

**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. PT LT 18 CON 3 WILLOUGHBY AS IN RO510993 EXCEPT PT 1 & 2, 59R10113 & PT 1, 59R6661, in the City of Niagara Falls, Regional Municipality of Niagara, municipally known as 4336 Willick Road, shown on Schedule "A" attached hereto as "Part 1 - Agricultural Three (A3)" is hereby rezoned as "Residential Low Density, Grouped Multiple Dwellings, Site Specific (R4-XX)"; "Part 2 - Highway Commercial-1 Zone" is hereby rezoned to "Residential Low Density, Grouped Multiple Dwellings One Site Specific (R4-XX)"; "Part 3 – Open Space Conservation (OSC)" is hereby rezoned to "Residential Low Density, Grouped Multiple Dwellings (R4-XX)"; Part 4 is to remain "Open Space Conservation." 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.
2. That the provisions of Zoning By-law 79-200 continue to apply.
3. The required yards are to be defined as follows:
  - (a) Front Yard – Willick Road
  - (b) Exterior Side-yard – Sodom Road
4. 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.

The permitted uses shall be:

- (a) For R4-XX, the uses permitted in the R4 zone.
  - i. Block townhouses
- (b) For EPA, the uses permitted in the EPA zone.

5. The regulations governing the permitted uses on Block 1 (41 Units) Parcel R4-XX, shall be:

(a) Minimum front yard depth	3.0 metres plus any applicable distance specified in section 4.27.1 of By-law No. 79-200
(b) Minimum rear yard depth	1.5 metres

(c) Maximum lot coverage 45

(d) Maximum height 10.5 metres

(e) Minimum privacy yard N/A

6. The regulations governing the permitted uses on Block 2 (36 Units) R4-XX, shall be:

(a) Minimum front yard depth 3.0 metres plus any applicable distance specified in section 4.27.1 of By-law No. 79-200

(b) Minimum rear yard depth 1.50 metres

(c) Maximum lot coverage 45.00%

(d) Maximum height 10.5

(e) Minimum privacy yard N/A

7. The regulations governing the permitted uses on parcel EPA, shall be the regulations specified for an EPA use.

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.

11. The provisions of this by-law shall be shown on Sheet C7 of Schedule "A" of By-law No. 79-200 by re-zoning the Lands from LIA3, CH and OSC to R4-XX and EPA.

12. Section 19 of By-law No. 79-200 is amended by adding thereto:

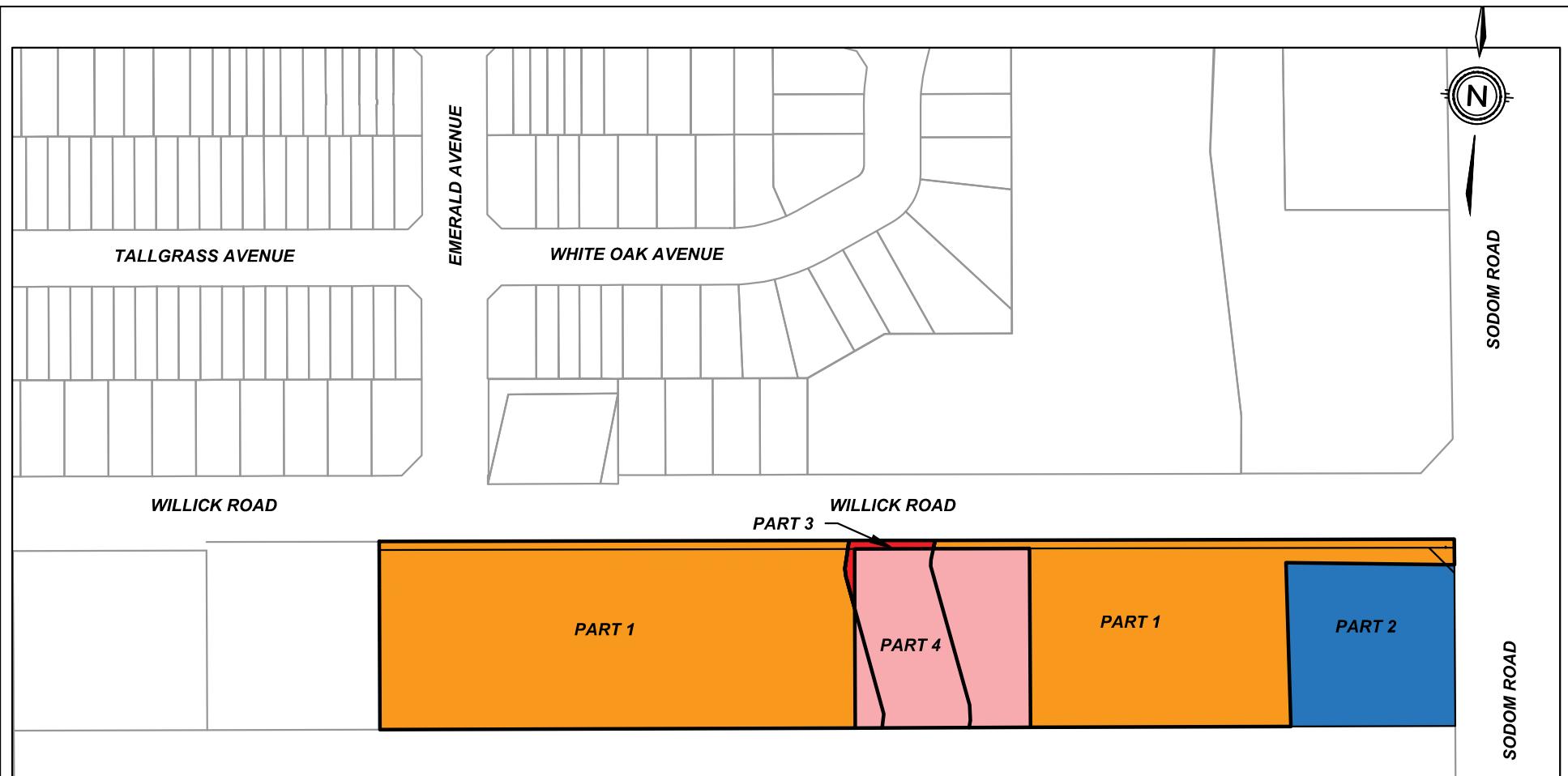
19.1.1275

Refer to By-law No. 2025-060

**Read a First, Second and Third time; passed, signed, and sealed in open Council this XX<sup>th</sup> day of XX 2025.**

WILLIAM G. MATSON, CITY CLERK

JAMES M. DIODATI, MAYOR



### LEGEND

- PART 1 - FROM AGRICULTURAL THREE ZONE (A3) TO RESIDENTIAL LOW DENSITY, GROUPED MULTIPLE DWELLINGS ONE SITE SPECIFIC (R4-XX)
- PART 2 - FROM HIGHWAY COMMERCIAL SITE SPECIFIC (70-42 & 71-92) TO RESIDENTIAL LOW DENSITY, GROUPED MULTIPLE DWELLINGS ZONE SITE SPECIFIC (R4-XX)
- PART 3 - FROM OPEN SPACE CONSERVATION (OSC) TO RESIDENTIAL LOW DENSITY, GROUPED MULTIPLE DWELLINGS ZONE SITE SPECIFIC (R4-XX)
- PART 4 - TO REMAIN OPEN SPACE CONSERVATION (OSC)

### 4336 WILLLICK ROAD SCHEDULE 'A' TO ZONING BY-LAW AMENDMENT No. \_\_\_\_\_

MAYOR: \_\_\_\_\_

CLERK: \_\_\_\_\_

