

CITY OF NIAGARA FALLS

By-law No. 2022 XX

A by-law to amend By-law No. 79-200, to rezone various lands within the City of Niagara Falls and introduce industrial lands into By-law No. 79-200 which were formerly in Willoughby By-law 395, 1966 to implement the recommendations of the City of Niagara Falls Employment Lands Strategy (AM-2021-013).

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 Schedules 1 through 5 of this by-law and shall be referred to in this by-law as the "Lands". Schedules 1 through 5 are a part of this by-law.
2. The purpose of this by-law is to remove certain lands from their current industrial zone into an appropriate zone as described in 3 through 6 below; add Industrial lands to By-law 79-200 which were formerly in Willoughby By-law 395, 1966 as described in 7 below; and, amend specific exceptions and provisions as described in 8 through 11 below. 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. The Lands shown on Schedule 1 to this By-law are hereby redesignated from LI, LI-64 and GI-63 to CB4 and LI-54 to CB4-54 upon By-law 2021-040 coming into effect.
4. The Lands shown on Schedule 2 to this By-law are hereby redesignated from LI to NC.
5. The Lands shown on Schedule 3 to this By-law are hereby redesignated from GI-281 to NC, with any exceptions that apply to be repealed.
6. The Lands shown on Schedule 4 to this By-law are hereby redesignated from LI and HL to Development Holding (DH) Zone.
7. The Lands shown on Schedule 5 to this By-law are removed from Willoughby By-law 395 as approved through associated By-law No. 2022-XX and added to By-law 79-200 with a PI, OS and EPA designation applied. None of the provisions of By-law No. 395, 1966 shall apply to prevent the Lands shown on Schedule from being added to and placed under the control of By-law No. 79-200.
8. By-law 1981-62 regarding exception and provision number 19.1.53 is repealed.
9. By-law 1995-50 regarding exception and provision number 19.1.281 is repealed.
10. By-law 1981-62 Exception and Provision number 19.1.54 is amended as shown below with deletions shown with a strikethrough and additions shown highlighted and underlined, upon By-law 2021-040 coming into effect:

"None of the provisions of section ~~44.2.4~~ **8.5.2.D** shall apply to prevent the use of the land on the east side of Victoria Avenue designated ~~L~~ **CB4** and numbered 54 on Sheet D3 of Schedule "A", as amended, or the erection or use of a building or structure thereon for the purpose of an automobile service station provided that all of the

regulations in Section 8.9.2, as amended, for an automobile service station in an AS Zone shall apply to such automobile service station on the said land; Refer to By-law No. 2019.74.”

11. The provisions of this by-law shall be shown on Sheets B4, B7, C4, C6, C7, D3, and D7 of Schedule “A” to By-Law No. 79-200 by redesignating the Lands as shown on Schedules 1 through 5.

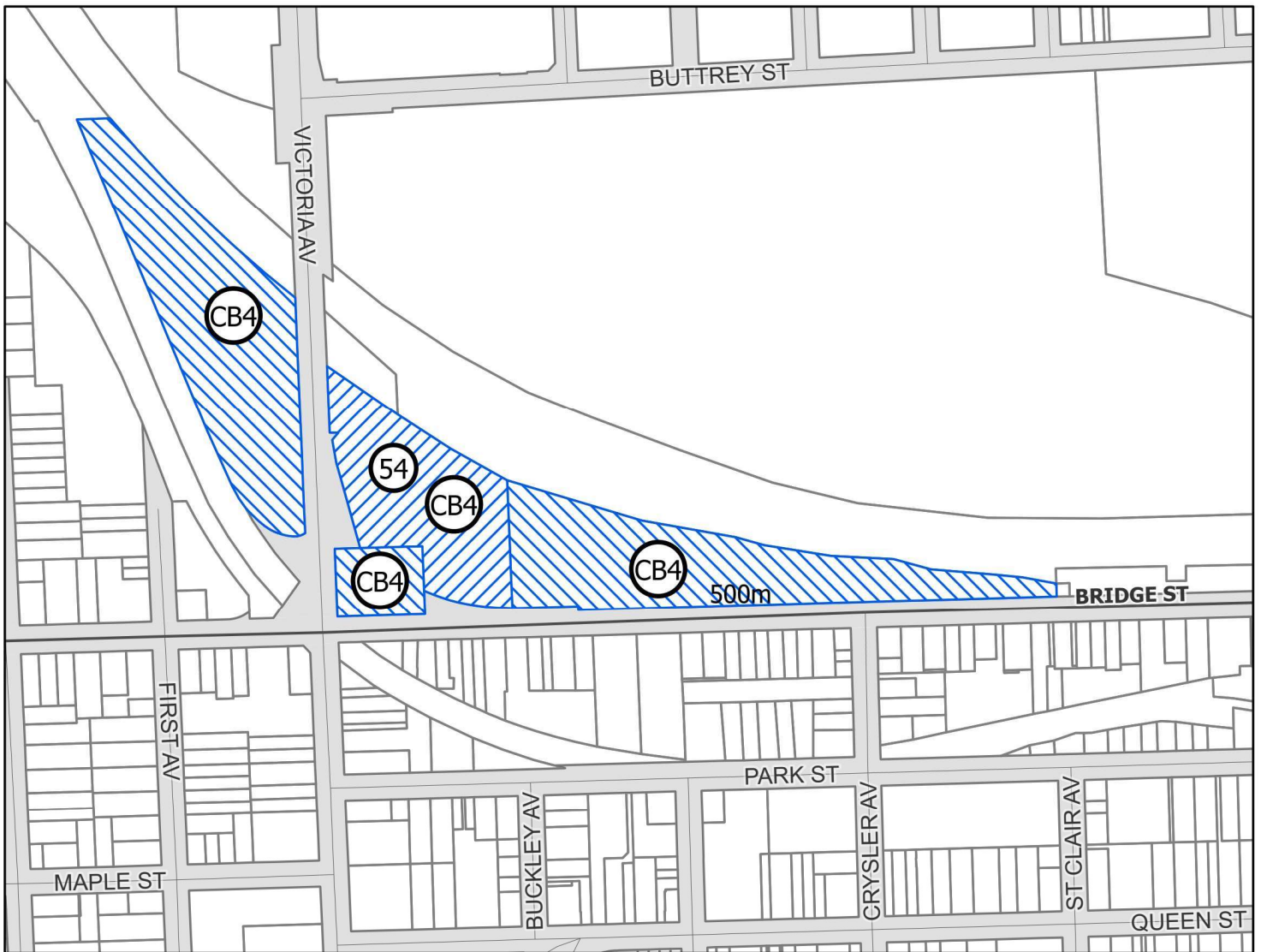
Read a First, Second and Third time; passed, signed and sealed in open Council this XX day of XXXX, 2022.

.....
WILLIAM G. MATSON, CITY CLERK

.....
JAMES M. DIODATI, MAYOR

SCHEDULE 1 TO BY-LAW NO. 2022-

Subject Lands:  LI, LI-64 and GI-63 to CB4  LI-54 to CB4-54



Amending Zoning By-law No. 79-200

Description: LANDS BETWEEN 4519 BRIDGE STREET AND 4799 BRIDGE STREET AND LANDS AT 4421 VICTORIA AVENUE.

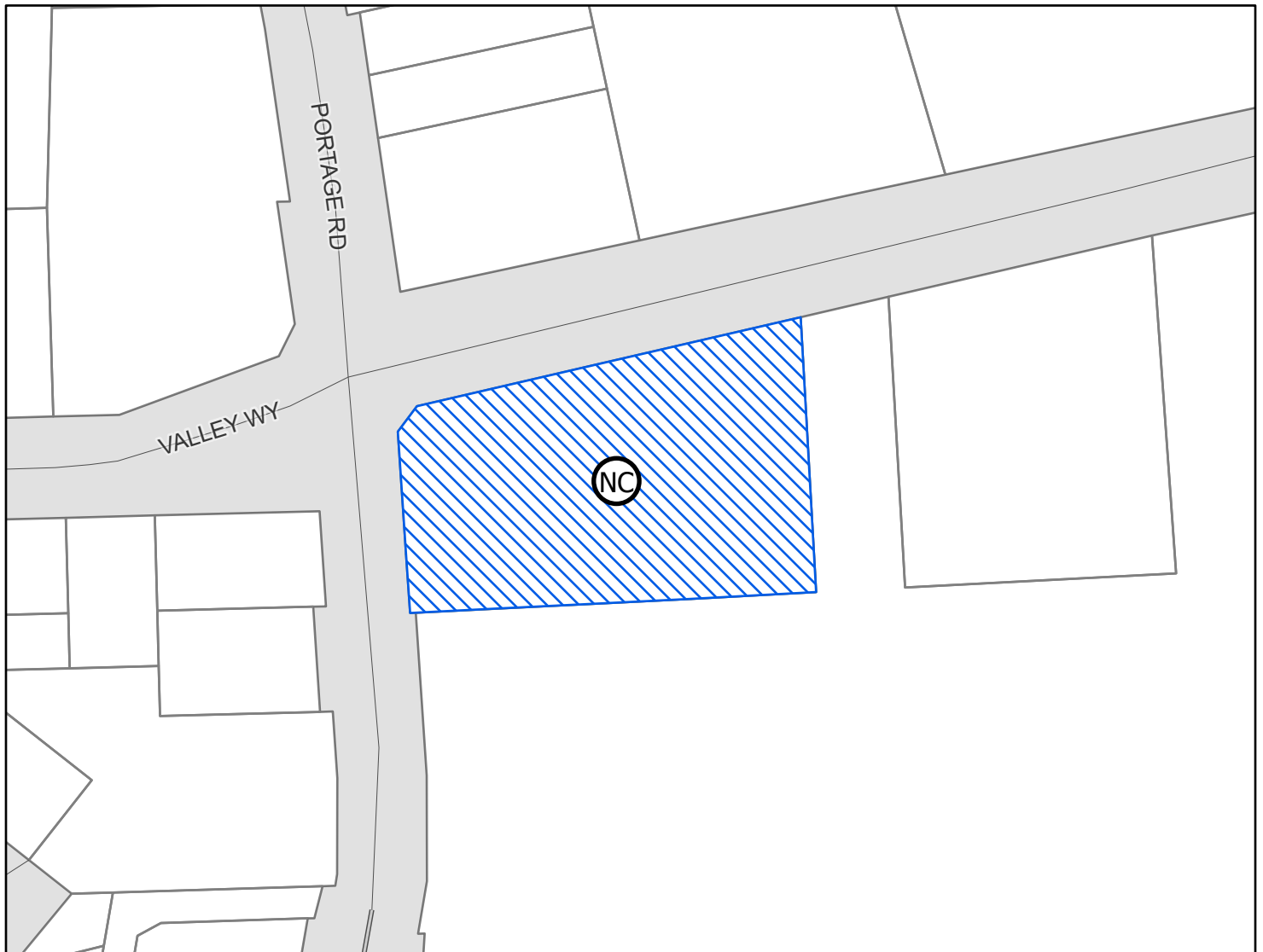
Applicant: CITY OF NIAGARA FALLS



AM-2021-013

SCHEDULE 2 TO BY-LAW NO. 2022-

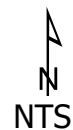
Subject Lands:  LI to NC



Amending Zoning By-law No. 79-200

Description: 5796 VALLEY WAY; 5750 VALLEY WAY AND 5270 PORTAGE ROAD; PART OF LOT 113, TOWNSHIP OF STAMFORD

Applicant: CITY OF NIAGARA FALLS

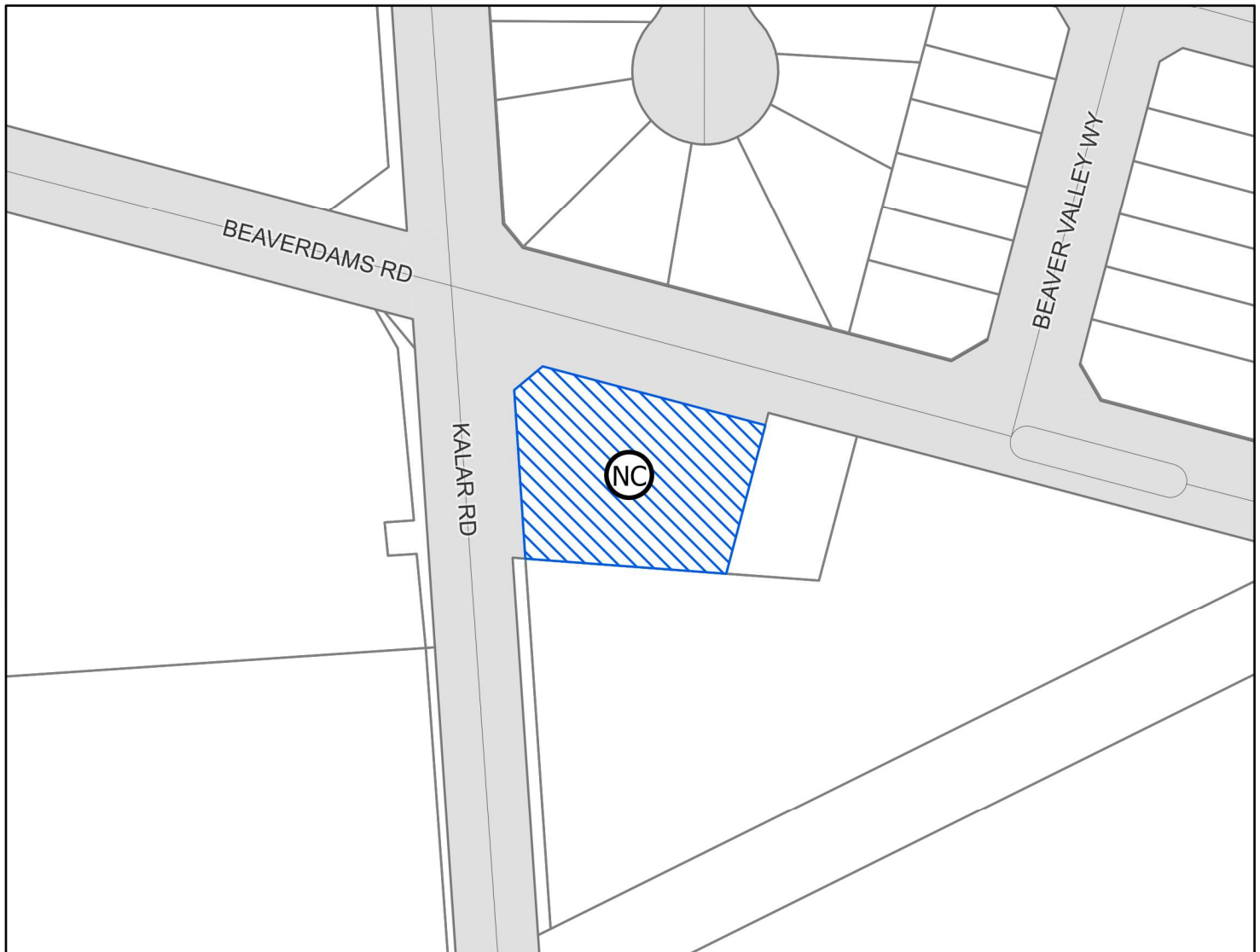


Assessment #: 272506000207800; 272506000206000; 272506000207603

AM-2021-013

SCHEDULE 3 TO BY-LAW NO. 2022-

Subject Lands:  GI-281 to NC



Amending Zoning By-law No. 79-200

Description: 8236 BEAVERDAMS ROAD; BEING PART OF LOT 123, FORMER TOWNSHIP OF STAMFORD

Applicant: CITY OF NIAGARA FALLS

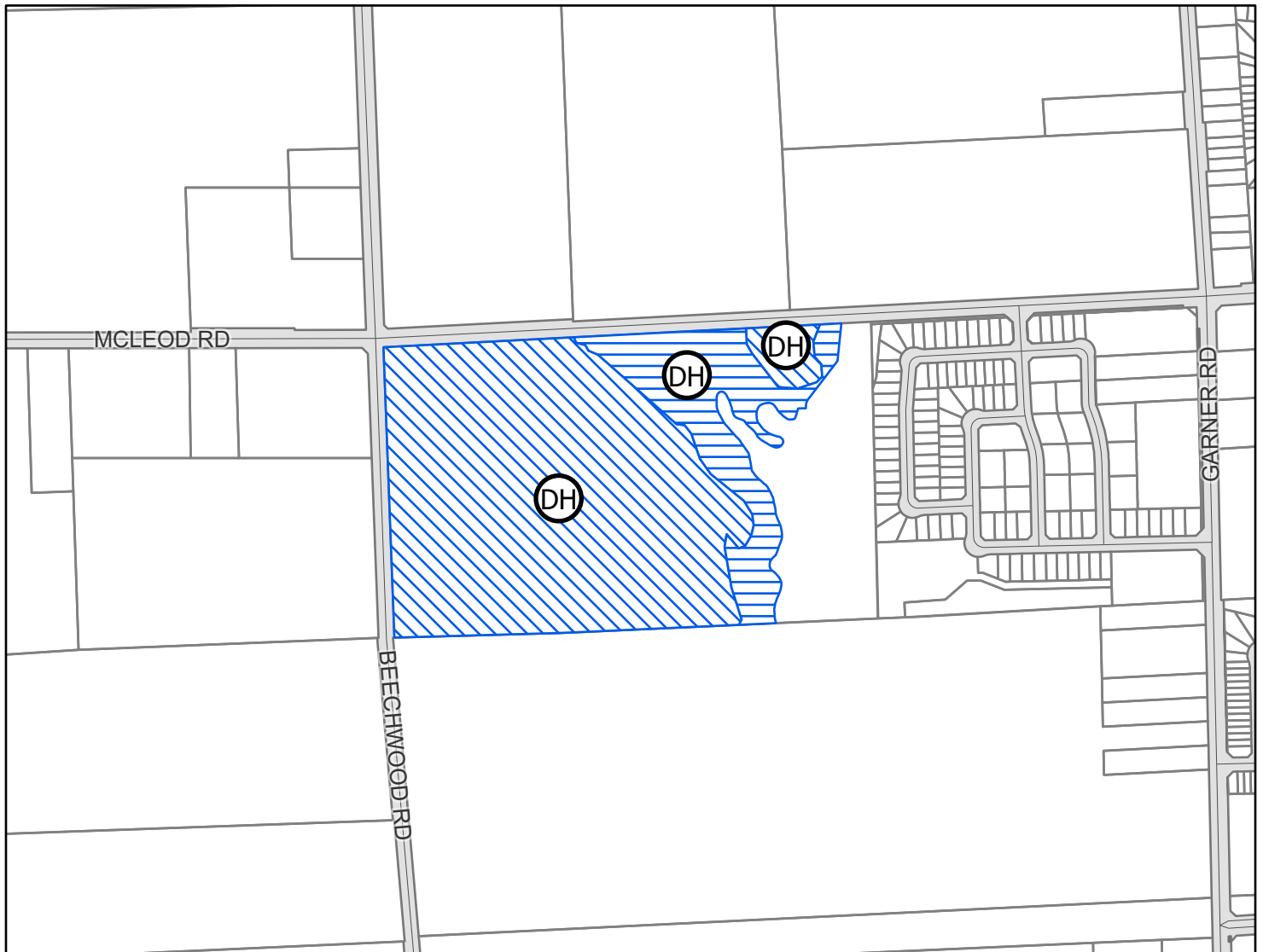


Assessment #: 272509000504800

AM-2021-013

SCHEDULE 4 TO BY-LAW NO. 2022-

Subject Lands:  LI to DH  HL to DH



Amending Zoning By-law No. 79-200

Description: 9304 MCLEOD ROAD PLUS VACANT LANDS ON THE WEST SIDE OF BEECHWOOD DRIVE, SOUTH OF MCLEOD ROAD, BEING PART OF LOT 191, FORMER TOWNSHIP OF STAMFORD

Applicant: CITY OF NIAGARA FALLS

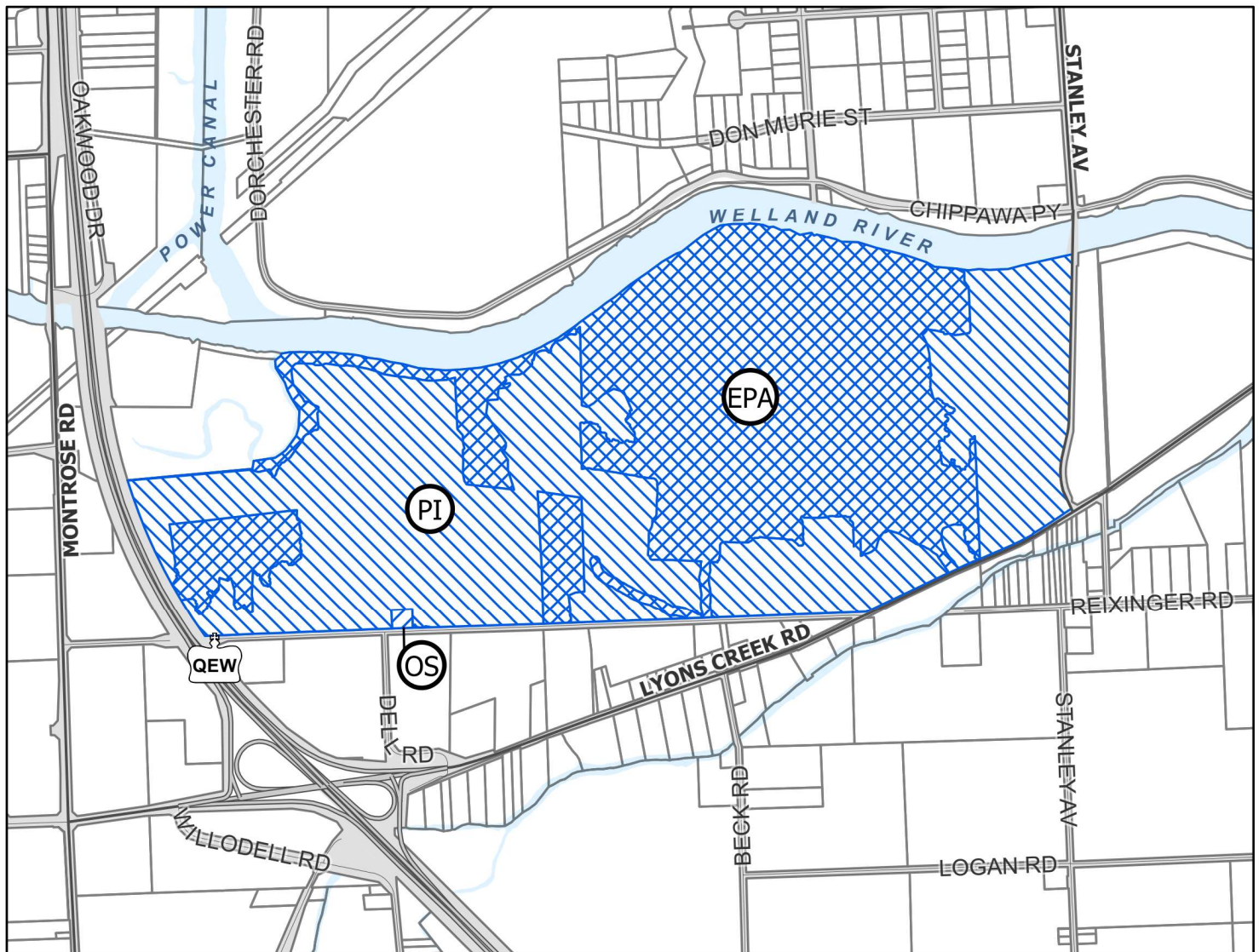


Assessment #: 272511000207700; 272511000200100

AM-2021-013

SCHEDULE 5 TO BY-LAW NO. 2022-

Subject Lands:  EPA  OS  PI



Amending Zoning By-law No. 79-200

Description: LANDS LOCATED NORTH OF REIXINGER ROAD, EAST OF THE QEW, SOUTH OF THE WELLAND RIVER , WEST OF STANLEY AVENUE AND NORTH OF LYONS CREEK ROAD; BEING PART OF LOT 3, LOTS 4 TO 9, AND PART OF LOT 10 OF BROKEN FRONT CONCESSION IN THE FORMER TOWNSHIP OF WILLOUGHBY.

Applicant: CITY OF NIAGARA FALLS

Assessment #: 272513000400500, 272513000401200, 272513000401100, 272513000401000, 272513000400900, 272513000400800, 272513000400600, 272513000400500, 272513000400400, 2513000400300, 272513000400200, 272513000400101, 272513000305000, 272513000304901, 272513000304900, 272513000304700

AM-2021-013

