

CITY OF NIAGARA FALLS

By-law No. 2024-XXX

A by-law to amend By-law No. 79-200, to regulate the McLeod Meadows plan of subdivision on the lands.

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 Lands shall be identified as three parcels, known as Part 1 R3-XXXX, Part 2 OS-XXXX, and Part 3 EPA-XXXX.
3. 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.
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.
5. The permitted uses shall be:
 - (a) For Part 1, R3-XXXX,
 - (i) The uses permitted in a R3 Zone
 - (ii) A back-to-back townhouse dwelling
 - (b) For Part 3, EPA-XXXX,
 - (i) The uses permitted in an EPA Zone
 - (ii) Stormwater management facility
 - (iii) Public services including walkways but excluding clause 4.4 d) of By-law 79-200
 - (c) For the lands zoned OS-XXXX, the only permitted use is a recreational use and accessory buildings and structures thereto. Residential dwelling units are prohibited.
6. The regulations governing the permitted uses Part 1 R3-XXXX shall be:

(a) Minimum lot area:

i.	For a detached dwelling:	300 square metres
ii.	For an on-street townhouse dwelling unit:	180 square metres for each dwelling
iii.	For a back-to-back townhouse dwelling unit:	110 square metres for each dwelling

(b) Minimum lot frontage:

i.	For a detached dwelling on an interior lot:	10 metres
ii.	For a detached dwelling on a corner lot:	12 metres
iii.	For an on-street townhouse dwelling:	6 metres per unit
iv.	For a back-to-back townhouse dwelling unit	6 metres per unit

(c) Minimum front yard depth:

i.	For a detached dwelling, on-street townhouse dwelling, or back-to-back townhouse dwelling, save and except for an on-street townhouse dwelling fronting on McLeod Road or Beechwood Road:	4.5 metres
ii.	For a private garage with driveway access from the front yard save and except for an on-street townhouse dwelling fronting on McLeod Road or Beechwood Road:	6 metres
iii.	For an on-street townhouse dwelling fronting McLeod Road or Beechwood Road:	3.0 metres The front elevation of the dwelling must be oriented towards McLeod Road or Beechwood Road

(d) Minimum rear yard depth:

i.	For a detached dwelling:	7 metres
ii.	For an on-street townhouse dwelling:	7 metres

iii.	For an on-street townhouse dwelling fronting on McLeod Road or Beechwood Road:	6 metres
iv.	For a back-to-back townhouse dwelling:	0 metres

(e) Minimum interior side yard width:

i.	For a detached dwelling with a height of less than 2 storeys:	0.9 metres
ii.	For a detached dwelling with a height of greater than 2 storeys:	1.2 metres
iii.	For an on-street townhouse dwelling:	1.2 metres
iv.	For a back-to-back townhouse dwelling:	1.2 metres

(f) Minimum exterior side yard width 3 metres

(g) Maximum lot coverage Not applicable

(h) Maximum driveway width for an on-street townhouse dwelling unit save and except for an on-street townhouse dwelling fronting on McLeod Road or Beechwood Road 70% of the lot frontage

(i) Maximum driveway width for an on-street townhouse dwelling unit fronting on McLeod Road or Beechwood Road Not applicable

(j) Vehicular access to an accessory building or structure that will function as a garage and location of a driveway for an on-street townhouse dwelling fronting McLeod Road or Beechwood Road Vehicle access shall not be provided from McLeod Road or Beechwood Road

(k) Maximum building height 12 m

(l) In addition to Section 4.45.4 (a), the following shall apply: Common detached accessory buildings or structures containing an additional dwelling unit may be centred on the mutual lot line if erected simultaneously on two abutting lots.

19.1.XXXX Refer to By-law No. 2024-XXX.

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15. That By-law No. 2023-078 is repealed in its entirety.

**Read a First, Second and Third time; passed, signed and sealed in open Council
this ____ day of _____, 202X.**

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WILLIAM G. MATSON, CITY CLERK

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JAMES M. DIODATI, MAYOR