

**THE CORPORATION  
OF THE  
CITY OF NIAGARA FALLS  
BY-LAW NO. [REDACTED]**

A BY-LAW TO AMEND BY-LAW NO. 79-200, to facilitate the development of the lands with six single-detached dwellings (\_\_\_\_\_).

**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 Scheduled 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 Parcels R1E-[REDACTED] and R4-[REDACTED].
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 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.
4. Notwithstanding any provision of By-law No. 79-200 to the contrary, the following uses and regulations shall be permitted uses and regulations governing the permitted uses on any of the Lands.
5. The permitted uses for Parcel R1E-[REDACTED] shall be:
  - a. The uses permitted in the R1E Zone
6. The regulations governing the uses permitted on Parcel R1E-[REDACTED] shall be as follows:

R1E-XXX Zone Provisions	
a) Minimum Lot Area	365 square meters

7. The permitted uses for Parcel R4-XXX shall be:

- a. The uses permitted in the R4 Zone.
- b. Single Detached Dwellings

8. The regulations governing the uses permitted on Parcel R4-XXX shall be as follows:

R4-XXX Zone Provisions	
a) Minimum Lot Frontage	12.7 meters
b) Minimum Rear Yard Depth	6 meters
c) Minimum Interior Side Yard	1.2 meters
d) Minimum Privacy Yard Depth	6 meters

9. 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.

10. No person shall use the Lands for a use that is not a permitted use.

11. No person shall use the Lands in a manner that is contrary to the regulations.

12. The provisions of this by-law shall be shown on Sheet X of Schedule "X" of By-law No. 79-200 by re-designating the Lands from the Residential 1D Density (R1D) zone to Residential 1E Density site-specific (R1E-XXX) Zone, and Residential Low Density, Grouped Multiple Dwelling site-specific (R4-XXX) Zone.

Passed this \_\_\_\_ day of \_\_\_\_\_, 2024.

**READ A FIRST, SECOND AND THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.**

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MAYOR

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CITY CLERK

Draft