

CITY OF NIAGARA FALLS

By-law No. 2025-XX

A by-law to amend By-law No. 79-200 to rezone the Lands to Residential Low Density Grouped Multiple Dwelling (R4-XX) site-specific zone.

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 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.
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) The uses permitted in a R4 zone
 - (b) An on-street townhouse dwelling
 - (c) Single-detached dwellings
5. The regulation governing the permitted use of the Lands shall be:

(a)	Minimum lot area	215 square metres for each on-street townhouse dwelling unit
(b)	Minimum lot frontage	23 metres for a townhouse dwelling block, 6 metres for a townhouse unit 13 metres for a single-detached dwelling
(c)	Minimum rear yard depth	7 metres
(d)	Minimum interior side yard width	2.5 metres
(e)	Maximum lot coverage	45%
(f)	Maximum height of building or structure	11.2 metres
(g)	Minimum privacy yard depth	7 metres

6. Notwithstanding the provisions of Section 4.13, an accessory building is permitted within 0.9 metres from the side lot line.
7. Notwithstanding the provisions of Section 4.19.3, a landscape open space strip of 1.2 metres is permitted.
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.

Read a first, second and third time; passed, signed and sealed in open Council this XXth day of XX, 2025.

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WILLIAM G. MATSON, CITY CLERK	JIM DIODATI, MAYOR
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SCHEDULE 1 TO ZONING BY-LAW AMENDMENT



