

**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 45.0%
- (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

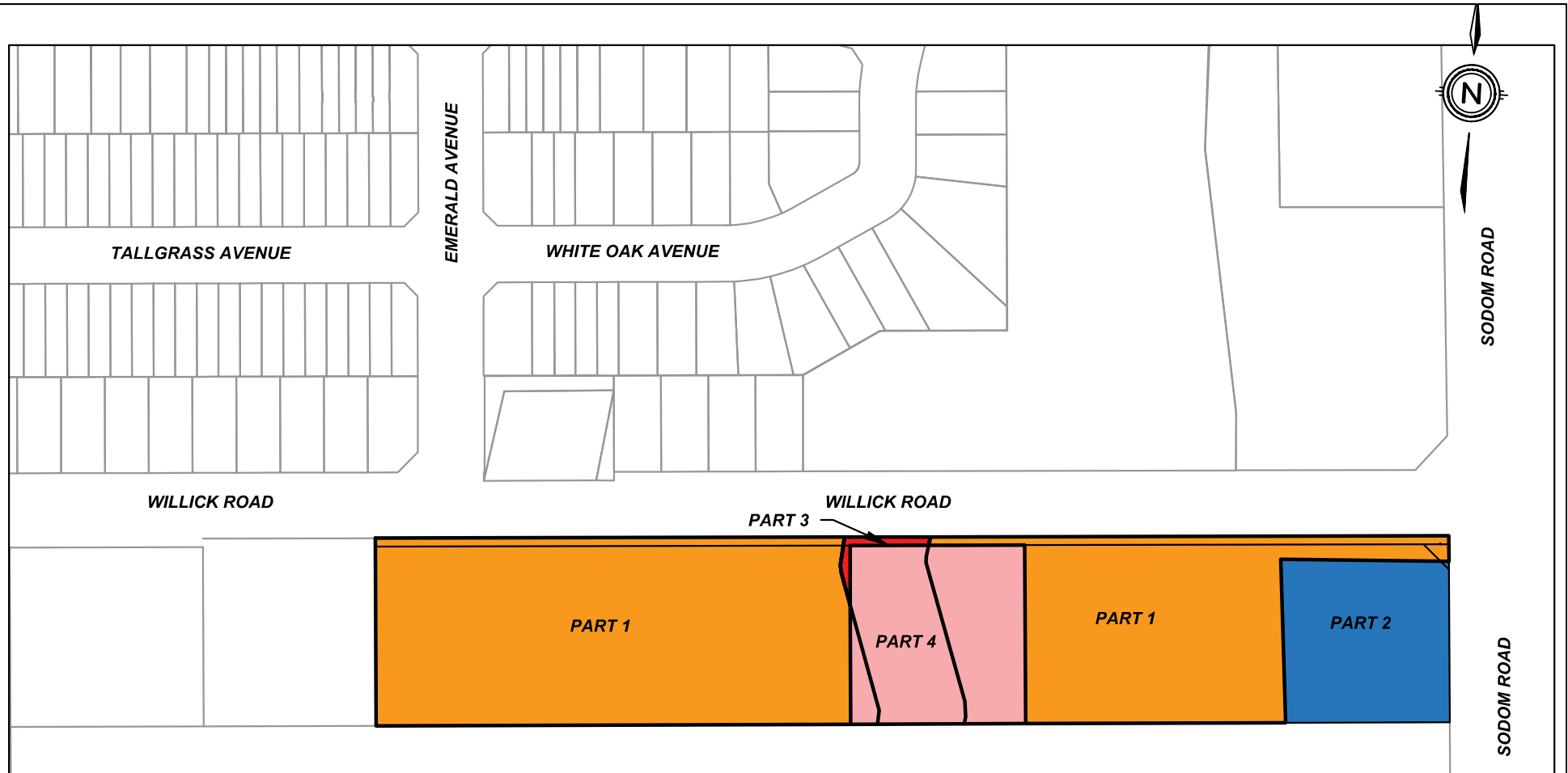
**Read a First, Second and Third time; passed, signed, and sealed in open Council this XX<sup>th</sup> day of XX 2025.**

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WILLIAM G. MATSON, CITY CLERK

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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 WILLICK ROAD**  
**SCHEDULE 'A' TO ZONING BY-LAW AMENDMENT No. \_\_\_\_\_**

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

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

