

CITY OF NIAGARA FALLS

By-law No 2024-047

A by-law to designate Block 113, Registered Plan 59M-498, not to be subject to part-lot control (PLC-2024-001).

WHEREAS subsection 50(7) of the *Planning Act*, R.S.O. 1990, provides, in part, that the council of a local municipality may by by-law designate lands that would otherwise be subject to part-lot control, not be subject to such part-lot control;

AND WHEREAS such by-laws are required under subsection 50(7.1) of the *Planning Act* to be approved by the appropriate approval authority, that being the Regional Municipality of Niagara as per subsection 51(5) of the *Planning Act*, subsequently delegated to the City of Niagara Falls by Regional Municipality of Niagara By-law No. 8819-97;

AND WHEREAS the said lands are zoned by By-law No. 79-200, as amended by By-law No. 2020-021, to permit on-street townhouse dwellings;

AND WHEREAS the owner of the said lands proposes to divide Block 113 into six parcels for six on-street townhouse dwelling units as set out in reference plan 59R-17863;

AND WHEREAS the Council of The Corporation of the City of Niagara Falls deems it expedient to designate that the said lands not be subject to part-lot control.

THE GENERAL MANAGER OF PLANNING, BUILDING AND DEVELOPMENT OF THE CORPORATION OF THE CITY OF NIAGARA FALLS, UNDER DELEGATED AUTHORITY OF COUNCIL AS PER BY-LAW NO. 2023-107 AND BY-LAW NO. 2023-108, ENACTS AS FOLLOWS:

1. That subsection 50(5) of the *Planning Act*, R.S.O. 1990, not apply to Block 113 ,Registered Plan 59M-498, in the City of Niagara Falls, in the Regional Municipality of Niagara.
2. This by-law shall remain in full force and effect for two years from the date of passage of this by-law, after which time this by-law shall expire and be deemed to be repealed and of no effect.

Signed and sealed under the delegated authority of Council to the General Manager of Planning, Building and Development, as per By-law No. 2023-107 and By-law No. 2023-108, on this 22nd day of May 2024.

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KIRA DOLCH, GENERAL MANAGER, PLANNING, BUILDING AND DEVELOPMENT