

City of Niagara Falls
BY-LAW NUMBER 2024- XX

A BY-LAW TO AMEND BY-LAW NO. 79-200, TO PERMIT THE USE OF A LONG-TERM CARE HOME AND HEALTH-RELATED COMMERCIAL USES (AM-2024-XX)

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 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. That the “Lands” on Schedule 1 to this by-law shown as the “Subject Lands” are hereby rezoned from Residential Apartment 5B Density Special Provision 627 (R5B – 627) Zone to Institutional Special Provision (I-XX) Zone.
4. 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:
5. The permitted uses of Part 1 of the Lands shall be those listed in the I Zone, as well as:
 - a. A maximum of seven (7) Health-related commercial units.
 - b. The regulations governing the permitted uses shall be those in the Institution Zone, except as follows:
 - i. Minimum Front Yard Depth: 9 metres
 - ii. Maximum Height of Building or Structure: 29.5 metres
 - c. To permit 101 parking spaces
6. All other applicable regulations set out in By-law No.79-200 shall continue to apply to govern the permitted uses of the Lands.
7. No person shall use the Lands for a use that is not a permitted use.
8. No person shall use the Lands in a manner that is contrary to the regulations.

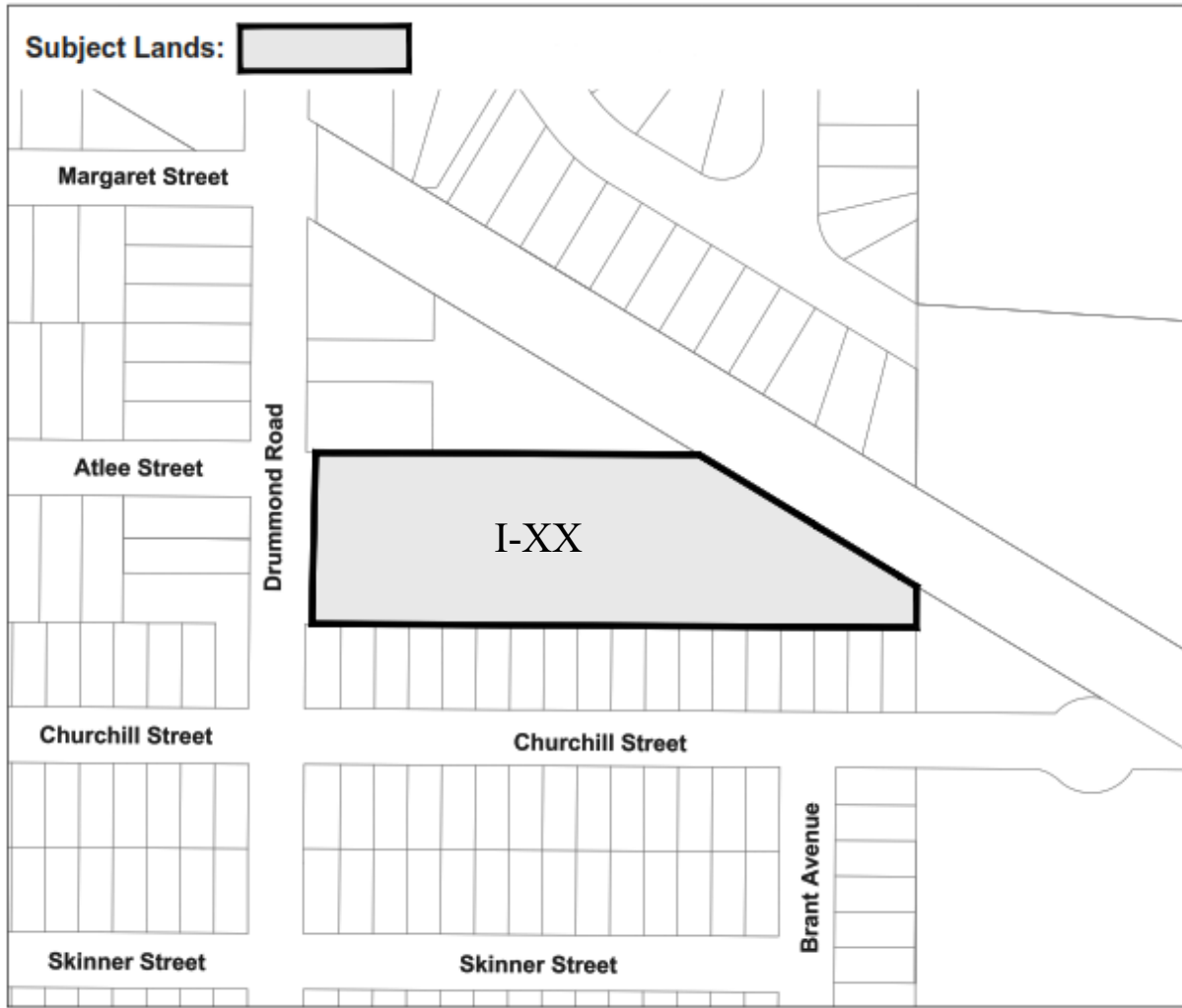
9. The provisions of this By-law shall be shown on Schedule "A" of Bylaw No.79-200 by redesignating the lands from R5B – 627 Zone to I-XX Zone.

READ A FIRST, SECOND AND THIRD TIME AND PASSED BY COUNCIL THIS ____
DAY OF _____, 2024.

JAMES M. DIODATI, MAYOR

WILLIAM G. MATSON, CITY CLERK

Schedule 1 to Zoning By-law No. 2024-XX



Amending Zoning By-law No. 79-200

Legal Description: PT TWP LT 160 STAMFORD PT 1, 59R13838 CITY OF NIAGARA FALLS