

**CITY OF NIAGARA FALLS**

**By-law No. 2010 - 09**

A by-law to amend By-law No. 79-200, to recognize existing cabins associated with a motel and to reduce the lot frontage of a residential lot.

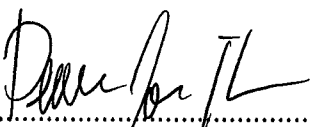
**THE COUNCIL OF THE CORPORATION OF THE CITY OF NIAGARA FALLS ENACTS AS FOLLOWS:**


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 Lands shall be identified as two parcels, known as Parcels TC-889 and R1C-890.
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 Parcel TC-889, the uses permitted in a TC zone, save and except for the portion within 65 metres of the rear lot line which shall only be used for 12 cabins.
  - (b) For Parcel R1C-890, the uses permitted in a R1C zone.
6. The regulations governing the permitted uses on Parcel TC-889 shall be:

(a) Minimum rear yard depth	6 metres
(b) Minimum interior side yard width	
(i) 65 metres or less, from the rear lot line	1.2 metres
(ii) greater than 65 metres from the rear lot line	none
(c) Minimum landscaped open space	a 6 metre wide landscaped open space strip, along and adjacent to the rear lot line

- (d) Minimum number of required parking spaces per cabin 1
  - (e) The balance of regulations specified for a TC use.
7. The regulations governing the permitted use on Parcel R1C-890 shall be:
- (a) Minimum lot frontage 6 metres
  - (b) Maximum width of driveway or parking area in the front yard of a lot 100% of the lot frontage, but in no case more than 8 metres
  - (c) The balance of regulations specified for a R1C use.
8. For the purposes of this by-law: "cabin" means a building or structure designed and built for temporary human accommodations containing separate heating and sanitary facilities, but no cooking facilities, and having a floor area not less than 14 square metres and not more than 36 square metres.
9. 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.
10. No person shall use the Lands for a use that is not a permitted use.
11. No person shall use the Lands in a manner that is contrary to the regulations.
12. The provisions of this By-law shall be shown on Sheet C4 of Schedule "A" of By-law No. 79-200 by redesignating the Lands from TC, in part, and R1C, in part, to TC and numbered 889, in part, and to R1C and numbered 890, in part.
13. Section 19 of By-law No. 79-200 is amended by adding thereto:
- 19.1.889 Refer to By-law No. 2010-09.
  - 19.1.890 Refer to By-law No. 2010-09.

Passed this twenty-fifth day of January, 2010.

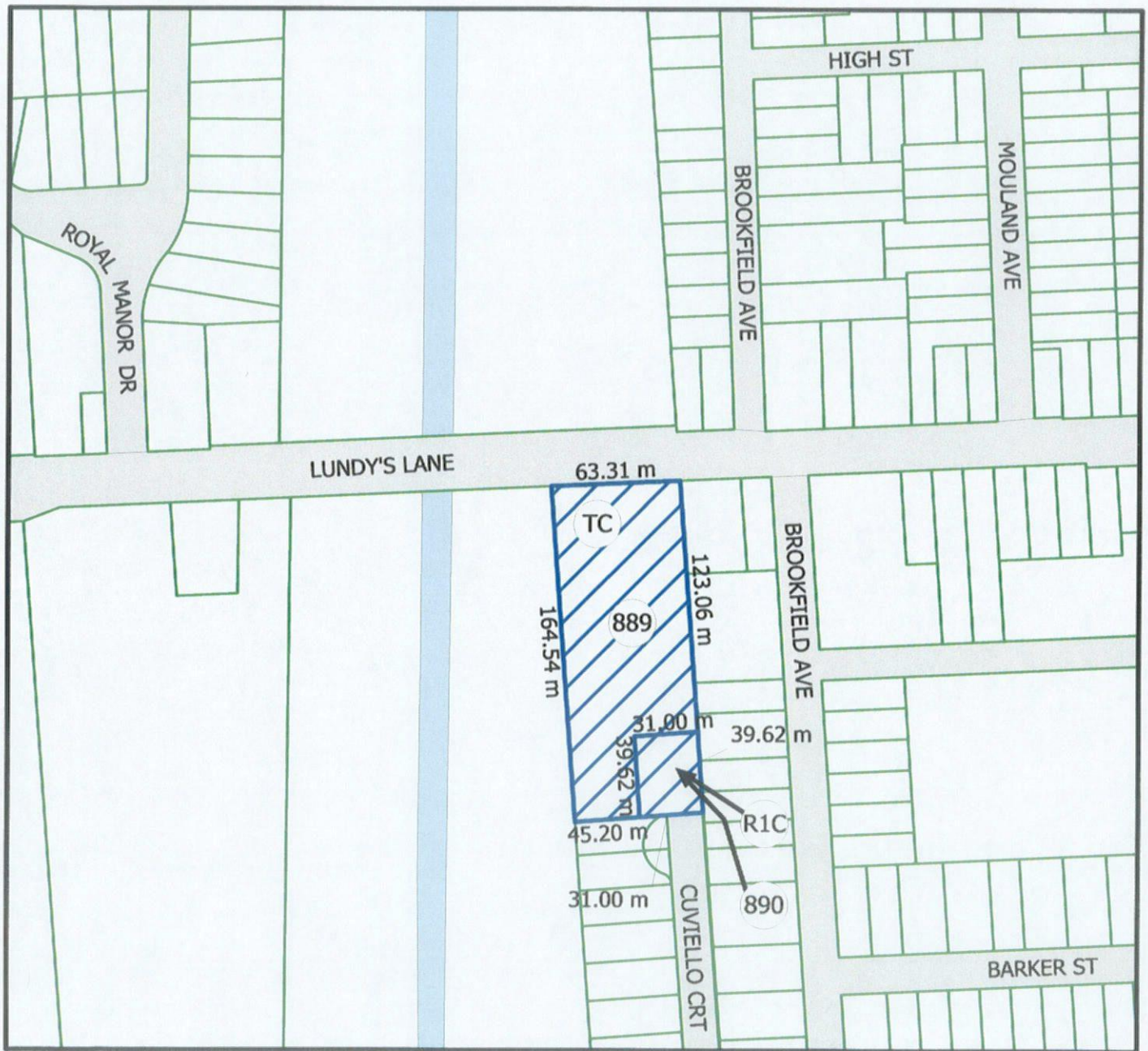
  
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DEAN IORFIDA, CITY CLERK

  
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R. T. (TED) SALCI, MAYOR

First Reading: January 25, 2010  
Second Reading: January 25, 2010  
Third Reading: January 25, 2010

# SCHEDULE 1 TO BY-LAW No. 2010-09

Subject Land



## Amending Zoning By-law No. 79-200

Description: Pt Twp Lts 141 & 148 Stamford Being Pts 1 & 2, 59R9719 & As In BB76617, Except Pts 1 & 2, 59R11886; Niagara Falls

Applicant: Falls Manor Limited

Assessment #s: 272507001713100



1:NTS

AM-2009-018