

CITY OF NIAGARA FALLS

By-law No. 2025-XXX

A by-law to amend By-law No. 2024-030, being a By-law to amend By-law 79-200, as amended.

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. 2024-030, being a By-law to amend By-law No. 79-200, as amended, 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. 2024-030 and By-law No. 79-200, the provisions of this by-law are to prevail.
3. Notwithstanding any provision of By-law No. 2024-030 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 under By-law No. 2024-030
5. That Subsections 5 (b), and 5 (d) of By-law No. 2024-030, are hereby removed entirely.
6. That Subsection 5 (e) of By-law No. 2024-030, is hereby removed and replaced with the following:

(e) Minimum number of parking spaces	1.1 spaces for each dwelling unit; 1 parking space for each 29 square meters of gross leasable floor area for a retail store
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7. That Subsection 5 of By-law No. 2024-030 is hereby amended by adding the following at the end of the Subsection:

(h) Maximum Density	217 units per hectare
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8. That Subsection 6 is hereby removed entirely.
9. That Subsection 10 (a), and 10 (g), are hereby removed entirely.
10. That Schedule 2 of By-law No. 2024-030 is hereby deleted.
11. All other applicable regulations set out in By-law No. 79-200 and By-law No. 2024-030 shall continue to apply to govern the permitted uses on the Lands, with all necessary changes in detail.
12. The provisions of this by-law shall be shown on Sheet A4 and B4 of Schedule “A” of By-law No. 79-200 as TC(H)-XXX.
13. Section 19 of By-law No. 79-200 is amended by adding thereto:

19.1.1239 Refer to By-law No. 2024-030 and By-law No. 2025-XXX

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

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JAMES M. DIODATI, MAYOR

SCHEDULE 1

