

BEING a By-law to amend Zoning By-law 79-200 as amended, with respect to zone change application Z-20.. to rezone 7956 Spring Blossom Drive for the development of townhouse dwellings and accessory dwelling units (ADUs)

WHEREAS authority is given to the Council of The Corporation of the City of Niagara Falls by Section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, as amended, to pass this by-law;

AND WHEREAS the said Council has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

AND WHEREAS the Council of The Corporation of the City of Niagara Falls deems it in the public interest that By-law 79-2000, known as the Zoning By-law, be amended.

NOW THEREFORE BE IT ENACTED by the Council of The Corporation of the City of Niagara Falls as follows:

1. That Sheet B4 of Schedule to By-law 79-200 is hereby amended:
by adding those lands highlighted by Red and noted as Area to be rezoned to R4- Residential Low Density, Group Multiple Dwelling Zone (R4), attached hereto and forming part of this By-law, and more particularly described as PLAN 59M229 LOT 213, PT BLK 253; 59R11422 PTS 02, 06, 13, City of Niagara Falls.
2. The City of Niagara Falls Zoning By-law No. 79-200 as applied to the subject lands on Sheet B4 is hereby repealed.
3. This By-law shall come into effect upon Final Passage and in accordance with the *Planning Act*.

Read a FIRST, SECOND and THIRD
time and FINALLY PASSED this _____ day of ___, 20__.

Mayor –

Clerk –

ZONING BY-LAW 79-200



— ZONE LINES

EXCEPTIONS & SPECIAL PROVISION NO.
SEE SECTION 19

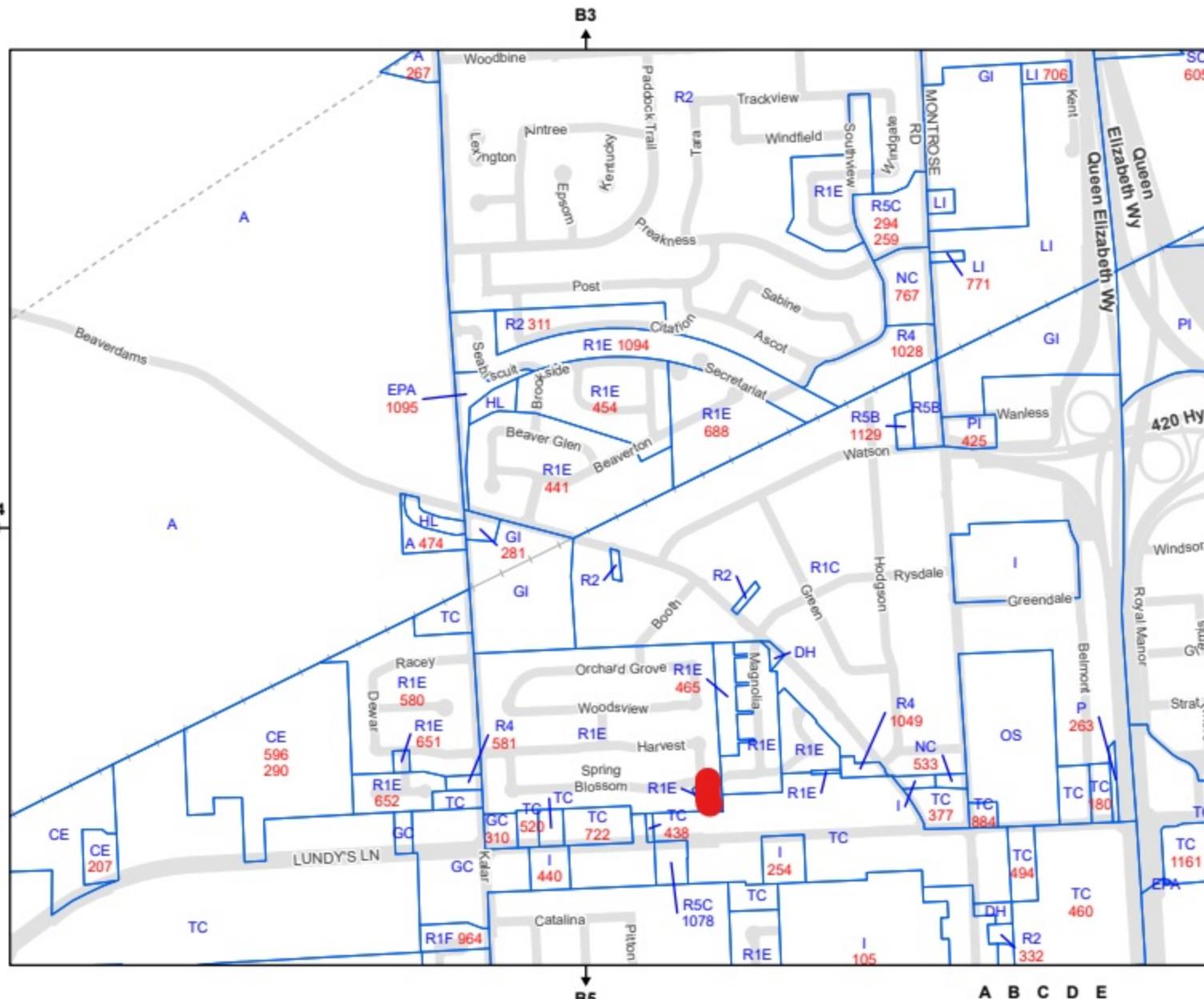
97-197	07-151
99-014	07-234
98-154	09-064
98-001	09-163
99-126	09-185
92-238	10-152
99-166	12-063
99-233	12-064
00-059	16-078
01-038	17-090
00-057	18-120
02-044	19-050
02-113	20-080
03-038	21-116
04-045	21-122
04-118	22-005
04-229	
05-012	
05-074	
05-122	
06-017	
06-202	
07-060	

Area to be rezoned to R4



CONSOLIDATION DECEMBER 2022

SHEET B4



CITY OF NIAGARA FALLS
Planning & Development Department

0 500 m

Print Date: FEBRUARY, 2023