CITY OF NIAGARA FALLS

By-law No. 2024-XX

A By-Law to amend By-law No.79-200, as amended, to permit the development of a plan of subdivision on land being part of Township Lot 20, Concession 11 former Township of Willoughby, now the City of Niagara Falls, located on the east side of Sodom Road, the north side of Willick Road and the west side of Willoughby Drive.

THE COUNCIL OF THE CORPORATION OF THE CITY OF NIAGARA FALLS ENACTS AS FOLLOWS:

1. Sheet D7 of Schedule "A" to By-Law No. 79-200, as amended, is hereby amended:

    a. By designating R3 and numbering _____ the land, being part of Township Lot 20, Concession 11 to former Township of Willoughby, now the City of Niagara Falls, delineated and designated as such on said plan Schedule "1" attached to and forming part of this By-law;

    Which said part of the Township Lot 20, Concession 11 referred to above are now zoned Rural by By-Law No. 395,1966.

2.
    i) Notwithstanding Section 2.31.5 of By-Law No. 79-200, as amended, for the purposes of this By-Law, lot frontage means the horizontal distance between the side lot lines of a lot measured on a line at right angles to the lot centre line at a point, 6 metres back from the front lot line. The lot centre line means the line joining the mid points of the front and rear lot lines, but in the case of a corner lot means a line drawn perpendicular from the mid-point of the rear lot line to meet the front lot line. In the case of a corner lot with a daylighting triangle or a corner rounding, the lot frontage shall be the distance between the extension of exterior side lot line and the other side lot line measured on a line at right angles to the lot centre line, 6 metres back from the front lot line.

3. For the purpose of this By-Law, the provision of Clause (c) of Section 4.19.1 of By-Law No. 79-200, as amended, shall not apply so as to require each parking space, to be provided for a vehicle, to be readily accessible without the need for the moving of another vehicle within the area designated R3 and numbered _____.

4. Notwithstanding Clauses (a)(iii), (b)(v), and (h) of Section 7.8.2 of By-Law 79-200, as amended, within the area designated R3 and numbered _____ on Schedule "1" attached hereto the following shall apply:

    a. The minimum lot area shall be 297 square metres;

    b. The minimum rear yard depth shall be 6.0 metres;

    c. The minimum Landscaped Lot Area shall be 20%;

    d. The maximum Lot Coverage shall be 60%;

    e. The minimum front yard depth to a dwelling unit shall be 4.5 metres;

f. The minimum front yard depth to a garage shall be 6.0 metrers;

g. The minimum exterior side yard width shall be 3.0 metres;

h. The minimum exterior side yard width to the front door of a garage located within the exterior side yard shall be 6.0 metres; and

i. The maximum height of a building or structure shall not be more than 11 metres.

Except as provided in (a), (b), and (c) above, the remaining regulations in Section 7.8.2 shall apply to the land designated R3 and numbered _____ on Schedule "1" attached hereto.

5. The provisions, regulations and Schedule "A" of By-Law No. 395, 1966, as amended, shall be deemed not to apply to the lands described in this By-Law.

6. Section 19 of By-Law 79-200, as amended, is hereby further amended by adding thereto the following:

19.4.___   No person shall use or erect or use any building or structure on the land located on the east side of Sodom Road designated R3 and numbered _____ on Sheets D7 and E7 of Schedule "A" to By-Law No. 79-200 except in accordance and in compliance with By-Law No. 2018 - ____.
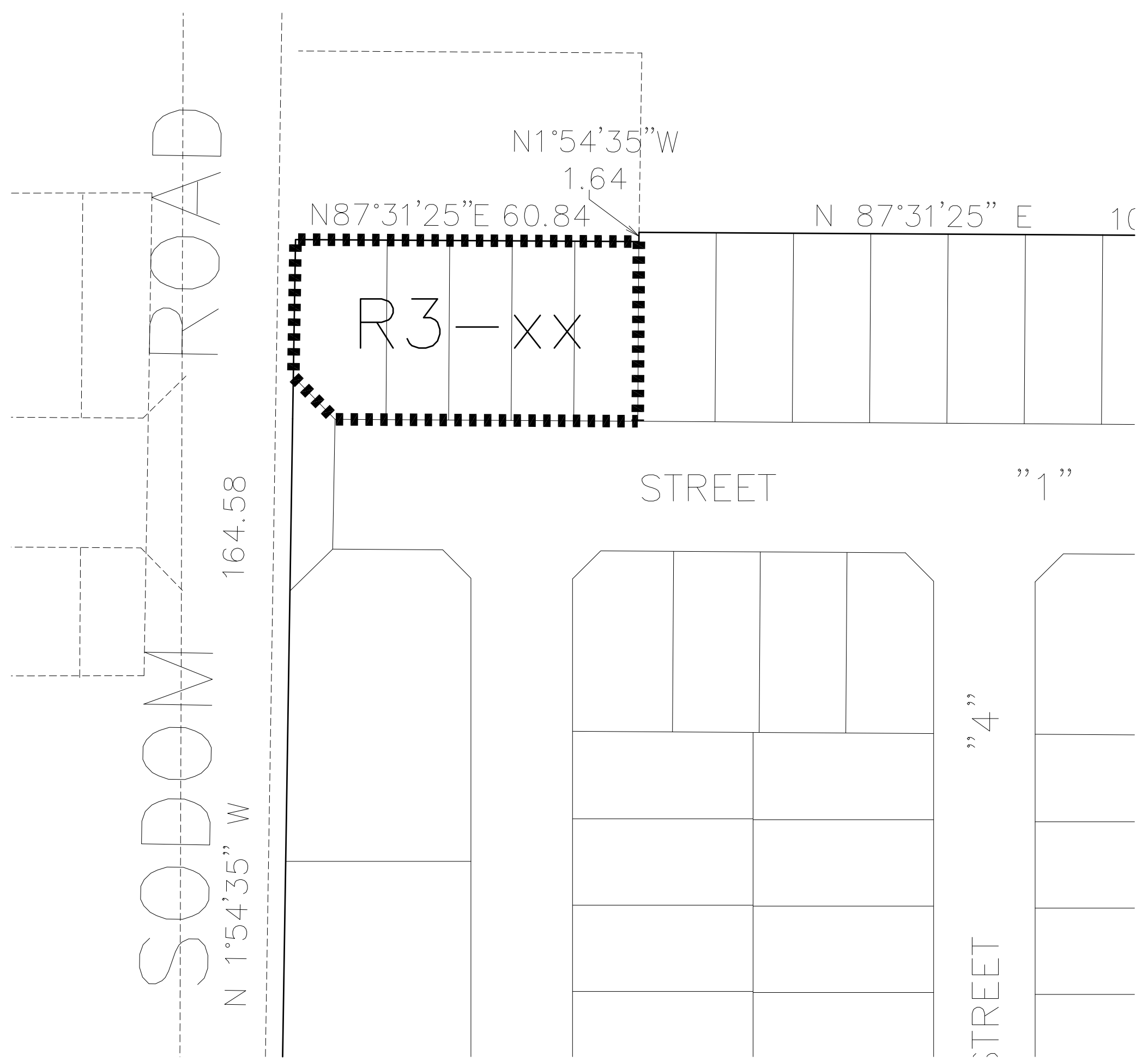
19.4.____   No person shall use or erect or use any building or structure on the land located on the east side of Sodom Road designated R4 and numbered _____ on Sheets D7 and E7 of Schedule "A" to By-Law No. 79-200 except in accordance and in compliance with By-Law No. 2018 - ____.

Read a First, Second and Third time; passed, signed and sealed in open Council this _____ day of _____, 2024

WILLIAM G. MATSON, CITY CLERK   JAMES M. DIODATI, MAYOR

SCHEDULE 1
TO BY LAW_____

SODOM ROAD

ROAD

N 1°54'35" W

164.58

N1°54'35"W
1.64

N87°31'25"E 60.84

N 87°31'25" E   10

R3-xx

STREET   "1"

"4"

STREET

N