law 79-200 Schedule ‘A’, Sheets B5 and B6 the Planned Shopping Centre Commercial (SC-773), and substituting therefore on Schedule ‘A’, Sheets B5 and B6 the **R5F-XXXX** Zone.
3. Section 19 – Exceptions and Special Provisions of By-law 79-200 is amended by adding thereto:

2021- XXX	19.1. XXXX	<p>Notwithstanding any provision of By-law 79-200 to the contrary, the lands zoned R5F and numbered XXXX shall be subject to the following:</p> <ul style="list-style-type: none">• For the purpose of determining compliance with clauses (.) through to and including (.) of this section of this by-law and all other provisions of Zoning By-law No. 79-200, notwithstanding land ownership, all the land described in section 1 of this by-law and shown hatched and designated R5F(X) and numbered (X) on the plan Schedule 1 attached hereto, shall be considered one lot;• “Dwelling, Back-to-Back Townhouse” is defined as: means a dwelling unit within a building containing four or more dwelling units divided by vertical common walls above grade, including a common rear wall.• Townhouse Dwellings and Back-to-Back Townhouse Dwellings shall be permitted up to a maximum height of 3 storeys. Building heights for Townhouse Dwellings and Back-to-Back Townhouse Dwellings are not regulated by Schedule 2 of this By-law;• Parking for Apartment Dwellings, Townhouse Dwellings, and Back-to-Back Townhouse Dwellings shall be required at a minimum rate of 1.25 parking spaces per unit;• A maximum of two apartment buildings and 10 townhouse buildings are permitted;• The maximum building height for apartment buildings is as shown in Schedule 2 of this By-law;• The maximum number of dwelling units shall be 400;• The minimum lot area shall be 63.9 sq. m per dwelling unit;• McLeod Road shall be deemed to be the Front Lot Line;• Minimum front yard depth is 2m;• Minimum rear yard depth is 8.4m;• Minimum exterior side yard depth is 4.4m;
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		<ul style="list-style-type: none"> • Minimum building setback from McLeod Road shall be 2m plus 15m from the original centerline of road; • Minimum building setback from Pin Oak Drive shall be 4m plus 13m from the original centerline of road; • Minimum building setback from Montrose Road shall be 12.4m plus 15.25m from the original centerline of road; • Minimum Landscaped Open Space Area is 47%; and • Maximum lot coverage is 33%.
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4. AND THAT all other provisions of By-Law 79-200, as amended, shall apply to the lands subject to this By-Law.
5. This Bylaw shall come into force and take effect upon the approval of Official Plan Amendment No.____, and in accordance with the Planning Act, R.S.O. 1990, c.P.13.

Passed this XXXX day of XXXX 2023.

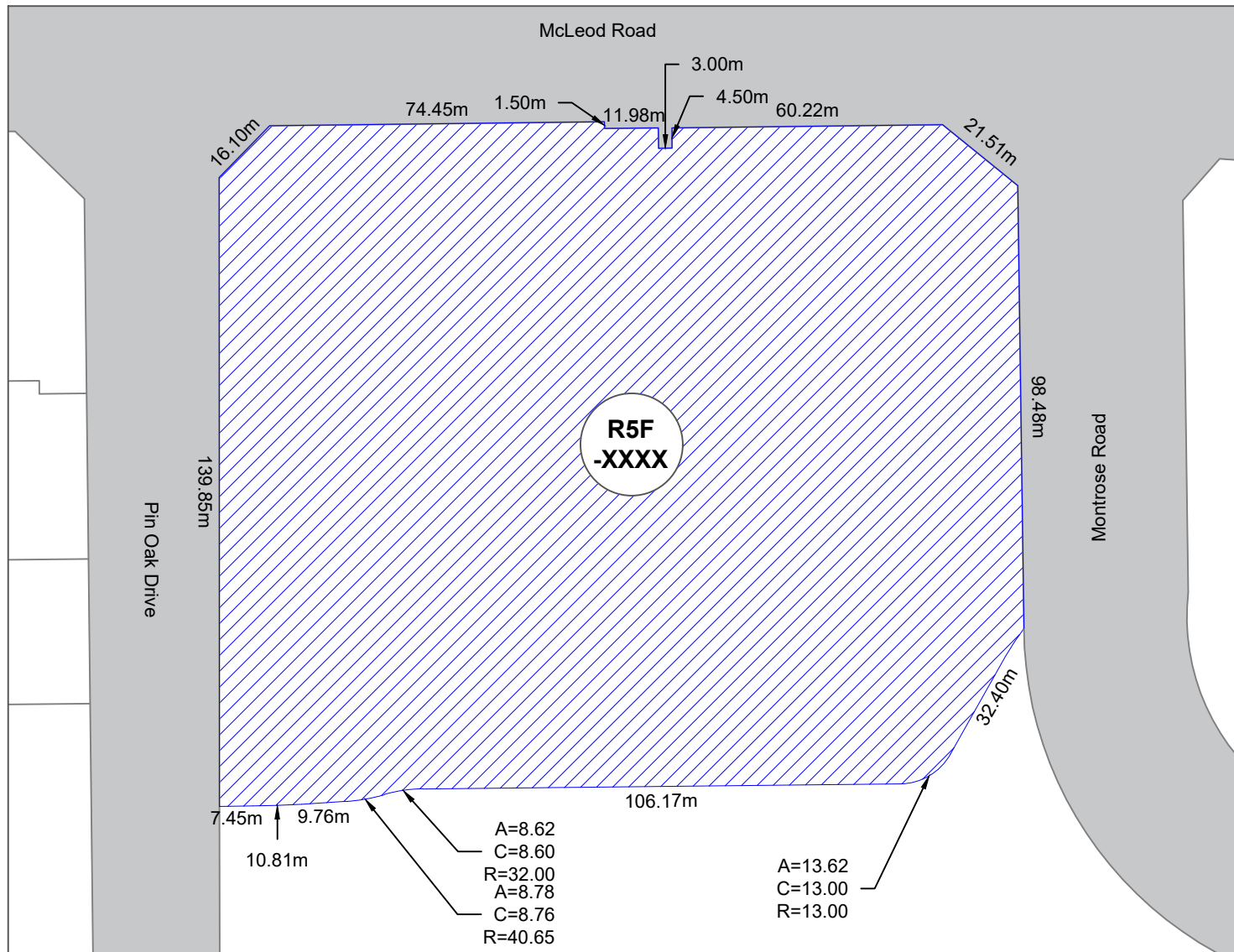
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WILLIAM G. MATSON, ACTING CITY CLERK

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JAMES M. DIODATI, MAYOR

First Reading:
Second Reading:
Third Reading:

SCHEDULE 1 TO BY-LAW NO. 2023-XXX

Subject Lands:  R5F-XXXX



Amending Zoning By-law No. 79-200

Description: Part of Block A, Registered Plan M-40, Geographic Township of Stamford; City of Niagara Falls

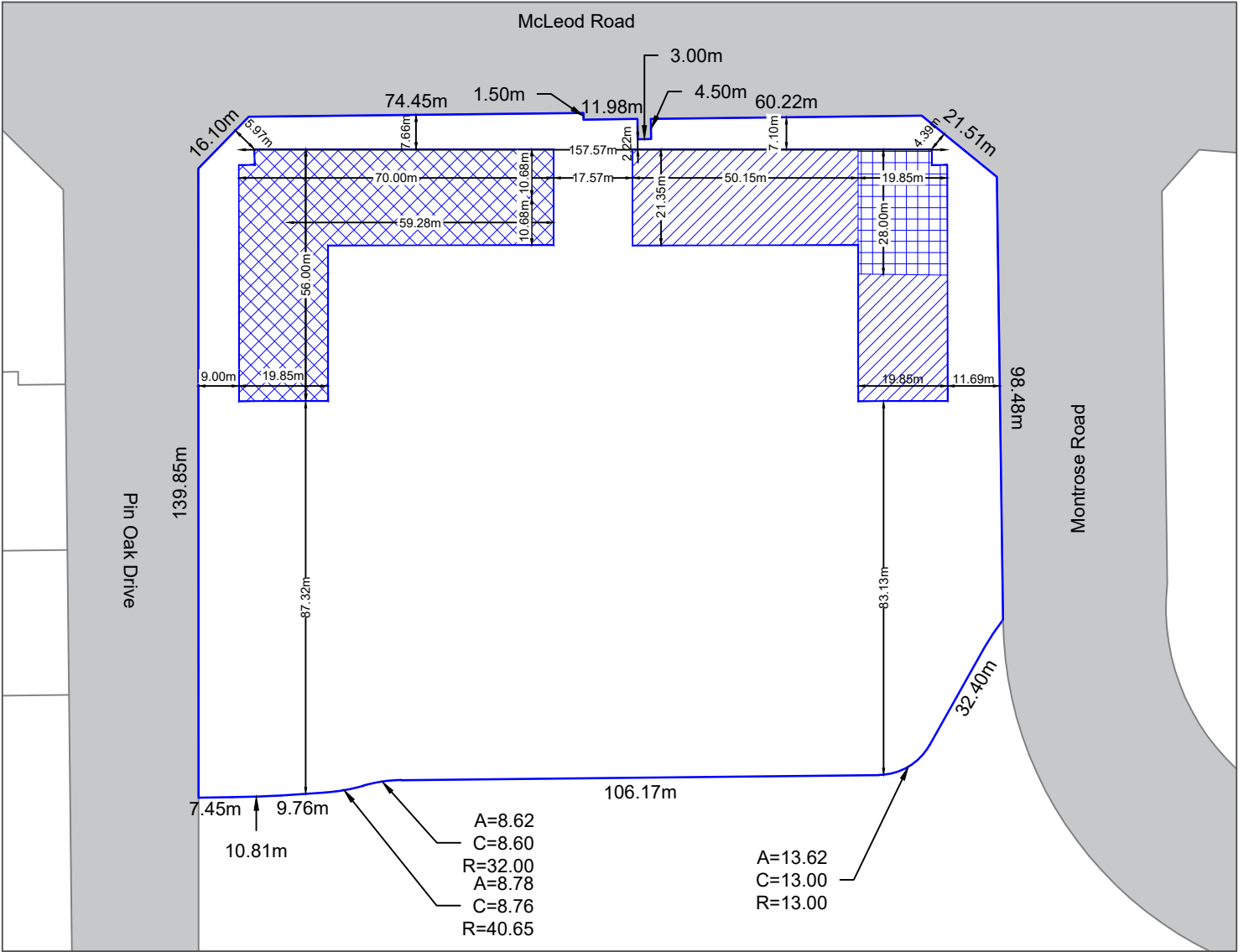
PIN: Part of 64263-1039 (LT)

Applicant: Bayfield Realty Advisors Inc.

Assessment #: 2725 11000 2118000000



SCHEDULE 2 TO BY-LAW NO. 2023-XXX






Amending Zoning By-law No. 79-200



Applicant: Bayfield Realty Advisors Inc.

Assessment #: 2725 11000 2118000000

Apartment Building Heights		
	Maximum No. of Storeys	Maximum Height
	6	17.5m
	8	29.9m
	13	46.7m