

# Draft Zoning By-law Amendment

## Schedule X

### *Bender Street Attraction*

#### **THE CORPORATION**

#### **OF THE**

#### **CITY OF NIAGARA FALLS**

#### **BY-LAW NO. \_\_\_\_\_**

A BY-LAW TO AMEND BY-LAW NO. 79-200, to regulate PART OF THE LANE AT THE REAR OF LOTS 145-148; LOTS 144,145,146,147 PART OF LOTS 142,143,148 and 149, PLAN 294 GEOGRAPHIC TOWNSHIP OF STAMFORD NOW IN THE CITY OF NIAGARA FALLS, REGIONAL MUNICIPALITY OF NIAGARA.

#### **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 zoning on the subject lands from Tourist Commercial (TC) to Site-Specific Tourist Commercial (TC-X), to permit the lands to be developed 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 provision of this by-law are to prevail.
3. As the subject lands are comprised of lands under private and municipal ownership, the subject lands are to be considered as a "lot" in their entirety for the purpose of implementation. Consistent with this approach, the required Yards are defined as follows:
  - Front Yard – Lot Lines along Bender Street
  - Rear Yard – Lot Lines Adjacent to Falls Avenue

- Exterior Side Yards – Lot Lines adjacent to Ontario Avenue
- Interior Side Yard (North) – Lot Lines Adjacent to Municipal Parking Lot
- Interior Side Yard (South) – Lot Line Adjacent to Private Parking Lot

4. In addition to the uses permitted in the TC Zone, the following provisions shall be permitted:

- i. Minimum Rear Yard Setback – 0.6 metres
- ii. Maximum Lot Coverage – 98%
- iii. Maximum Building Height – 17 storeys or 74.4 metres, whichever is greater
- iv. Required Parking Spaces – 320 spaces
- v. Required Loading Spaces – 3 spaces

5. 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.

6. No person shall use the Lands for a use that is not a permitted use.

7. No person shall use the Lands in a manner that is contrary to the regulations.

8. The provisions of this by-law shall be shown on Sheet B6 of Schedule “A” of By-law No. 79-200 by re-designating the Lands from TC to TC-\_\_\_\_.

Passed this \_\_\_\_ day of \_\_\_\_ , 2024.

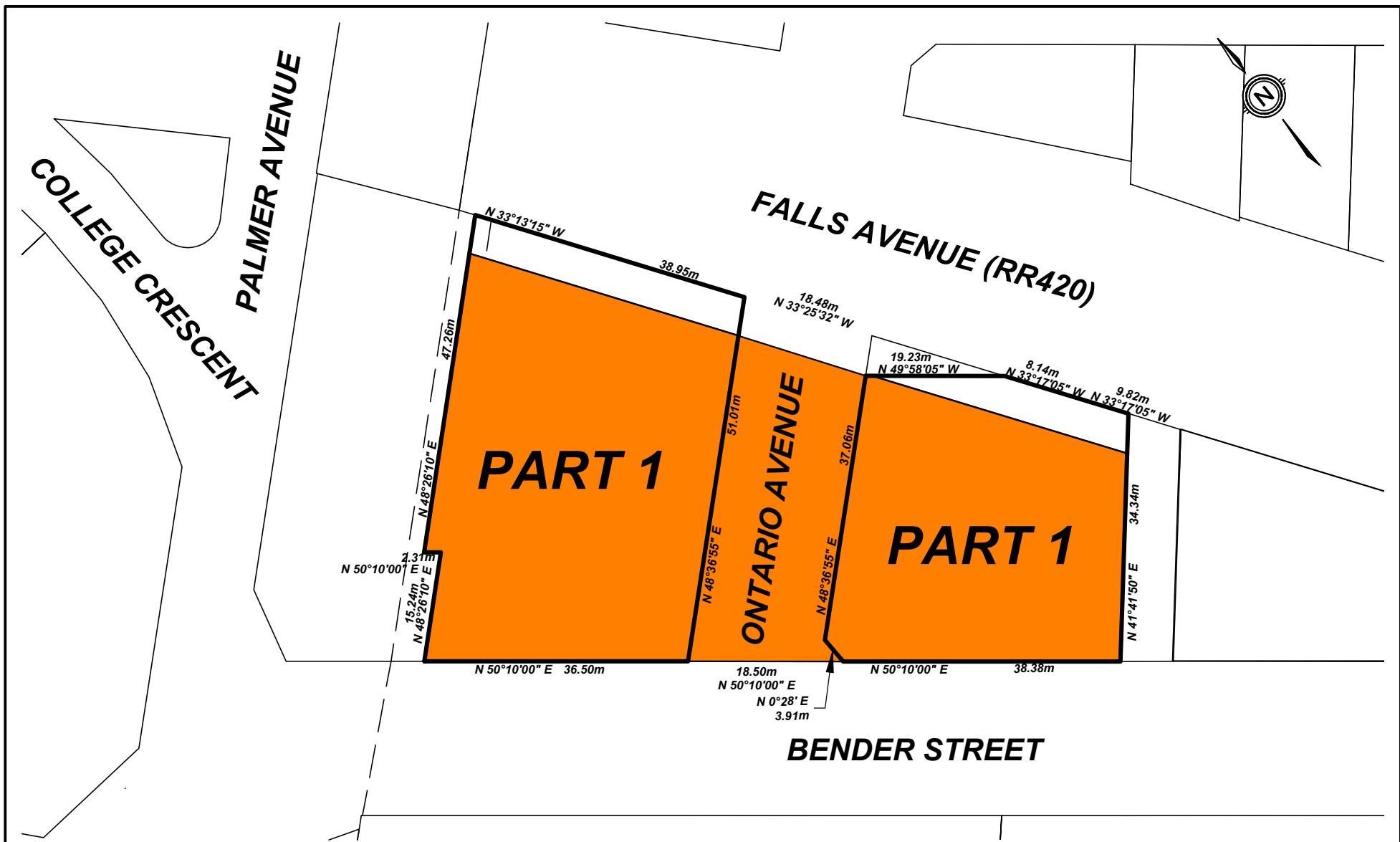
**READ A FIRST, SECOND AND THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_ , 2024.**

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**MAYOR**

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**CITY CLERK**



#### LEGEND



PART 1 - FROM TOURIST COMMERCIAL (TC) TO SITE SPECIFIC TOURIST COMMERCIAL (TC-X)

**BENDER STREET ATTRACTION**  
SCHEDULE 'A' OF ZONING BY-LAW AMENDMENT No. \_\_\_\_\_

MAYOR: \_\_\_\_\_

CLERK: \_\_\_\_\_

