

**THE CORPORATION
OF THE
CITY OF NIAGARA FALLS
BY-LAW NO. [REDACTED]**

A BY-LAW TO AMEND BY-LAW NO. 79-200, to facilitate the development of the lands with six single-detached dwellings (_____).

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 Scheduled 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 lands shall be identified as Parcel TC-[REDACTED].
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 permitted uses and regulations governing the permitted uses on any of the Lands.
 - a. Apartment dwellings;
 - b. The balance of uses permitted in the TC Zone.
5. The regulations governing the uses permitted on Parcel TC-[REDACTED] shall be as follows:

TC-XXX Zone Provisions	
a) Minimum Front Yard Depth	12.3 meters to the centerline of the original Lundy's Lane road allowance
b) Minimum Rear Yard Depth	1.7 meters
c) Minimum Exterior Side Yard	10.9 meters to the centerline of the original Beaverdams Road road allowance
d) Maximum Height of a Building or Structure	18.5 meters
e) Minimum Parking Space Requirements	0.64 spaces per dwelling unit
f) Parking Space Dimensions – more than 45 degrees and up to 60 degrees	2.3 metres x 6.0 meters
g) Maneuvering aisle width – more than 45 degrees and up to 60 degrees	4.1 meters

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 X of Schedule "X" of By-law No. 79-200 by re-designating the Lands from the Tourist Commercial (TC) zone to Tourist Commercial site-specific (TC-XXX) Zone.

Passed this ____ day of ____, 2024.

READ A FIRST, SECOND AND THIRD TIME THIS ____ DAY OF ____, 2024.

MAYOR

CITY CLERK

Draft