

Appendix A - Draft Zoning By-law Amendment

CITY OF NIAGARA FALLS

By-law No. 2024-XX

A by-law to amend By-law No. 79-200 to rezone the Lands to Tourist Commercial (TC-XX) site-specific zone.

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 A of this by-law and shall be referred to in this by-law as the "Lands". Schedule A is a part of this by-law.
2. The purpose of this by-law is to amend the provisions of By-law No. 79-200, to permit the use of the Lands 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 provisions of this by-law are to prevail.
3. 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.
4. The regulation governing the permitted use of the Lands shall be:

(a)	Maximum lot coverage	81%
(b)	Maximum height	30 storeys or 113.25 metres whichever is lesser
5. Notwithstanding the provisions of Section 4.20.1, loading spaces shall be provided at the rate of 2 loading spaces for the initial 9,300 square metres of commercial floor area plus 1 additional loading space for each 21,500 square metres of commercial floor area over the initial 9,300.
6. 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.
7. No person shall use the Lands for a use that is not a permitted use.

8. No person shall use the Lands in a manner that is contrary to the regulations.
9. The provisions of this By-law shall be shown on Sheet D5 of Schedule "A" of By-law No. 79-200 by redesignating the Lands from TC and numbered 75, to TC and numbered XXXX.
10. Section 19 of By-law No. 79-200 is amended and adding thereto:
19.1.XXXX. Refer to By-law No. 2024-XX.

Read a first, second and third time; passed, signed and sealed in open Council this XXth day of XX, 2024.

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WILLIAM G. MATSON, CITY CLERK JAMES M. DIODATI, MAYOR

SCHEDULE 1

