

Draft Zoning By-law Amendment

Schedule X

4067 Drummond Road, Niagara Falls

THE CORPORATION

OF THE

CITY OF NIAGARA FALLS

BY-LAW NO. [REDACTED]

A BY-LAW TO FURTHER AMEND BY-LAW NO. 79-200, to regulate PT LT 78 TWP Stamford Being PT 1 on 59R11578; 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 and shall be referred to in this by-law as the “Lands”. Schedule 1 forms part of this by-law.
2. The lands that are the subject of, and affected by the provisions of this by-law, are further illustrated in Schedule 2 and shall be referred to in this by-law as the “Site Plan”. Schedule 2 does not constitute part of this by-law, but is provided to give further context to provision 4 of this by-law.
3. The purpose of this by-law is to repeal the zoning on the subject lands “Neighbourhood Commercial 818 (NC-818) Zone” and to replace it with “Site Specific Residential Two (R2-XX) Zone” on Part 1 of Schedule 1, and 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.
4. Notwithstanding the provisions of By-law No. 79-200 to the contrary, the permitted uses and regulations of the R2 Zone shall apply, notwithstanding the additional provisions outlined below:

Site Specific Residential Two (R2-XX) Zone

<i>Minimum Lot Area</i>	<i>550 square metres</i>
<i>Minimum Lot Area (Part 1)</i>	<i>272 square metres</i>
<i>Minimum Lot Area (Part 2)</i>	<i>274 square metres</i>
<i>Minimum Lot Frontage for a semi-detached dwelling on interior lot (Part 1)</i>	<i>9.65 metres</i>
<i>Minimum Lot Frontage for a semi-detached dwelling on interior lot (Part 2)</i>	<i>10 metres</i>
<i>Open balconies not covered by a roof or canopy may project into any required rear yard a distance of not more than 1.8 metres (Part 1)</i>	<i>1.85 metres</i>
<i>Open balconies not covered by a roof or canopy may project into any required rear yard a distance of not more than 1.8 metres (Part 2)</i>	<i>1.95 metres</i>
<i>Fire escapes may project into any required rear yard a distance of not more than 1.2m</i>	<i>3.50 metres</i>
<i>Maximum width of driveway or parking area in the front yard of a lot</i>	<i>11 metres</i>

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 X** of Schedule "A" of By-law No. 79-200 by re-zoning the Lands from NC-818 to **R2-_____**.
9. Section 19 of By-law No. 79-200 is amended by adding thereto:

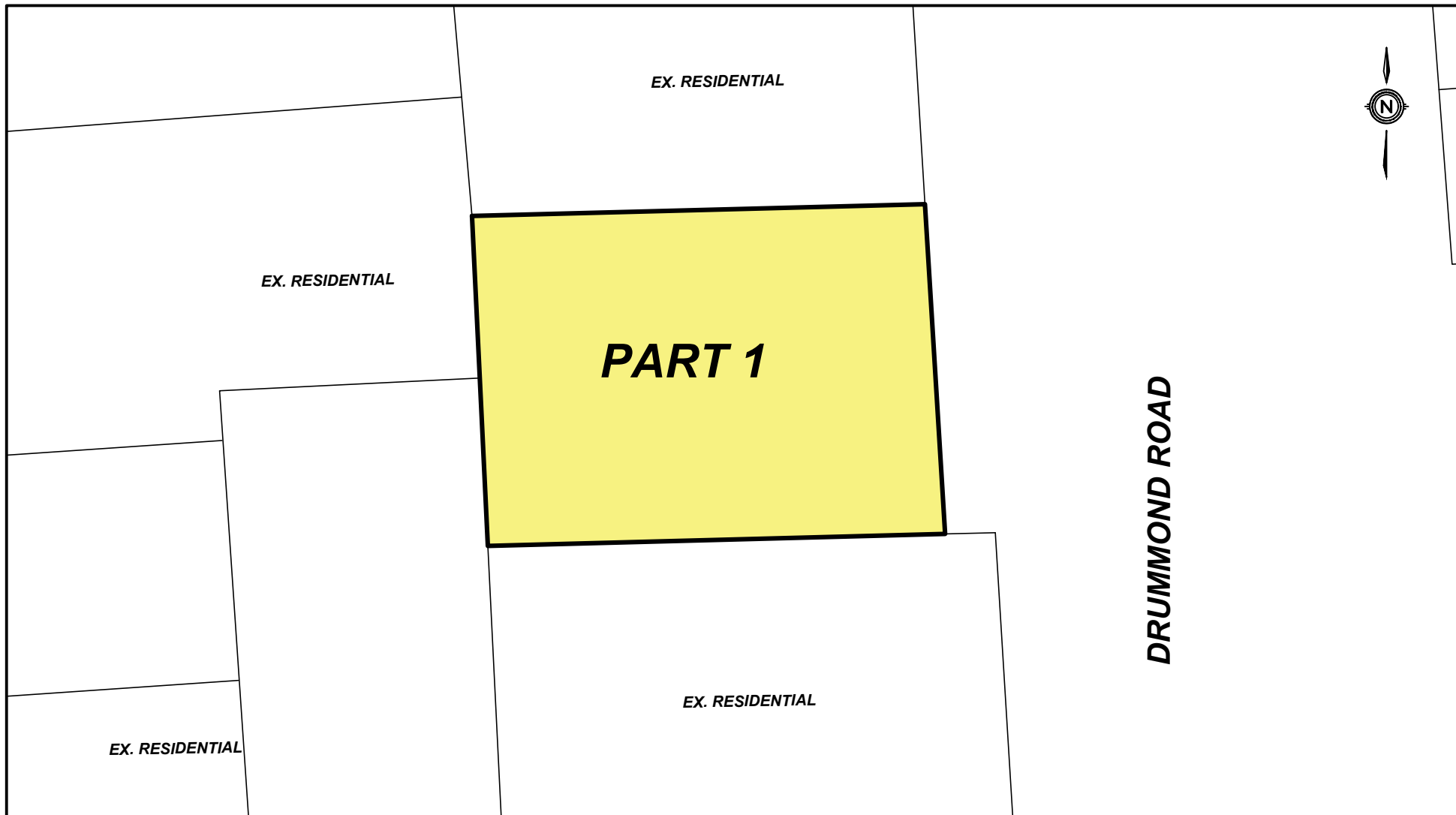
19.x.x Refer to By-law 2024-**_____**.

Passed this _____ day of _____, 2025.


READ A FIRST, SECOND AND THIRD TIME THIS _____ DAY OF _____, 2025.

MAYOR

CITY CLERK



LEGEND

 PART 1 - FROM NEIGHBOURHOOD COMMERCIAL 818 (NC-818) ZONE, TO SITE SPECIFIC RESIDENTIAL TWO (R2-XX) ZONE.

4067 DRUMMOND ROAD
SCHEDULE 'A' OF ZONING BY-LAW AMENDMENT No. _____

MAYOR: _____

CLERK: _____

