## **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 Zone (TC-XXXX) 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 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 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. Notwithstanding the definition of "Lot Frontage" for a corner lot, the lot line along Lundy's Lane shall be deemed as the lot frontage for the Lands.
- 5. The permitted uses shall be:
  - (a) The uses permitted in a TC zone
  - (b) Home occupation in dwelling units

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- (c) Notwithstanding Section 8.6.1 (ii), dwelling units in a building in combination with one or more of the uses listed in this 2002-061 section, provided that not more than 92% of the total floor area of such building is used for dwelling units and further provided that such dwelling units except entrances thereto are located entirely above the ground floor.
- 6. The regulation governing the permitted use of the Lands shall be:

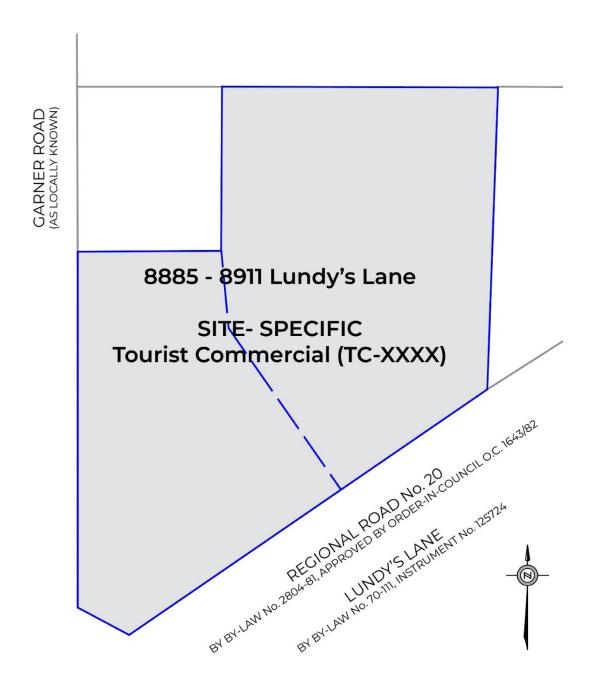
(a)	structure	36.5 metres		
(b)	Parking and access requirements	<ul><li>1.25 spaces for each dwelling unit;</li><li>1 parking space for each 28 square meters of gross leasable floor area</li></ul>		

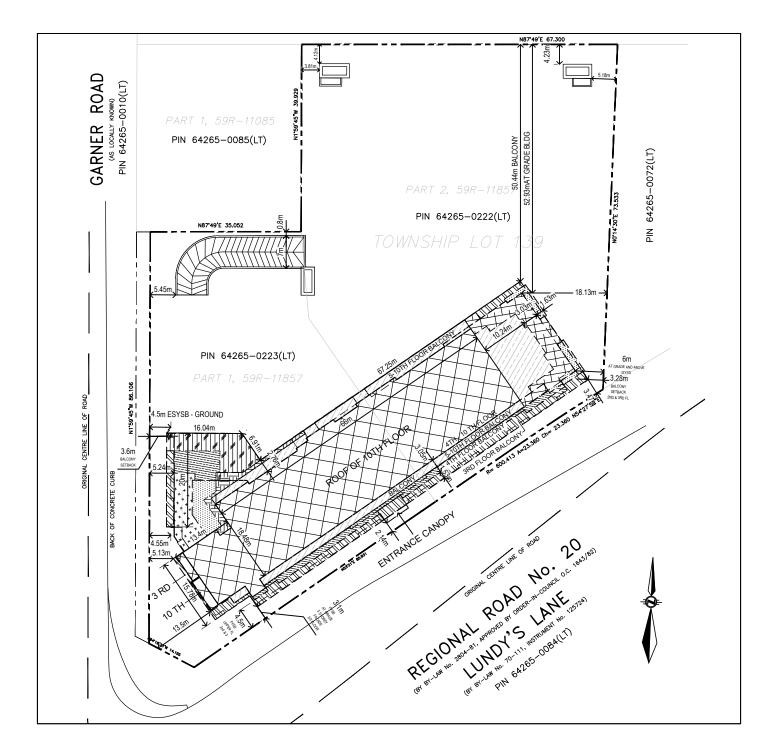
- 7. The balance of regulations specified for a TC zone.
- 8. Balconies are permitted in any yard
- 9. Parking and access shall be in accordance with section 4.19.1.
- 10. All other applicable regulations set out in By-law No. 79-200 shall continue to apply to govern the permitted uses on the Lands, with all necessary changes in detail.
- 11. No person shall use the Lands for a use that is not a permitted use.
- 12. No person shall use the Lands in a manner that is contrary to the regulations.
- 13. The provisions of this By-law shall be shown on Sheet A4 and B4 of Schedule "A" of By-law No. 79-200 by redesignating the Lands from TC to TC and numbered XXXX.

XXth day of XX, 2024.						
WILLIAM G. MATSON, CITY CLERK	JAMES M. DIODATI, MAYOR					

Read a first, second and third time; passed, signed and sealed in open Council this

## **SCHEDULE 1**





DESCRIPTION: PART OF TOWNSHIP 139 GEOGRAPHIC TOWNSHIP OF STAMFORD CITY OF OF NIAGARA FALLS, REGION MUNICIPALITY OF NIAGARA PIN : 64265-0222(LT) / 64265-0223(LT

APPLICANT:

ASSESSMENT #:

BUILDING HE	GHTS				
SURVEY OF CANADA, ELEVATION FFE 183.15				MAXIMUM NO. OF STOREYS	MAXIMUM HEIGHT
	MAXIMUM NO. OF STOREYS	MAXIMUM HEIGHT		6	19.3m
"" "	1	4.5m		7	22.2m
	3	10.4m		8	25.2m
	4	13.4m		9	28.1m
+ + + +	5	16.3m		10	31.4m
* HEIGHT I	S TAKEN TO FLOO	OR SLAB	LXXXXX		