

CITY OF NIAGARA FALLS

By-law No. 202X-0XX

A by-law to amend By-law No. 79-200’s existing site-specific Residential Apartment 5C density (R5C-1256) zone, to permit three site-specific provisions.

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, and the site-specific Residential Apartment 5C density (R5C-1256) zone permissions to permit the use of the Lands in a manner that would otherwise be prohibited by this 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 permitted uses shall be those of the Residential Apartment 5C density (R5C-1256) zone, with the subsequent site-specific permissions:

Minimum Lot Area	To permit 78.1 square metres for each dwelling unit, where 100 square metres for each dwelling unit is required
Parking and Access Requirements (Section 4.19.1)	To permit 30 spaces, where 33 is required.
Minimum amenity space for an apartment dwelling unit (section 4.44)	To permit 5 square metres per dwelling unit, where 20 square metres per dwelling unit is required

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 XX of Schedule "X" of By-law No. 79-200 by rezoning the subject lands from to add three additional site-specific provisions to the existing site-specific zoning by-law (R5C-1256).
9. Section 19 of By-law No. 79-200 is amended by adding thereto:
19.1.1222 Refer to By-law No. 202X-0XX.

Read a First, Second and Third time; passed, signed and sealed in open Council this XX day of XX, 2026.

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WILLIAM G. MATSON, CITY CLERK

JAMES M. DIODATI, MAYOR