

## **Draft Zoning By-law Amendment**

### **THE CORPORATION OF THE CITY OF NIAGARA FALLS**

#### **By-law No. 2026-XX**

A by-law to amend By-law No. 79-200, as amended, to regulate the lands municipally known as 5736 Woodland Boulevard.

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 is 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 repeal the “Residential 1B Density Zone (R1B)” on the Lands and to replace it with a Site-Specific Residential Mixed Zone (R3-XX) and a Site-Specific Residential 1F Density Zone (R1F-XX), and to permit the lands to be developed 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 permitted uses and regulations of the R3 Zone shall apply, notwithstanding the additional provisions outlined below:

Site-Specific Residential Mixed Zone (R3-xx)

- a) Minimum Lot Area for a Quadruplex Dwelling: 610 square metres
  - b) Minimum Lot Frontage for a Quadruplex Dwelling on a Corner Lot: As existing (21.9 metres)
  - c) Minimum Rear Yard Depth for a Quadruplex Dwelling: 5.5 metres
  - d) Minimum Interior Side Yard Width for a Quadruplex Dwelling: 1.0 metre
4. Notwithstanding any provision of By-law No. 79-200 to the contrary, the permitted uses and regulations of the R1F Zone shall apply, notwithstanding the additional provisions outlined below:

Site-Specific Residential 1F Density Zone (R1F-XX)

- a) Minimum Lot Area: 219 square metres
5. All other applicable regulations set out in By-law No. 79-200, as amended, shall continue to apply to govern the permitted uses on the Lands, with all necessary changes in detail.

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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 C4 of Schedule "A" of By-law No. 79-200 by designating the Lands from R1B to R3-XX and R1F-XX.
9. Section 19 of By-law No. 79-200 is amended by adding thereto:  
19.1.XXXX            Refer to By-law No.2026-XX

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

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WILLIAM G. MATSON, CITY  
CLERK

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JAMES M. DIODATI, MAYOR

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## SCHEDULE 1 TO BY-LAW NO. 2026-XX

