

CITY OF NIAGARA
FALLS

By-law No. 2023-XXX

A by-law to amend By-law No. 79-200, to permit a 5-storey residential building containing 74 residential units, and 93 total parking spaces provided at-grade.

**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 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. The Lands, which are zoned "R1C" Zone & "R4" Zone shall be rezoned to the "R5C-XXX" Zone, modified, as per Schedule 1 of this By-law.
4. Notwithstanding any provision of By-law No. 79-200 to the contrary, the following regulations shall be applied to those lands zoned the R5C-XXX Zone:

(a)	Minimum Front Yard	6.0 metres
(b)	Minimum Landscaped Open Space	32%
(c)	Minimum Parking Ratio for Apartment Buildings	1.2 spaces per unit
(d)	Minimum Parking Stall Dimensions	2.6 m x 5.8 m
(e)	Minimum Drive Aisle Width	6.0 metres

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 XX of Schedule “A” of By-law No. 79-200 by rezoning the Lands from the R1C and R4 Zones to the R5C, numbered XXX, Zone.
9. Section 19 of By-law No. 79-200 is amended by adding
thereto: 19.1.XXXX Refer to By-law
No. 2023-____.

Read a First, Second and Third time; passed, signed and sealed in open Council this XXth day of XX, 2023.

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WILLIAM G. MATSON, CITY CLERK

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JAMES M. DIODATI, MAYOR