

Draft Zoning By-law Amendment

**THE CORPORATION
OF THE
CITY OF NIAGARA FALLS
BY-LAW NO. _____**

A BY-LAW TO AMEND BY-LAW NO. 79-200, to regulate lands known as 5901-6009 Bentley Common, Niagara Falls.

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 R4-916 to Site Specific General Commercial (GC-X), to permit the existing residential uses, the existing regulations of the R4-916 Zone, and permit a Vacation Rental Unit Use on the entirety of the subject lands. 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. In addition to the uses permitted in the General Commercial Zone, the following shall also be permitted
 - a. All Residential Land Uses as per R4-916

4. 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.

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

6. No person shall use the Lands in a manner that is contrary to the regulations. The provisions of this by-law shall be shown on of Schedule "A" of By-law No. 79-200 by rezoning the Lands to GC- ____.

7. Section 19 of By-law No. 79-200 is amended by adding here to:

19.1.XXX Refer to By-law No. 2025-____

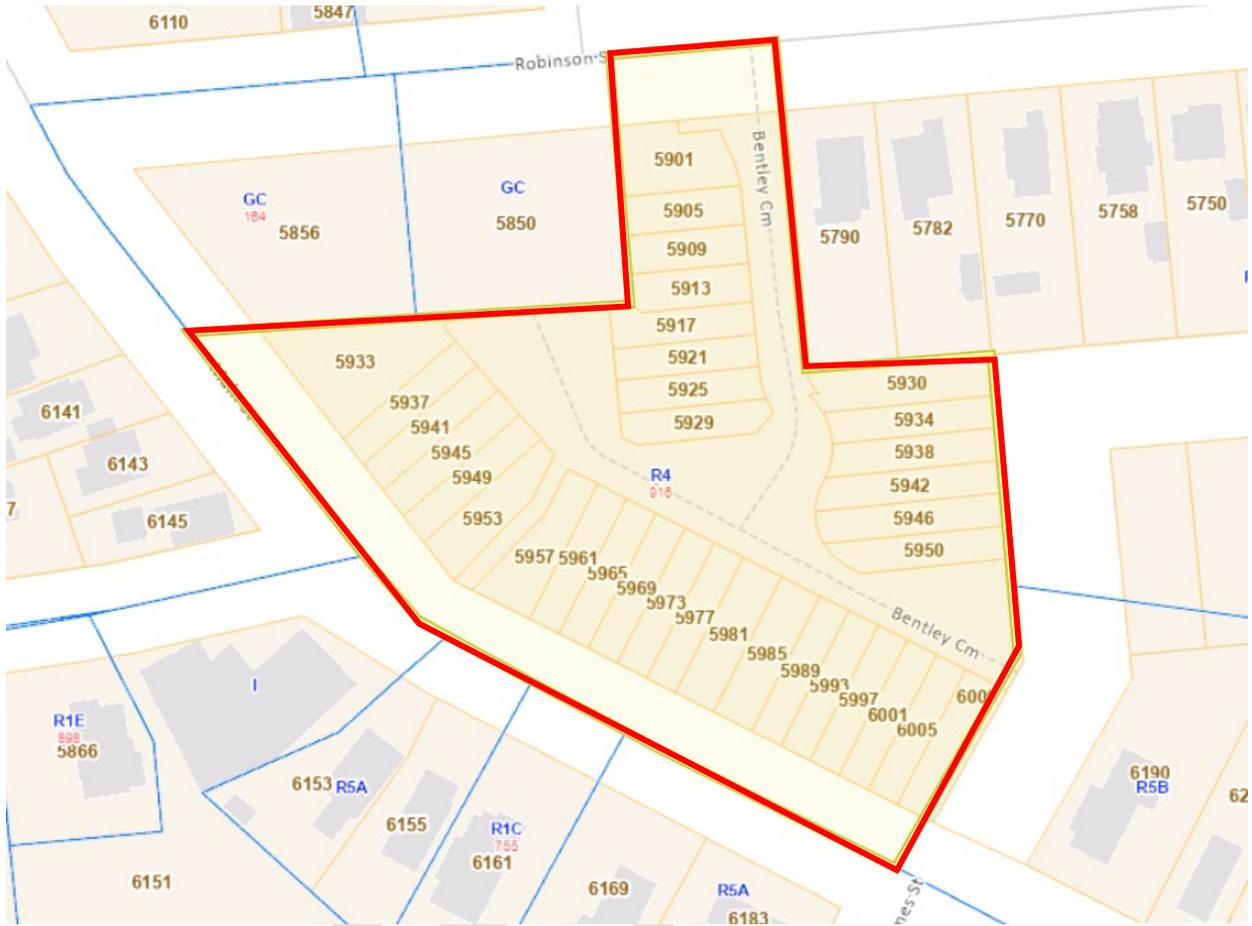
Read a first, second and third time; passed, signed and sealed in open Council this _____
DAY OF _____, 2025.

City Clerk

James M Diodati, Mayor

DRAFT

Schedule A to By-law 2025-_____



 Subject lands to be rezoned from the R4-916 Zone to the General Commercial Site Specific (GC-XX) Zone