

**CITY OF NIAGARA FALLS**

**By-law No. 2023-\_\_\_**

A by-law to amend By-law No. 79-200, being a zoning by-law.

WHEREAS it is deemed advisable to amend By-law Number 79-200, as amended,

**THE COUNCIL OF THE CORPORATION OF THE CITY OF NIAGARA FALLS, IN ACCORDANCE WITH THE PLANNING ACT, 1990, AND THE REGIONAL MUNICIPALITY OF NIAGARA ACT, HEREBY 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 part of this by-law.
2. By-law No. 79-200 is hereby amended by deleting Schedule 'A', Sheet B4, the Residential Apartment 5C Density zone (R5C-1078) on the subject lands, and substituting therefore on Schedule 'A', Sheet B4 the Residential Apartment 5F Density zone (RF5-XXXX).
3. Section 19 – Exceptions and Special Provisions of By-law 79-200 is amended by adding thereto:

2023-XXX	19.1.XXXX	The regulations governing the permitted uses shall be: <ul style="list-style-type: none"><li>• Minimum front yard depth: 5.0m from property line</li><li>• Minimum rear yard depth: 1.8m</li><li>• Minimum interior side yard depth: 0.9m</li><li>• Maximum lot coverage: 33%</li><li>• Maximum number of apartment dwellings on one lot: 2 buildings</li><li>• Minimum landscaped open space: 15% of the lot area</li><li>• Minimum number of parking spaces: 0.66 space for each dwelling unit</li><li>• Minimum amenity area: 290m<sup>2</sup> on the subject lands</li><li>• Parking location: Parking spaces are permitted in the front yard</li></ul>
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4. All other applicable regulations set out in By-Law 79-200, as amended, shall apply to the lands subject to this By-Law.
5. This Bylaw shall come into force and take effect upon the approval of Official Plan Amendment No.\_\_\_\_, and in accordance with the Planning Act, R.S.O. 1990, c.P.13.

Passed this XX day of XXXX 2023.

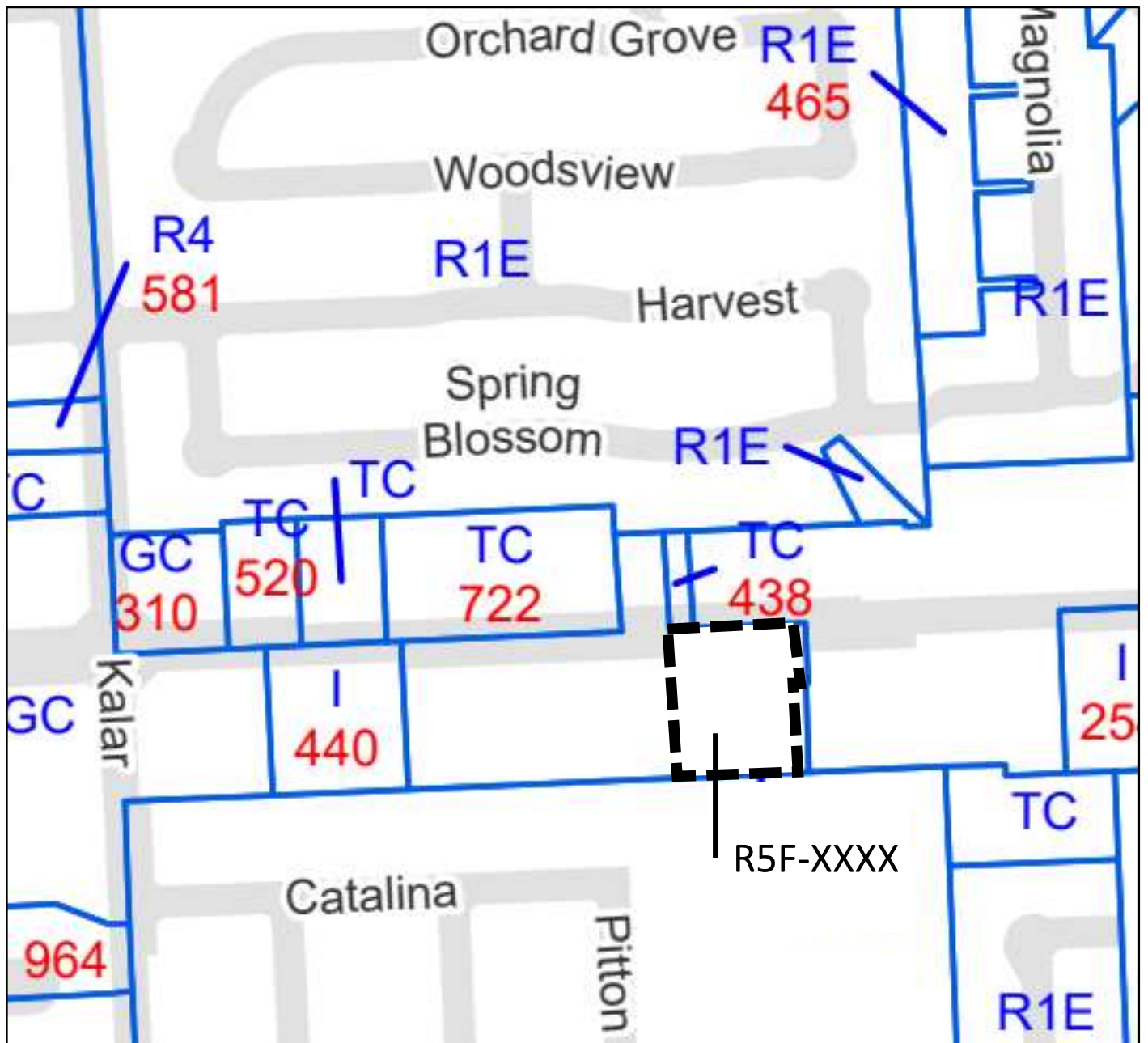
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CITY CLERK

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MAYOR

First Reading:  
Second Reading:  
Third Reading:

DRAFT

# Schedule '1'



Lands Rezoned From R5C-1078 to R5F-XXXX