

**THE CORPORATION  
OF THE  
CITY OF NIAGARA FALLS  
BY-LAW NO. [REDACTED]**

A BY-LAW TO AMEND BY-LAW NO. 79-200, to facilitate the development of the lands with 28 stacked townhouse dwellings (\_\_\_\_\_).

**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 Scheduled 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 lands shall be identified as Parcel R5D-[REDACTED].
3. 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.
4. 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.
  - a. The uses permitted in the R5D Zone
5. The regulations governing the uses permitted on Parcel R5D-[REDACTED] shall be as follows:

R5D-[REDACTED] Zone Provisions	
a) Minimum lot frontage	21 meters
b) Minimum rear yard depth	3.1 meters
c) Minimum interior side yard width	3.7 meters

d) Minimum landscaped open space	36% of the lot area
e) Minimum parking space requirements	1.35 spaces per dwelling unit
f) Maneuvering aisle width	6.0 meters

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 X of Schedule "X" of By-law No. 79-200 by re-designating the Lands from the Residential 1E Density (R1E) zone to Residential Apartment 5D Density site-specific (R5D-XXX) Zone.

Passed this \_\_\_\_ day of \_\_\_\_\_, 2024.

**READ A FIRST, SECOND AND THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.**

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK