

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 TOWNSHIP LOT 115, GEOGRAPHIC TOWNSHIP OF STAMFORD, 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 "SC-H" to "R5-F" 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 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**.
4. Notwithstanding Section 4.14(b) of this By-law, unsupported canopies, eaves or gutters, for other than an accessory building, may project into any required yard a distance of not more than 0.45 metres.
5. Notwithstanding Section 4.14 and 4.25A, an outdoor patio may encroach in any required front yard to the lot line.
6. A parking ramp may encroach in a required yard to the lot line.
7. Notwithstanding Section 4.19.1(a) Table 1, a dwelling containing 4 or more dwelling units requires **1.26 parking spaces for each dwelling unit**.
8. Notwithstanding Section 7.15, the required Yard for the purposes of this by-law is defined as follows:

Front Yard – Dorchester Road

9. Notwithstanding uses permitted under 7.15.1, the following provisions shall also be permitted:

“The Uses Listed in This Section Are Permitted, Provided That Such Uses Are Located Entirely on the Ground Floor.”

PERMITTED USES 1:

- a) *Bake shop*
- b) *Bank, trust company, credit union, currency exchange (2002-061)*
- c) *Clinic*
- d) *Community Building*
- e) *Library*
- f) *Office*
- g) *Personal service shop*
- h) *Restaurant*
- i) *Retail store*
- j) *Service shop*
- k) *Animal clinic*
- l) *Day nursery*
- m) *Health centre*
- n) *Outdoor patio which is an accessory use to a restaurant, in accordance with section 4.25A*

1Uses Permitted Provided That Such Uses Are Located Entirely on the Ground Floor.”

10. Notwithstanding the Regulations of Section 7.15, the following provisions shall be applicable;

Minimum lot area

Apartment dwelling *40 m² per dwelling unit*

Minimum rear yard depth

Apartment dwelling *15 m*

Minimum interior side yard width

Building Accessory to Apartment dwelling *1.2 m*

Maximum height of a building or structure

Apartment dwelling 68 m

Number of apartment dwellings on one lot

Apartment dwelling 8

Minimum landscaped open space

Apartment dwelling 40%

11. 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 "SC-H" to "R5F-XX."

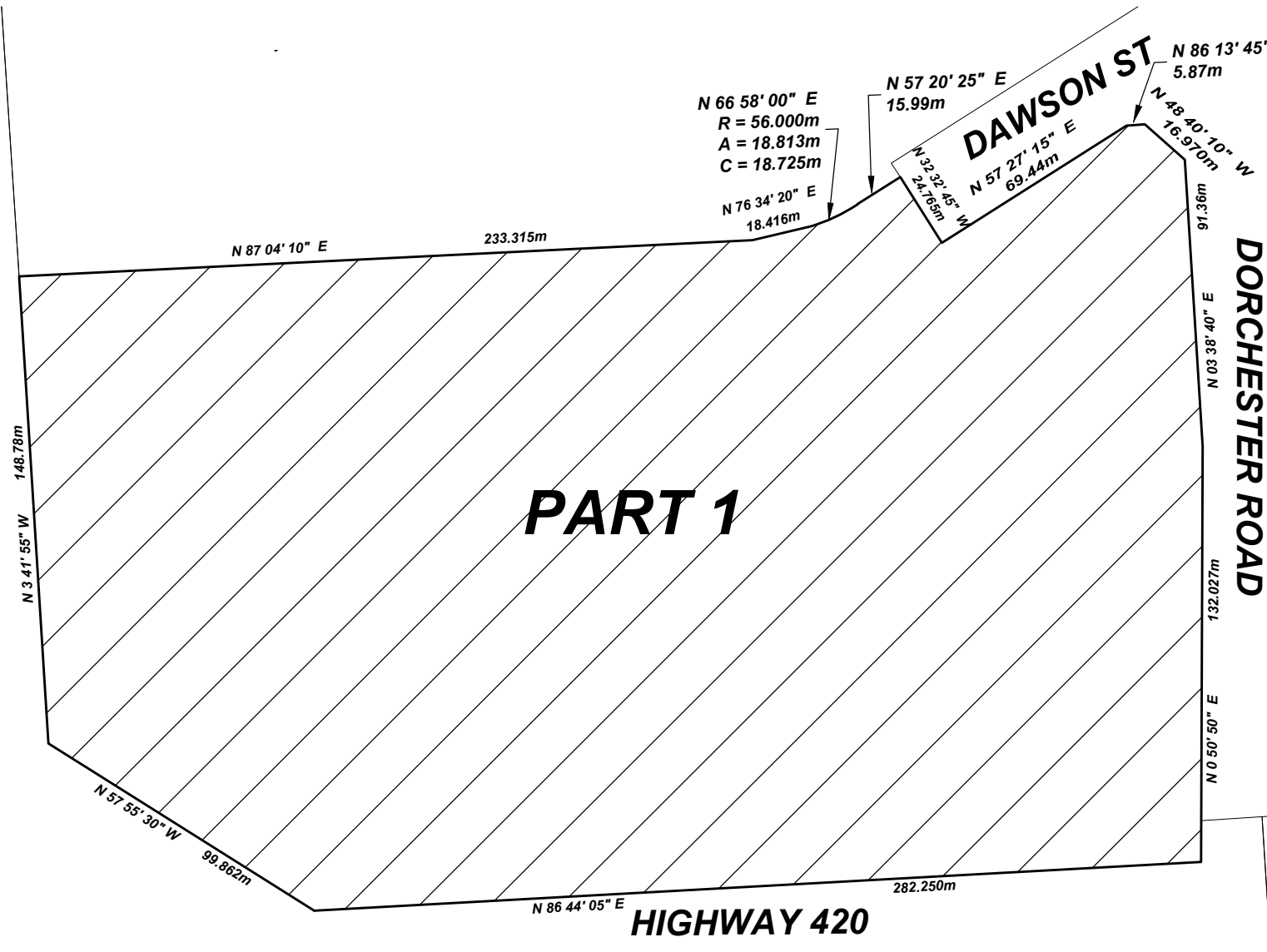
Passed this ____ day of _____, 2025.

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

MAYOR

CITY CLERK

QUEEN ELIZABETH WAY



PART 1

LEGEND

 PART 1 - FROM PLANNED SHOPPING CENTRE COMMERCIAL HOLDING ZONE (SC-H) TO SITE SPECIFIC RESIDENTIAL APARTMENT 5F DENSITY ZONE (R5F-X)

5259 DORCHESTER ROAD
 SCHEDULE 'A' OF ZONING BY-LAW AMENDMENT No. _____

MAYOR: _____

CLERK: _____

