

CITY OF NIAGARA FALLS

Draft By-Law No. 2025-__

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 Section 4.14(a) of this By-law, sills, belt courses, cornices, chimney breasts, bay windows, pilasters and similar architectural features and window air conditioning units may project into any required yard a distance of not more than **0.6-metres**.
5. Notwithstanding Section 4.14(h) of this By-law, decks, porches and stairs may project into the required front yard or exterior side yard a distance of not more than **2.5-metres**.
6. Notwithstanding Section 4.19.1(a) Table 1, a dwelling containing 4 or more dwelling units save and except an on-street townhouse dwelling requires **1.25 parking spaces for each dwelling unit**.

7. Notwithstanding the Regulations of Section 7.8.2, the following provisions shall be applicable;

Minimum lot area

On-Street Townhouse 137m² per dwelling unit for Blocks 223-228

Minimum rear yard depth

Detached Dwelling 6 m

On-Street Townhouse 6 m
4 m for Blocks 223-228

Minimum lot coverage

On-Street Townhouse 56% for Blocks 223-228

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

All on-street townhouses in the proposed R3-XX zone are to be included as permitted uses.

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

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

Minimum lot area

Back-to-back townhouse 137 m² per dwelling unit
Stacked townhouse 114 m² per dwelling unit

Minimum front yard depth (and exterior side yard width)

Back-to-back townhouse 3 m to dwelling
6 m to garage
Stacked townhouse 3 m to dwelling
6 m to garage

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

Back-to-back townhouse 0 m (common wall)

Stacked townhouse 6 m

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

Back-to-back townhouse 1.2 m
Stacked townhouse 1.2 m

Minimum exterior side yard width

Back-to-back townhouse 3 m
Stacked townhouse 3 m

Maximum lot coverage

Back-to-back townhouse 65%
Stacked townhouse 65%

Maximum height of a building

Back-to-back townhouse 12.6 m
Stacked townhouse 12.6 m

Number of dwellings on one block

Back-to-back townhouse Unlimited
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 N/A
Stacked townhouse 5 m²

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

<i>Back-to-back townhouse</i>	<i>0.5 m</i>
<i>Stacked townhouse</i>	<i>0.5 m</i>

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

<i>Back-to-back townhouse</i>	<i>50% of the land unit frontage or 6 m, whichever is less</i>
<i>Stacked townhouse</i>	<i>50% of the land unit frontage or 6 m, whichever is less</i>

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

Stormwater Management Pond

11. 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.

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

13. No person shall use the Lands in a manner that is contrary to the regulations.

14. 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."

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

19.x.x Refer to By-law 2025 - ____.

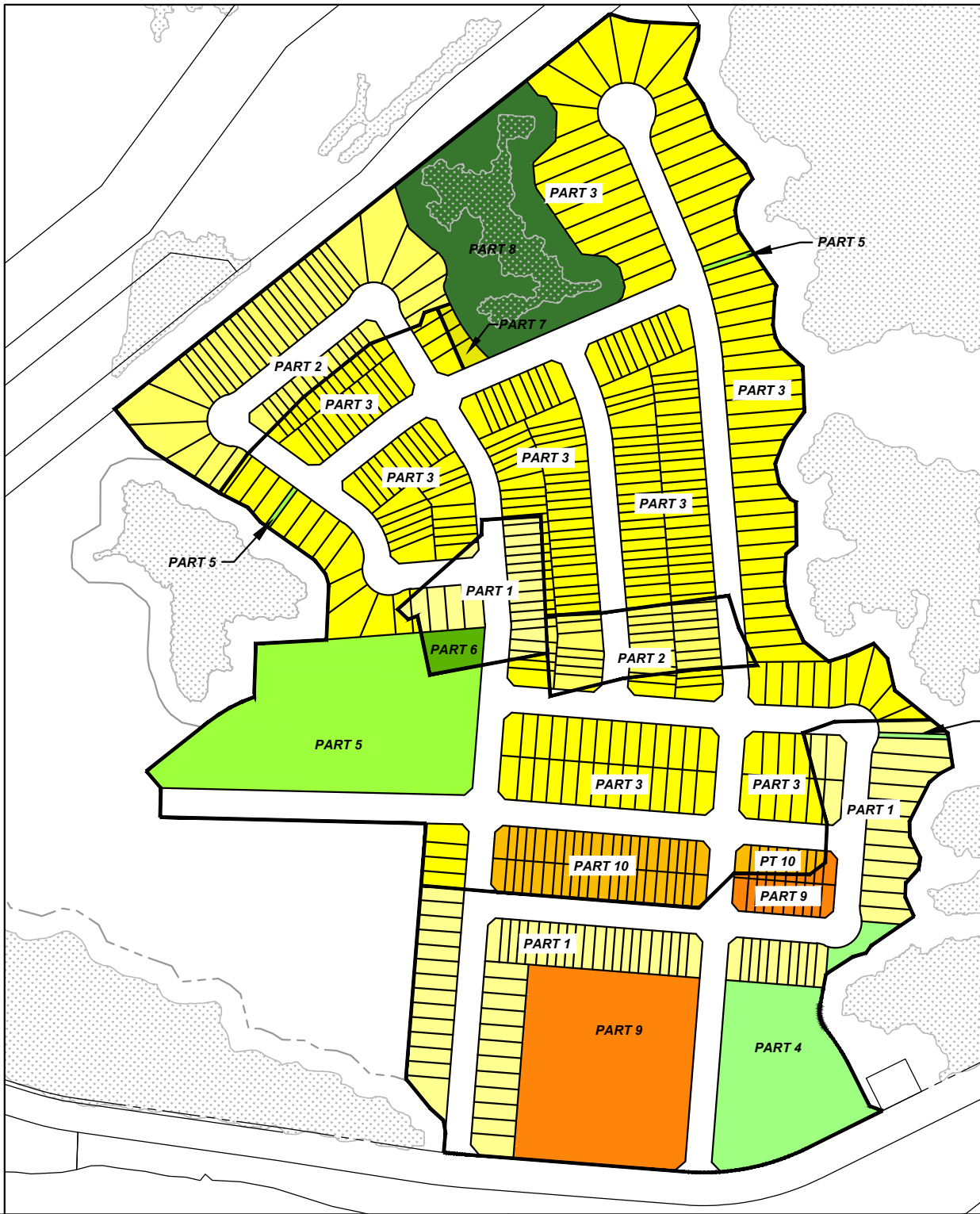
Passed this ____ day of _____, 2025.

Read a First, Second and Third time; passed, signed and sealed in open Council this ____ day of ____, 2025.

MAYOR

CITY CLERK

DRAFT



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: RESIDENTIAL LOW DENSITY GROUPED MULTIPLE DWELLING SITE SPECIFIC (R4-1134) TO RESIDENTIAL LOW DENSITY GROUPED MULTIPLE DWELLING SITE SPECIFIC (R4-XXXX)
- PART 10 - 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: _____

