

CITY OF NIAGARA FALLS

Draft By-Law No. 2024-__

A BY-LAW TO AMEND BY-LAW NO. 79-200, to regulate lands known as PART OF LOTS 213 & 214 AND PART OF ROAD ALLOWANCE BETWEEN LOTS 212 & 213 GEOGRAPHIC TOWNSHIP OF STANFORD, NOW IN THE CITY OF NIAGARA FALLS REGIONAL MUNICIPALITY OF NIAGARA.

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 of the subject lands from "R4-1134" to "R3-XX", "OS" to "R3-XX", "R4-1133" to "R3-XX", "R4-1134" to "OS-XX", "R4-1133" to "OS-XX", "EPA-1136" to "R3-XX", "R4-1134" to "R4-XX", "R4-1133" to "R4-XX" to permit the lands to be developed 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 provision of this by-law shall prevail.
3. 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.
4. Notwithstanding the Regulations of Section 7.8.2, the following provisions shall be applicable;

Minimum rear yard depth

6 m

5. Notwithstanding Section 7.9.1, the following provision shall also be applicable;

All uses in the R3 Zone, including the proposed R3-XX Zone are to be included as permitted uses.

Back-to-back townhouses are to be included as permitted uses.

6. Notwithstanding the Regulations of Section 7.9.2, the following provisions shall be applicable;

Minimum lot area

<i>Back-to-back townhouse</i>	<i>138 m² per dwelling unit</i>
<i>Stacked townhouse</i>	<i>114 m² per dwelling unit</i>

Minimum front yard depth (and exterior side yard width)

<i>Back-to-back townhouse</i>	<i>3 m to dwelling</i> <i>6 m to garage</i>
<i>Stacked townhouse</i>	<i>3 m to dwelling</i> <i>6 m to garage</i>

Minimum rear yard depth (from the rear land unit line)

<i>Back-to-back townhouse</i>	<i>0 m</i>
<i>Stacked townhouse</i>	<i>6 m</i>

Minimum interior side yard (minimum separation distance between buildings on the same Block)

<i>Back-to-back townhouse</i>	<i>1.2 m</i>
<i>Stacked townhouse</i>	<i>1.2 m</i>

Minimum exterior side yard width

<i>Back-to-back townhouse</i>	<i>3 m</i>
<i>Stacked townhouse</i>	<i>3 m</i>

Maximum lot coverage

<i>Back-to-back townhouse</i>	<i>65%</i>
<i>Stacked townhouse</i>	<i>65%</i>

Maximum height of a building

<i>Back-to-back townhouse</i>	<i>12.6 m</i>
<i>Stacked townhouse</i>	<i>12.6 m</i>

Number of dwellings on one block

<i>Back-to-back townhouse</i>	<i>Unlimited</i>
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Stacked townhouse

Unlimited

Minimum landscaped open space

Back-to-back townhouse

15% of the block area

Stacked townhouse

20% of the block area

Minimum privacy yard depth for each townhouse dwelling unit, as measures from the exterior rear wall of every dwelling unit (2008-148)

Back-to-back townhouse

Delete

Stacked townhouse

Delete

Minimum amenity area per dwelling unit

Back-to-back townhouse

5 m²

Stacked townhouse

5 m²

Minimum yard with or yard depth for a deck from a street or block line

Back-to-back townhouse

0.5 m

Stacked townhouse

0.5 m

Minimum width of a driveway or parking area and a garage in the front yard of a land unit

Back-to-back townhouse

*50% of the land unit frontage
or 6 m, whichever is less*

Stacked townhouse

*50% of the land unit frontage
or 6 m, whichever is less*

7. Notwithstanding Section 14.1, the following provision shall also be applicable;

Stormwater Management Pond

8. 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.
9. No person shall use the Lands for a use that is not a permitted use.
10. No person shall use the Lands in a manner that is contrary to the regulations.

11. The provisions of this by-law shall be shown on **Sheet X** of Schedule "A" of By-law No. 79-200 by amending the zoning of the Lands from "R4-1134" to "R3-XX", "OS" to "R3-XX", "R4-1133" to "R3-XX", "R4-1134" to "OS-XX", "R4-1133" to "OS-XX", "EPA-1136" to "R3-XX", "R4-1134" to "R4-XX", "R4-1133" to "R4-XX."

12. Section 19 of By-law No. 79-200 is amended by adding thereto:

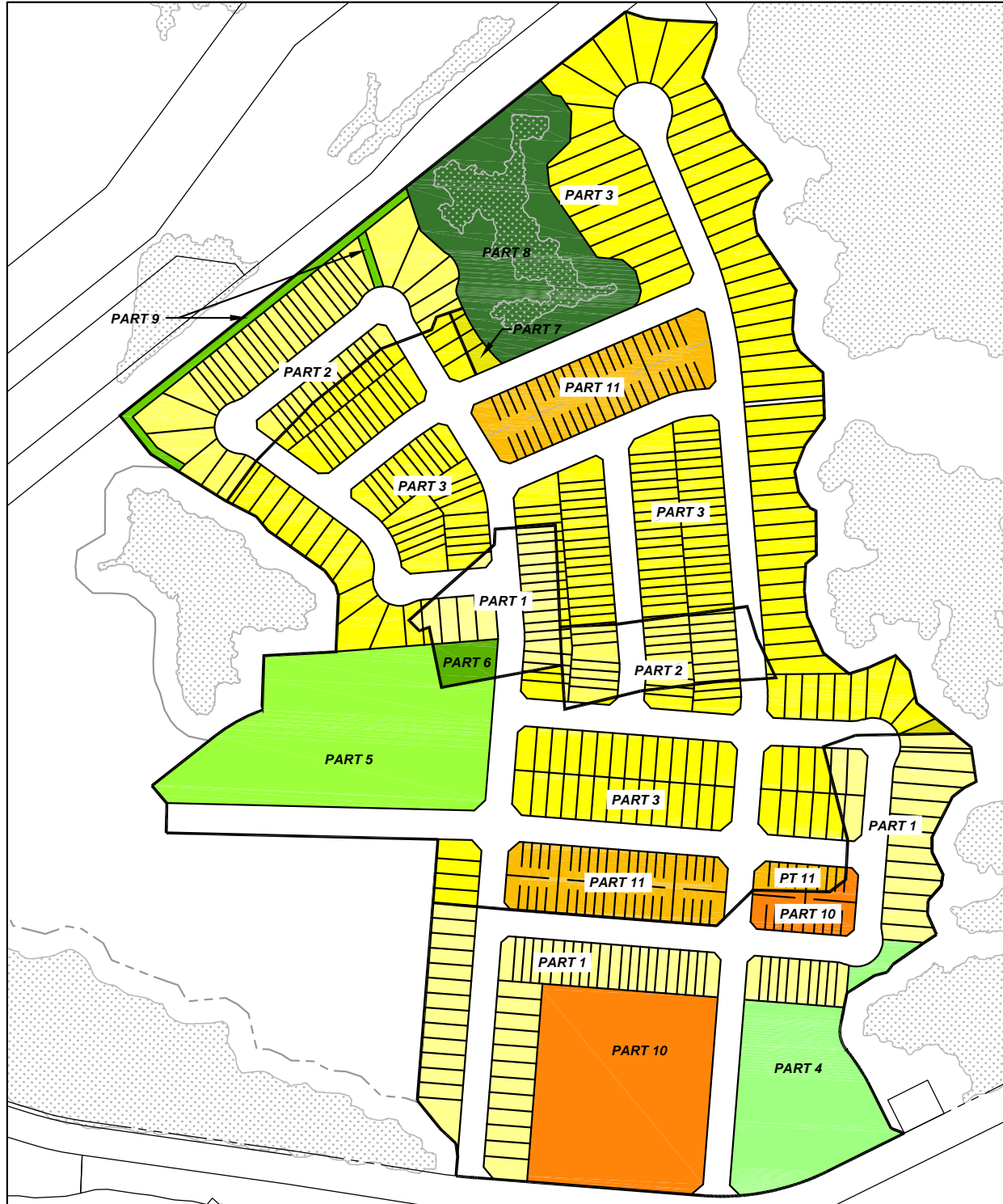
19.x.x Refer to By-law 2024 - _____.

Passed this ____ day of _____, 2024.

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

MAYOR

CITY CLERK



LEGEND

	PART 1 - ZONING: RESIDENTIAL LOW DENSITY GROUPED MULTIPLE DWELLING SITE SPECIFIC (R4-1134) TO RESIDENTIAL MIXED ZONE SITE SPECIFIC (R3-XXXX)
	PART 2 - ZONING: OPEN SPACE (OS) TO RESIDENTIAL MIXED ZONE SITE SPECIFIC (R3-XXXX)
	PART 3 - ZONING: RESIDENTIAL LOW DENSITY GROUPED MULTIPLE DWELLING SITE SPECIFIC (R4-1133) TO RESIDENTIAL MIXED ZONE SITE SPECIFIC (R3-XXXX)
	PART 4 - ZONING: RESIDENTIAL LOW DENSITY GROUPED MULTIPLE DWELLING SITE SPECIFIC (R4-1134) TO OPEN SPACE SITE SPECIFIC (OS-XXXX)
	PART 5 - ZONING: RESIDENTIAL LOW DENSITY GROUPED MULTIPLE DWELLING SITE SPECIFIC (R4-1133) TO OPEN SPACE SITE SPECIFIC (OS-XXXX)
	PART 6 - ZONING: RESIDENTIAL LOW DENSITY GROUPED MULTIPLE DWELLING SITE SPECIFIC (R4-1134) TO OPEN SPACE SITE SPECIFIC (OS-XXXX)
	PART 7 - ZONING: ENVIRONMENTAL PROTECTION AREA SITE SPECIFIC (EPA-1136) TO RESIDENTIAL MIXED ZONE SITE SPECIFIC (R3-XXXX)
	PART 8 - ZONING: ENVIRONMENTAL PROTECTION AREA SITE SPECIFIC (EPA-1136) TO REMAIN
	PART 9 - ZONING: OPEN SPACE (OS) TO REMAIN
	PART 10 - ZONING: RESIDENTIAL LOW DENSITY GROUPED MULTIPLE DWELLING SITE SPECIFIC (R4-1134) TO RESIDENTIAL LOW DENSITY GROUPED MULTIPLE DWELLING SITE SPECIFIC (R4-XXXX)
	PART 11 - ZONING: RESIDENTIAL LOW DENSITY GROUPED MULTIPLE DWELLING SITE SPECIFIC (R4-1133) TO RESIDENTIAL LOW DENSITY GROUPED MULTIPLE DWELLING SITE SPECIFIC (R4-XXXX)

**RIVERFRONT COMMUNITY - PHASE 2
SCHEDULE '1' TO ZONING BY-LAW AMENDMENT No. _____**

MAYOR: _____

CLERK: _____

