

Draft Zoning By-law Amendment

Schedule X

Lyons Narrows

THE CORPORATION

OF THE

CITY OF NIAGARA FALLS

BY-LAW NO. _____

A BY-LAW TO AMEND BY-LAW NO. 79-200, to regulate lands known as (legal description is being amended through land titles, currently. Updated description will be provided once obtained from Land Registry.)

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 on the subject lands from Tourist Commercial (TC), Industrial (I), and Conservation – Open Space (OS) to Site Specific Residential 3 (R3-X), Neighbourhood Commercial (NC) and Environmental Protection Area (EPA) 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 are to prevail.
3. In addition to the used permitted in the R3 Zone, “Block Townhouses” and “Apartments” shall also be permitted, subject to the site-specific criteria set forth in this amendment and Design Guidance provided in the associated “Lyons Narrows Urban Design and Development Guidelines”.
4. The following provisions shall also be permitted for the following land uses:

Single Detached Dwellings

Minimum Lot Area – 225 square metres

Minimum Lot Frontage – 8.2 metres for an interior lot, 10 metres for a corner lot.

Minimum Front Yard Depth – 4.5 metres to a dwelling and 6.0 metres to a garage

Minimum Rear Yard Depth – 7.0 metres

Minimum Interior Side Yard – 1.2 metres on one side, and 0.6 metres on the other side.

Minimum Exterior Side Yard – 2.4 metres

Maximum Lot Coverage – Not Applicable.

Maximum Height of a Building or Structure – 12.5 metres.

Maximum Number of Detached Dwellings on one lot – One (1) only, unless under Condominium Tenure

Minimum Landscaped Open Space – 25% of the Lot Area.

Maximum Projection of a one or two storey porch or balcony into a required front of exterior side yard – 1.5 metres

Maximum Projection of a covered porch into a rear yard – 3.0 metres, or not more than 1.5 from the lot line.

Maximum width of a driveway or parking area in the front yard of a lot – 60% of the lot frontage

Semi-Detached Dwellings

Minimum Lot Area – 450 square metres or 225 square metres per dwelling unit.

Minimum Lot Frontage – 15 metres or 7.5 metres per dwelling unit for Interior Lots, and 17 metres or 8.5 metres per dwelling unit for exterior units.

Minimum Front Yard Depth – 4.5 metres to a dwelling and 6.0 metres to a garage.

Minimum Rear Yard Depth – 7.0 metres

Minimum Interior Side Yard – 1.2 metres on one side, and 0.6 metres on the other side.

Minimum Exterior Side Yard – 2.4 metres

Maximum Lot Coverage – Not Applicable.

Maximum Height of a Building or Structure – 12.5 metres

Minimum Landscaped Open Space – 25% of the Lot Area

Maximum Projection of a one or two storey porch or balcony into a required front of exterior side yard – 1.5 metres

Maximum Projection of a covered porch into a rear yard – 3.0 metres, or not more than 1.5 from the lot line.

Maximum width of a driveway or parking area in the front yard of a lot – 60% of the lot frontage

On-Street Townhouse

Minimum Lot Area – 165 square metres per dwelling unit.

Minimum Lot Frontage – 6.0 metres per dwelling

Minimum Front Yard Depth – 4.5 metres to a dwelling and 6.0 metres to a garage

Minimum Rear Yard Depth – 7.0 metres

Minimum Interior Side Yard – 0.0 metres along demising walls and 1.5 metres for end units.

Minimum Exterior Side Yard – 2.4 metres

Maximum Lot Coverage – Not Applicable.

Maximum Height of a Building or Structure – 12.5 metres

Minimum Landscaped Open Space – 25% of the Lot Area (exclusive of driveways)

Maximum Projection of a one or two storey porch or balcony into a required front of exterior side yard – 1.5 metres

Maximum Projection of a covered porch into a rear yard– 3.0 metres, or not more than 1.5 from the lot line.

Maximum width of a driveway or parking area in the front yard of a lot – 60% of the lot frontage

Block Townhouse

Minimum Lot Area – 180 square metres per dwelling unit.

Minimum Lot Frontage – N/A

Minimum Front Yard Depth – 4.5 metres to a dwelling and 6.0 metres to a garage from a private road or the front lot/block line.

Minimum Rear Yard Depth – 7.0 metres

Minimum Privacy Yard Depth – 7.0 metres

Minimum Interior Side Yard – 1.5 metres, and 0.0 metres along demising walls

Minimum Exterior Side Yard – 2.4 metres

Maximum Lot Coverage – Not Applicable.

Maximum Height of a Building or Structure – 12.5 metres

Minimum Landscaped Open Space – 25% of the Lot Area

Apartment Dwelling

Minimum Lot Area – 50 square metres per dwelling unit.

Minimum Lot Frontage – 30 metres

Minimum Front Yard Depth – 0.0 Metres

Minimum Rear Yard Depth – One half the height of the building

Minimum Interior Side Yard – One half the height of the building

Minimum Exterior Side Yard – 0.0 metres

Maximum Lot Coverage – 35%, or 50% with underground parking provided.

Maximum Height of a Building or Structure – 36 metres or 12 storeys.

Minimum Landscaped Open Space – 30% of the lot area.

Commercial Uses – Permitted on the ground floor only, subject to the provisions of the NC Zone. Commercial uses must occupy at least 50% of the main floor area of a building in order to be permitted.

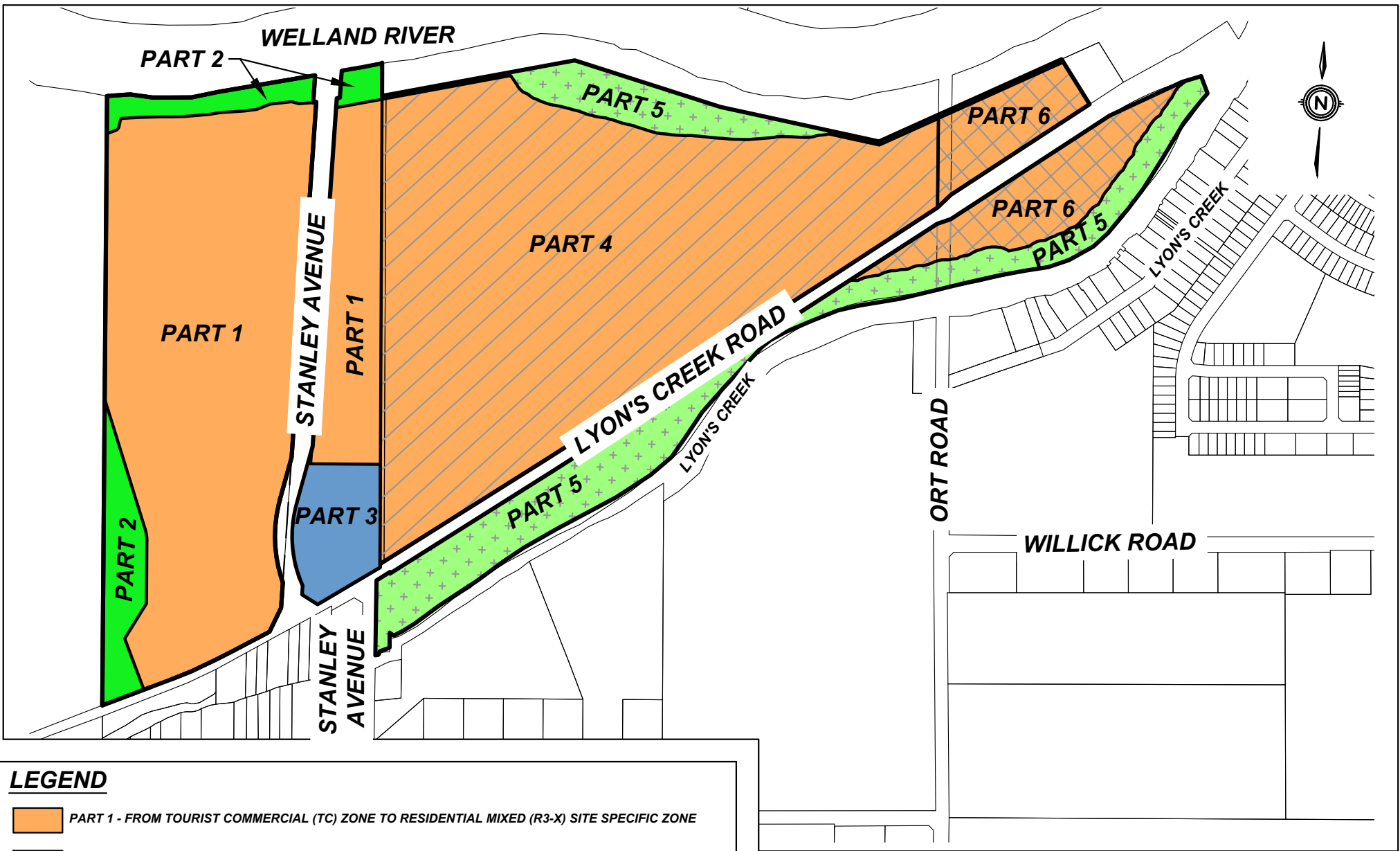
5. In addition to Residential Land Uses, the following Ancillary Land Uses are permitted within the R3-X Zone:
 - Stormwater Management Facilities
 - Pumping Stations
6. In addition to the residential and ancillary uses permitted in the site specific R3 Zone, the uses set out in the Institutional (“I”) Zone of By-law 79-200 shall also be permitted, subject to the provisions of the “I” Zone.
7. 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.
8. No person shall use the Lands for a use that is not a permitted use.
9. No person shall use the Lands in a manner that is contrary to the regulations.
10. The provisions of this by-law shall be shown on Sheet D4 of Schedule “A” of By-law No. 79-200 by re-designating the Lands to R3-____, NC and EPA.

Passed this ____ day of _____, 2022.

READ A FIRST, SECOND AND THIRD TIME THIS ____ DAY OF _____, 2022.

MAYOR

CITY CLERK



LEGEND

- PART 1 - FROM TOURIST COMMERCIAL (TC) ZONE TO RESIDENTIAL MIXED (R3-X) SITE SPECIFIC ZONE
- PART 2 - FROM TOURIST COMMERCIAL (TC) ZONE TO ENVIRONMENTAL PROTECTION AREA (EPA) ZONE
- PART 3 - FROM TOURIST COMMERCIAL (TC) ZONE TO NEIGHBOURHOOD COMMERCIAL (NC) ZONE
- PART 4 - FROM INDUSTRIAL (I) ZONE TO RESIDENTIAL MIXED (R3-X) SITE SPECIFIC ZONE
- PART 5 - FROM CONSERVATION-OPEN SPACE (OS) ZONE TO ENVIRONMENTAL PROTECTION AREA (EPA) ZONE
- PART 6 - FROM CONSERVATION-OPEN SPACE (OS) ZONE TO RESIDENTIAL MIXED (R3-X) SITE SPECIFIC ZONE

OAKLANDS
SCHEDULE 'A' OF ZONING BY-LAW AMENDMENT No. _____

MAYOR: _____

CLERK: _____

