

Draft Zoning By-law Amendment

Schedule X

Bender Street Attraction

THE CORPORATION

OF THE

CITY OF NIAGARA FALLS

BY-LAW NO. [REDACTED]

A BY-LAW TO AMEND BY-LAW NO. 79-200, to regulate PART OF THE LANE AT THE REAR OF LOTS 145-148; LOTS 144, 145, 146, 147 PART OF LOTS 142, 143, 148 and 149, PLAN 294 GEOGRAPHIC TOWNSHIP OF STAMFORD NOW IN THE CITY OF NIAGARA FALLS, REGIONAL MUNICIPALITY OF NIAGARA.

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 zoning on the subject lands from Tourist Commercial (TC) to Site-Specific Tourist Commercial (TC-X), to permit the lands to be developed 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 provision of this by-law are to prevail.
3. As the subject lands are comprised of lands under private and municipal ownership, the subject lands are to be considered as a “lot” in their entirety for the purpose of implementation. Consistent with this approach, the required Yards are defined as follows:
 - Front Yard – Lot Lines along Bender Street
 - Rear Yard – Lot Lines Adjacent to Falls Avenue

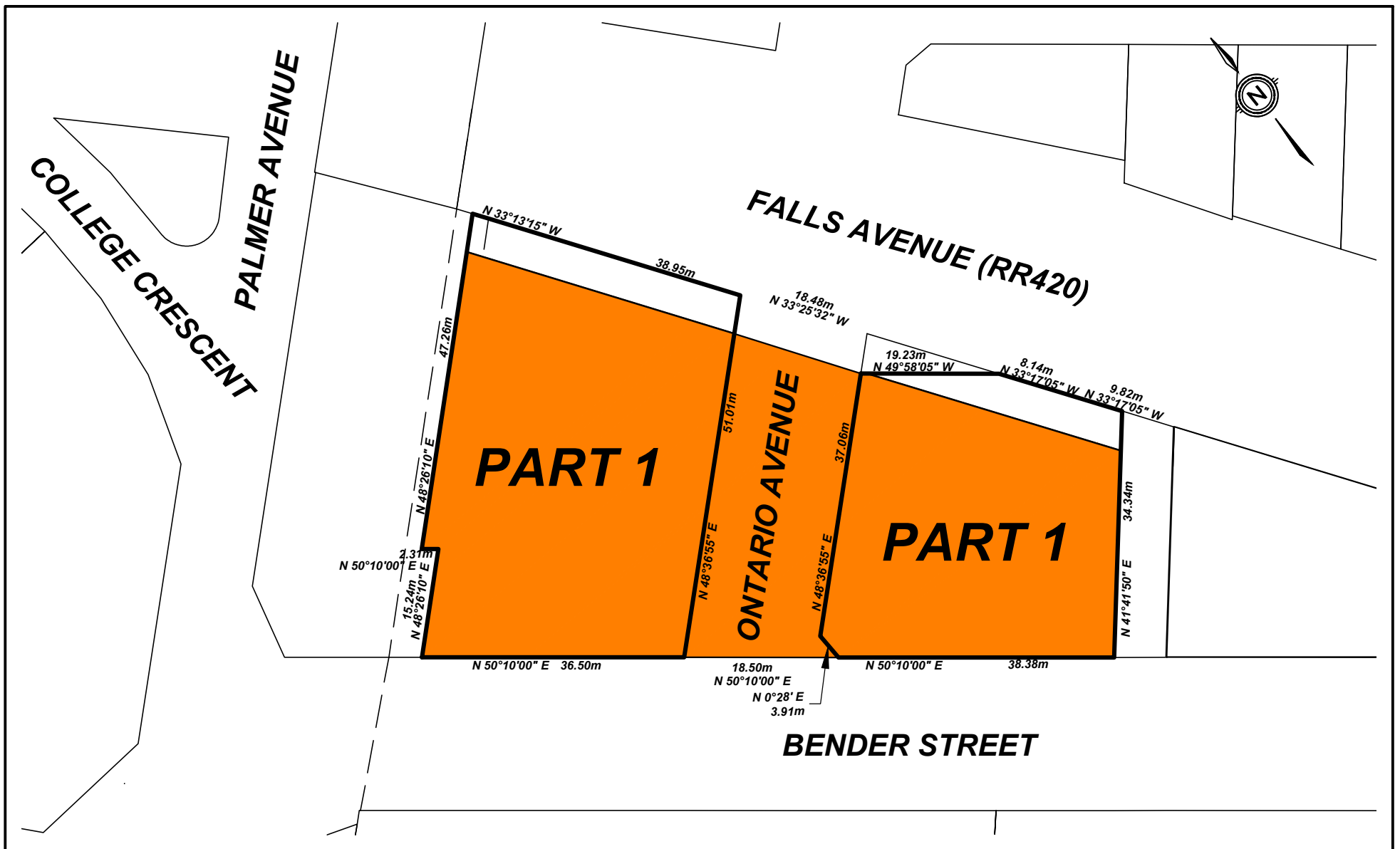
- Exterior Side Yards – Lot Lines adjacent to Ontario Avenue
 - Interior Side Yard (North) – Lot Lines Adjacent to Municipal Parking Lot
 - Interior Side Yard (South) – Lot Line Adjacent to Private Parking Lot
4. In addition to the uses permitted in the TC Zone, the following provisions shall be permitted:
 - i. Minimum Rear Yard Setback – 0.6 metres
 - ii. Maximum Lot Coverage – 98%
 - iii. Maximum Building Height – 17 storeys or 74.4 metres, whichever is greater
 - iv. Required Parking Spaces – 320 spaces
 - v. Required Loading Spaces – 3 spaces
 5. 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.
 6. No person shall use the Lands for a use that is not a permitted use.
 7. No person shall use the Lands in a manner that is contrary to the regulations.
 8. The provisions of this by-law shall be shown on Sheet B6 of Schedule “A” of By-law No. 79-200 by re-designating the Lands from TC to TC-_____.

Passed this ____ day of _____, 2024.

READ A FIRST, SECOND AND THIRD TIME THIS _____ DAY OF _____, 2024.

MAYOR

CITY CLERK



LEGEND

 PART 1 - FROM TOURIST COMMERCIAL (TC) TO SITE SPECIFIC TOURIST COMMERCIAL (TC-X)

BENDER STREET ATTRACTION
SCHEDULE 'A' OF ZONING BY-LAW AMENDMENT No. _____

MAYOR: _____

CLERK: _____

