

**CITY OF NIAGARA FALLS**

**By-law No. 2024-XXX**

A by-law to amend By-law No. 79-200, to permit the use of the lands for the development of a mixed-use building containing 118 dwelling units and various commercial uses (\_\_\_\_\_).

**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 provisions of By-law No. 79-200, to permit the use of the Lands in a manner that would otherwise be prohibited by this 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. 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.
4. The permitted uses shall be:
  - a) All uses in the TC Zone;
  - b) Convenience Store;
  - c) Residential dwelling units within a standalone or mixed-use building, having no restrictions to location of maximum floor area for such uses;
  - d) Food Premise
5. The regulations governing the permitted uses shall be:
  - a) For the purposes of the lands zoned TC-XXXX, a "Food Premise" shall mean a building or part thereof where food is manufactured, processed, prepared, stored, handled, displayed, distributed, transported, sold or offered for sale.
  - b) Minimum rear yard depth, where any part of the building is used for residential purposes 0 metres
  - c) Minimum parking space requirements for all uses, in aggregate 93 spaces
6. 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.
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 Sheet B4 of Schedule "A" of Bylaw No. 79-200 by adding exception number XXXX to the lands zoned TC.
10. Section 19 of By-law No. 79-200 is amended by adding thereto:  

19.1.XXXX                      Refer to By-law No. XXX

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

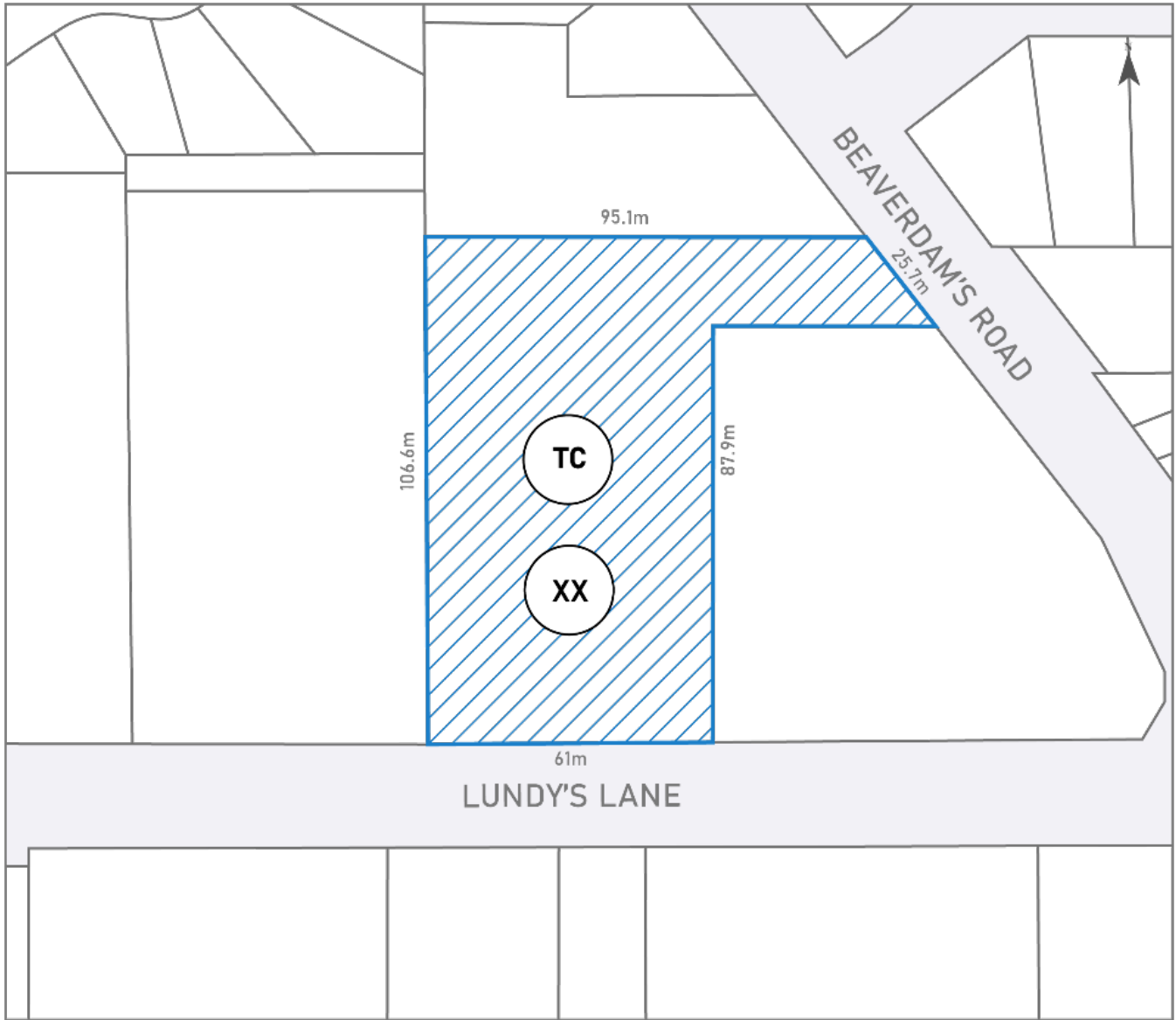
\_\_\_\_\_  
Bill Matson, City Clerk

\_\_\_\_\_  
James. Diodati, Mayor



# SCHEDULE 1 TO BY-LAW NO. 2024-XX

Area Affected by this Amendment



Amending Zoning By-law No. 79-200

**Description:** Part of Township Lot 133, in the former Township of Stamford, now in the City of Niagara Falls, in the Regional Municipality of Niagara.

**Applicant:** 1000977112 Ontario Inc

**Assessment:** 27250900050600000000