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CITY OF NIAGARA FALLS

By-law No. 79-200

.....

A by-law to regulate the use of land and the erection, use, height, bulk, location, spacing of any other matters relating to buildings and structures, and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Niagara Falls; and WHEREAS there is an official plan in effect in the City of Niagara Falls; and

WHEREAS the Council of The Corporation of the City of Niagara Falls deems it desirable to pass this By-law pursuant to section 35 and other provisions or The Planning Act, R.S.O. 1970, as amended;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF NIAGARA FALLS ENACTS AS FOLLOWS:

SECTION 1 - TITLE AND INTERPRETATION

1.1 This By-law may be cited as "the Zoning By-law".

1.2 NUMBERING SYSTEM: The provisions of this By-law have been numbered using a decimal system of numbering and are referred to as "sections" regardless of the number of digits, for example section 2, section 2.17, section 2.17.1. Some sections are divided into clauses, for example 4.14 (h) is referred to as clause h of section 4.14. Some are further divided into subclauses, for example 4.14 (h) (i) is referred to as subclause (I) of clause (h) of section 4.14.

1.3 REFERENCES TO CERTAIN SECTIONS: Wherever reference is made in this By-law to "section 1, "section 2", "section 3", "section 4", "section 5", or "section 6", etc., it shall be deemed to be a reference to all sections having, respectively, 1, 2, 3, 4, 5 or 6, etc. as the first digit.

1.4 OTHER WORDS: In this By-law, the word "shall" is mandatory and not directory; words in the singular include the plural; words in the plural include the singular; words used in the present tense include the future

SECTION 2 - DEFINITIONS

In this By-law, unless the context requires otherwise:

"ACCESS DRIVEWAY" means that part of a driveway or passageway which is not within the limits of a street allowance but does not include aisles within the limits of a parking area;

"ACCESS RAMP" means that part of a driveway or passageway which is within the limits of a street allowance;

"ACCESSORY BUILDING" means a detached building which is normally and naturally incidental, subordinate, and exclusively devoted to the principal use of a lot and located on the same lot as the main building which is not used for human habitation except where permitted as an additional dwelling unit; (2023-110)

"ACCESSORY STRUCTURE" means a detached structure which is not used for human habitation and is normally and naturally incidental, subordinate and exclusively devoted to the principal use of a lot and located on the same lot as the main building; (2016-03)

"ACCESSORY USE" means a use that is naturally and normally incidental, subordinate and exclusively devoted to the principal use of a lot and, where a main building or structure is located on such lot, to the principal use of such main buildings or structure;

“ADDITIONAL DWELLING UNIT” means a dwelling unit contained within a detached dwelling, semi-detached dwelling unit, duplex dwelling unit, townhouse dwelling unit, back-to-back townhouse dwelling unit, or an on-street dwelling unit or within an accessory building to a detached dwelling, semi-detached dwelling unit, duplex dwelling unit, townhouse dwelling unit, or an on-street townhouse dwelling unit; and (2025-019)

“ADULT ENTERTAINMENT PARLOUR” means any premises or part thereof in which is provided, in pursuance of a business, services by an entertainer appealing to or designed to appeal to erotic or sexual appetites or inclinations; (2002-201)

> “Services” means services designed to appeal to erotic or sexual appetites or inclinations and includes activities, facilities, performances, exhibitions, viewings and encounters but does not include the exhibition of film approved under the Theatres Act; (2002-201)
>
> “Services designed to appeal to erotic or sexual appetites or inclinations” means:
>
> (a) Services characterized by any person or persons involved or engaging in specified sexual activities or by an emphasis on the display of human specified body areas; or
> (b) Services in respect of which the word “nude”, “naked”, “topless”, “bottomless”, “sexy” or any other word or any other picture, symbol or representation having like meaning or implication is used in any advertisement, or in respect of which is

advertised the availability of “table dancing”, or any other form of entertainment held out to be, by reason of its sexual content, not suitable for minors;

“Specified body areas” means one or more of the follows:

(a) In the case of a female person, her nipples, and areolae; and

(b) In the case of all persons, the pubic, perineal, perianal areas, the genitals, anus, and the buttocks;

“Specified sexual activities” means one or more of the following: actual or simulated sexual intercourse, masturbation, urination, defecation, ejaculation, sodomy, including bestiality, anal intercourse, oral sexual intercourse, direct physical stimulation of genital organs, and flagellation, bondage or torture in the context of a sexual relationship or activity; (2002-201)

"ADULT GOODS" means goods appealing or designed to appeal to erotic or sexual appetites or inclinations, described as follows: dildos, vibrators and other masturbatory devices; toys, devices and novelties described or advertised as appropriate due to their sexual nature or use only for adults; clothing, devices and other goods advertised as related, or relating, to fetishism, or otherwise used for the satisfaction of sexual appetites or interests; goods generally referred to as “erotica”; any postcard, photograph or other pictorial photographic or graphic depiction of subject matter distinguished or characterized by the portrayal of one or more persons involving or engaging in specified sexual activities, or by emphasis on the display of human specified areas; and any other goods referred to as “adult” in a sexual context, individually or in any combination thereof.

"ADULT MAGAZINE" means any magazine, the content or cover of which is designed or held out as designed, to appeal to erotic or sexual appetites or inclinations, through the pictorial, photographic or other graphic depiction of subject matter distinguished or characterized by the portrayal of one or more persons involved or engaging in specified sexual activities, or by emphasis on the display of human specified body areas.

"ADULT STORE " means:

(a) any adult videotape store; or
(b) any store used for the carrying on of the business of the provision of adult videotapes; adult goods; adult magazines; or the showing or viewing of adult videotapes, or any combination of any or all of them, but does not include a store where the provision of adult videotapes, adult goods, adult magazines, or any combination of them is only incidental to the carrying on of the business of the provision and display of videotapes, magazines or goods. (2002-199)

"ADULT VIDEOTAPE" means any videotape the content or container of which is designed or held out as designed, to appeal to erotic or sexual appetites or inclinations, through the pictorial,

photographic or other graphic depiction of subject-matter distinguished or characterized by the portrayal of one or more persons involved or engaging in specified sexual activities, or by an emphasis on the display of human specified body areas, and any videotape classified by the Ontario Film Review Board as "restricted", with the added information piece "adult sex film".

"ADULT VIDEOTAPE STORE" means any premises used for the carrying on of the business of the provision of adult videotapes but does not include a store where the provision of adult videotapes is only incidental to the carrying on of the business of the provision and display of adult videotapes.

“AGRICULTURAL SOURCE MATERIAL” means treated or untreated materials, as defined by the Nutrient Management Act, other than compost that meets the Compost Guidelines, or a commercial fertilizer, if they are capable of being applied to land as nutrients. (2017-65)

“AMENITY AREA” means the area of a lot and/or building intended for the use and enjoyment of the residents of such lot and/or building, and shall include areas that are landscaped open spaces, patios, privacy areas, balconies, communal lounges, swimming pools, play areas, roof decks, sundecks and similar uses, located on the same lot, but shall not include a building’s service areas, parking lots, aisle or access driveways, or a landscaped open space strip located along a property line, or along or within a parking lot or driveway and intended to buffer adjacent properties or to provide snow storage. (2022-095)

“ANIMAL CLINIC” means a building or structure or part thereof under the control and supervision of a qualified veterinarian who is a member of the Ontario Veterinarian Association, where animals or birds are given treatment but has no outdoor kennels; (2011-136)

"APARTMENT DWELLING" means a building other than a townhouse dwelling, on street townhouse dwelling, or a quadruplex dwelling, comprising four or more dwelling units which may have an independent entrance or a common entrance from the ground level.

“ART GALLERY” means a building or part thereof where works of art, such as paintings, sculpture, pottery, glass and weaving are displayed for public viewing and includes retail sales related thereto. (2008-23)

“ARTICULATION’ means the stepping out and/or recessing of a balcony, roof, awning, column, cornice or external wall of a building in plan and in section. (2025-006)

"ASSEMBLY HALL" means a building or part of a building in which facilities are provided for meetings of a civic, educational, political, religious, social or recreational nature and which facilities are capable of accommodating in excess of 100 persons and includes a public hall within the meaning of The Public Halls Act;

"ATTIC" means the portion of a building situated wholly or in part within the roof and in which there is not sufficient space to provide a height between finished floor and finished ceiling of at least 2.25 metres over an area of such floor of at least 10.0 square metres.

"AUTOMOBILE SERVICE STATION" means a building or place where gasoline, lubricants and accessories for motor vehicles are stored or kept for sale, or where motor vehicles may be oiled, greased, or washed, or have their ignition adjusted, tires inflated or batteries charged, or where only minor or running repairs essential to the actual operation of motor vehicles are executed or performed, but shall not include a car wash, a public garage auto body or a public garage mechanical;

“BACK-TO-BACK TOWNHOUSE DWELLING” means a building containing four or more dwelling units divided by vertical common walls above grade, and a common rear wall (2025-006).

“BAKESHOP” means a building or part thereof in which food is prepared and offered for sale to the public but does not include a restaurant (2025-006).

“BALCONY” means an uncovered platform projecting from the façade of a wall or walls, cantilevered or supported by columns or brackets, located above the grade of the ceiling height of the first storey above the basement (2025-006).

"BASEMENT" means that portion of a building between two floor levels which has at least 50% and not more than 80% of its clear dimension, from finished floor to finished ceiling, above the average adjacent finished grade level;

“BED AND BREAKFAST” means a home occupation that provides guest rooms and breakfast to the travelling and vacationing public and is licensed by the City of Niagara Falls to carry on business.

“BICYCLE LOCKER” means an individual bicycle storage unit that is weather protected, enclosed, and has a controlled access system. (2021-40)

“BICYCLE PARKING ENCLOSURE” means an enclosed, secure area with controlled access in which a bicycle may be parked and secured for the long term in a stable position with at least one point of contact with the frame of the bicycle and may include a bicycle locker. (2021-40)

“BICYCLE PARKING SPACE” means a space to park a bicycle. (2021-40)

“BOARDING HOUSE OR ROOMING HOUSE” means a building in which the proprietor supplies for gain, directly or indirectly, lodging with or without meals to three or more persons other than the proprietor but does not include a tourist establishment, hotel, hospital, home for the aged, Bed and Breakfast, Owner Occupied Short-Term Rental or other establishment otherwise classified or defined in this By-law; (2025-006)

“BODY RUB” includes the kneading, manipulating, rubbing, massaging, touching or stimulating by any means of a person’s body or part thereof, but does not include medical or therapeutic treatment given to a person otherwise duly qualified, licensed or registered to do so under the laws of the Province of Ontario; (2002-201)

“BODY-RUBBER” means an individual person who, in pursuance of a business or calling provides, performs, offers or solicits body-rubs, or engages in a business involving the provision of receiving of body-rubs by such person; (2002-061)

“BODY-RUB PARLOUR” means any premises or part thereof where a body-rub is performed, offered or solicited in pursuance of a business. (2002-201)

"BUILDING" means a structure having a roof, supported by columns or walls and used for the shelter, accommodation or enclosure of persons, animals, goods or chattels;

"BUILDING OR STRUCTURE PARKING AREA" means a parking area in a building or structure and includes roof parking in or on such building or structure.

“BUSINESS” includes a trade or occupation.

“CAR SHARE” means the practice where a number of people share the use of on or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometers driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable. (2025-006).

“CAR SHARE PARKING SPACE’ means a parking space that is exclusively reserved and actively used for car-sharing (2025-006).

"CAR WASH" means a building or structure containing one or more wash bays, coin operated or attended to by staff, wherein cars are mechanically washed;

“CATASTROPHE” means an unanticipated, disastrous loss of part, or all, of a livestock facility due to fire, collapse, flood, wind, or other such event. (2007-156)

“CELLAR" means that portion of a building between two floor levels which has more than 50% of its clear dimension, from finished floor to finished ceiling, below the average adjacent finished grade level;

"CLINIC" means a building or part of a building that is used exclusively by physicians, dentists, and drugless practitioners registered under The Drugless Practitioners Act, or any of them, their staff and their patients or clients for the purpose of consultation, diagnosis and office treatment in connection with the practice of medicine, the practice of dentistry or practice as a drugless practitioner but does not include a "body-rub parlour" as defined in The Municipal Act and does not include accommodation for in-patient care;

"COMMUNITY BUILDING" means a building used for community activities including, but not so as to restrict the generality of the foregoing, arts, crafts, physical, social, and education facilities and not used for overnight accommodation or for any commercial purposes; (2016-03)

"COMMUNITY GARDEN” means land used for the growing and harvesting of vegetables, fruit, grain crops or herbs for the sole use, donation or consumption by the individual or individuals or the not for profit organization working the community garden and may include a shed for storing garden material or tools, or a greenhouse, neither exceeding an area of 10 square metres or a height of 3 metres and complying with all other regulations under section 4.13 of this By-law but shall not include a LICENSED CANNABIS PRODUCTION FACILITY, DESIGNATED MEDICAL GROWTH OF CANNABIS, a FARM PRODUCE OUTLET or the raising of any animals. (2022-094)

“CONSERVATION USE” means the use of the land and/or water for the purpose of planned management of natural resources; (2011-136)

“CONVENIENCE STORE” means an establishment where prepared food, groceries, household items, tobacco, patent medicines, periodicals and other similar items are kept for retail sale to the public and may include automated banking machines, depots for laundry and dry cleaning and media rental. (2011-136)

"CORNER LOT" means a lot which is situated at the intersection of and abutting upon two or more streets or parts of the same street provided that the angle contained by two of such lots' adjacent lot lines that abut the street or streets is not more than 135 degrees;

“COTTAGE RENTAL DWELLING” means a detached dwelling that is rented in its entirety to one group of travellers at a time for a period of less than 28 days at one time; (2008-148)

“DECK” means a raised platform or floor with railings or half walls, but no solid roof, which is located 0.6 metres or greater above the ground, constructed on piers or a foundation, and is used as an outdoor living area; (2016-03)

“DESIGNATED MEDICAL GROWTH OF CANNABIS” means lands, a building or greenhouse used for the cultivation, processing or storing of cannabis for personal medical purposes on single lot under the permission of two to four registration certificates provided by Health Canada, where one or more prescription is being grown by someone other than the person for whom the prescription is for, except a person designated to grow for another person both living in the same dwelling does not constitute designated medical growth of cannabis.

“DETACED DWELLING” means a building containing one dwelling unit;(2025-006)

“DRIVE-IN RESTAURANT" means premises consisting of a building or structure, together with a parking area, from which food, refreshments, dairy products or beverages are offered for sale or sold to the public for consumption either in motor vehicles parked on the parking area or for consumption elsewhere on the premises but not necessarily within such buildings or structure, but does not include a building or structure where food, refreshments, dairy products or beverages are offered for sale or sold to the public only for consumption within the building or structure or off the premises;

“DRIVE-THROUGH FACILITIES” means an establishment that is accessory to a restaurant, retail store or financial institution where products or services are dispensed by an attendant or an automated machine, to persons who remain in vehicles that are in a designated queuing lane. (2011-137)

"DWELLING" means a building used or capable of being used as the residence of one or more persons but does not include a hotel, motel or other tourist establishment, a mobile home or a trailer;

“DWELLING UNIT” means a self-contained set of rooms occupied or designed to be occupied as an independent and separate self-contained unit and shall include kitchen with cooking facilities and bathroom facilities that are intended for the use of the unit only; (2025-006)

"DUPLEX DWELLING" means a building divided horizontally into two primary dwelling units, each with an entrance to the exterior that is independent or through a vestibule.

“EMERGENCY CARE RESIDENCE” means a building and premises operated for the purpose of providing secure, supervised, temporary living accommodations and intervention services for people who are in crisis. The building may include office space and related areas for the non-profit group operating the facility. (2016-03)

“ERECT" means (with reference to a building or structure), build, construct, reconstruct, enlarge or place and shall include:

(a) the moving of a building or structure from one location to another,
(b) any physical operation, such as excavating, filling or draining, preparatory to construction, reconstruction, enlarging or placing, and "erected" and "erection" shall have corresponding meaning;

“ESTATE WINERY” means an agriculturally related use on an established vineyard and/or fruit farm for the processing of fruit, fermentation, production, bottling, aging and storage of wine and wine related products where the fruit used in the production shall be grown within the Region of Niagara. An estate winery may also include the following ancillary uses: a wine retail area, hospitality rooms and outdoor patios, and an office; (2012-68)

"EXISTING" means existing at the date of the passing of this By-law; (2018-42)

“EXTERIOR REAR WALL” means the exterior wall furthest from and opposite to the front entrance of a dwelling unit; (2025-006)

"EXTERIOR SIDE YARD" means a side yard abutting a street or reserve;

“FAÇADE” means the exterior of a building or structure exposed to public view; (2025-006)

“FARM PRODUCE OUTLET” means a structure, a building or part of a building for the sale of

farm produce grown or produced on-site and may include produce grown elsewhere in the Region, and the sale of value added products related to such produce; (2016-105)

"FLOOR AREA" means, subject to clauses a and b, the aggregate of the horizontal areas of each floor in a building measured to the centre of party walls and to the outside of other walls;

(a) in the case of a dwelling or a dwelling unit, the following shall be excluded in calculating the floor area: any private garage, breezeway, unenclosed sunroom, porch, veranda, balcony, basement, cellar and unfinished attic;
(b) the floor area of a dwelling unit means the aggregate of the horizontal areas of each floor contained within the dwelling unit measured to the centre of party walls and to the outside of other walls, subject to the exclusions in clause a;

"FRONT LOT LINE" means, in the case of an interior lot, the line dividing the lot from the street; where the lot is a corner lot, the shorter lot line abutting a street shall be deemed to be the front lot line and the longer lot line abutting a street shall be deemed to be an exterior side lot line, provided that, where a corner lot has the same dimensions on the two streets upon which it abuts, the lot line abutting the street upon which the building or structure erected or to be erected has its principal entrance shall be deemed to be the front lot line; where the lot is a through lot, the lot line where the principal access to the lot is provided shall be deemed to be the front lot line;

"FRONT YARD" means a yard extending across the full width of a lot between the front lot line of such lot and the nearest part of the main building or structure on such lot;

"FRONT YARD DEPTH" means the least horizontal dimension between the front lot line of a lot and the nearest part of the main building or structure on such lot;

"GASOLINE BAR" means a building or place where gasoline is kept for sale with or without lubricants and automobile accessories but where no servicing, repair or equipping of motor vehicles is carried on and does not include a car wash;

“GLAZING” means the fitting or furnishing of a building façade with glass; (2025-006)

"GROSS LEASABLE FLOOR AREA" means the aggregate of the horizontal areas of each floor in a building measured to and including the outside walls but excluding in the case of buildings in a Planned Shopping Centre Commercial Zone all areas to be used in common by and for three or more tenants;

"GROUP DWELLINGS" means an arrangement on the same lot of two or more townhouse dwellings, apartment dwellings, stacked townhouse dwellings or a combination thereof. (2022-95)

“GROUP HOME TYPE 1” means a residence licensed, supervised, approved or funded under a federal or provincial statute for the accommodation of three (3) to eight (8) persons, excluding staff, living under responsible supervision and who, by reason of their intellectual, mental health, social or physical condition or legal status, require a group living environment for their well being,

but does not include a Group Home Type 2.

“GROUP HOME TYPE 2” means a residence licensed, supervised, approved or funded under a federal or provincial statute for the accommodation of three (3) to eight (8) persons, excluding staff, that is maintained and operated primarily for persons who have been placed on probation or released on parole under provincial or federal statute, or youth who have been charged under provincial or federal statute and who have been placed in detention or custody.

“GUEST ROOM” means a room or suite of rooms which is capable of being rented separately to the travelling and vacationing public and does not have any cooking facilities.

"HABITABLE ROOM" means any floor space used or intended to be used for living, sleeping, cooking or eating purposes;

"HALF STOREY" means the portion of a building situated wholly or partly within the roof and in which there is sufficient space to provide a height between finished floor and finished ceiling of at least 2.25 metres over an area of such floor of at least 10 square metres.

"HEALTH CENTRE" means a building or part of a building which is used for one or more of the following purposes: a gymnasium, massage room, sauna, steam room, sun room, swimming pool but does not include a "body-rub parlour" or an "adult entertainment parlour" as defined in The Municipal Act;

"HEIGHT" means:

(a) in the case of a building, the perpendicular distance measured from the average finished grade level at the front elevation of such building to the highest point of the roof but exclusive of any water tank, ventilating fan, air conditioning and heating unit, elevator or mechanical penthouse or similar enclosure used solely for accommodating machinery or equipment for the mechanical operation of such building,

(b) in the case of a structure, the perpendicular distance measured from the average finished grade level at its base to the highest point of such structure;

"HOME OCCUPATION" means any occupation, except the keeping of boarders or roomers, which is carried on within a dwelling or dwelling unit in compliance with the provisions of this By-law, and which is clearly incidental and secondary to the use of such dwelling or dwelling unit as a private residence including but not limited to Owner Occupied Short-Term Accomodations;

“HOSPITAL” means a building, or a part thereof, that is approved under a Provincial Act as a public or private hospital for the medical diagnosis, treatment, care or convalescence of people. (2016-03)

“HOSPITALITY ROOM” means part of a building where wine and food may be served but does not include the use of commercial cooking equipment on-site for the preparation of food. (2012-

68)

"HOTEL" means a commercial building providing temporary accommodation for travellers or transients on a year round basis and having at least two storeys and 20 bedrooms for guests, a public dining room and public meeting rooms and with all rooms and facilities on each floor connected by an inside corridor or corridors and which may be licensed under The Liquor Licence Act, 1975;

"IMPROVED STREET" means a street which has been constructed in such a manner so as to permit its use by the general public for the passage of normal vehicular traffic on a year round basis and, in addition to the foregoing, in the case of a street that is under the jurisdiction of The Corporation of the City of Niagara Falls, the maintenance of such street has been assumed by the said Corporation and such street is eligible for subsidy purposes under The Public Transportation and Highway Improvement Act;

“INDUSTRIAL EFFLUENT SYSTEM” means a system which conveys and discharges the by-product from an industrial process that can contain contaminant from non-domestic wastes. (2017-65)

“INTAKE PROTECTION ZONE” (IPZ) means an area vulnerable to water quality or water quantity threats surrounding a municipal surface water intake as delineated in a Sources Water Protection Plan. (2017-65)

"INTERIOR LOT" means a lot other than a corner lot;

"INTERIOR SIDE YARD" means a side yard other than an exterior side yard;

"LANDSCAPED OPEN SPACE" means an open area which is used for the growth and maintenance of grass, flowers, shrubbery and other landscaping and includes any surfaced walk, patio, swimming pool or similar area, but does not include any surface parking area, bus parking area, roof-top area or any open space beneath or within any building or structure; (2008-148)

"LANE" means a public thoroughfare which affords only a secondary means of access to abutting lots and which is not intended for general traffic circulation;

“LICENCE” means a City of Niagara Falls business licence issued pursuant to the City’s Licensing By-law.

“LICENSED CANNABIS PRODUCTION FACILITY” means lands, a building or greenhouse licenced by Health Canada in accordance with the applicable Federal Regulations, as amended from time to time, which is used for the cultivation, processing, packaging, testing, destruction, research and/or shipping of cannabis. (2022-045)

“LICENSED ESTABLISHMENT” means any premises issued a licence by the Alcohol and Gaming Commission of Ontario under the Liquor Licence Act, to serve liquor either as a

permanently-licensed facility or a temporary or occasionally-licensed facility. (2021-40)

“LIVESTOCK FACILITY” means one or more barns or permanent structures with livestock-occupied portions, intended for or capable of the keeping or housing of livestock. A livestock facility also includes all manure or material storages and anaerobic digesters. (2007-156)

“LOCAL PRODUCE SHOP” means a retail store ancillary to an agricultural use and/or farm, which sells food products and other agriculturally related products grown or processed within the Region of Niagara. (2012-68)

“LONG TERM CARE HOME” means a building for the care of the aged, established and maintained under the *Long Term Care Homes Act*, as amended. (2016-03)

"LOT" means a parcel or tract of land

(a) which is a whole lot as shown on a registered plan of subdivision, but a registered plan of subdivision for the purposes of this clause does not include a registered plan of subdivision which has been deemed not to be a registered plan of subdivision by a by-law passed pursuant to section 29 of The Planning Act, R.S.O. 1970, as amended from time to time, or

(b) which fronts a street or Niagara Parks Commission service road, and is a separate parcel of land without any adjoining lands being owned by the same owner or owners on the day of the passing of this By-law, or

(c) the description of which is the same as in a deed for which consent has been given pursuant to section 29 of The Planning Act, R.S.O. 1970, as amended from time to time, or

(d) is the whole remnant remaining to an owner or owners after a conveyance made with consent given pursuant to section 29 of The Planning Act, R.S.O. 1970, as amended from time to time, provided that, subject to clause d of section 4.27.1, for the purpose of this section, 2.31, no parcel or tract of land ceases to be a lot by reason only of the fact that a part or parts of it has or have been conveyed to or acquired by The Corporation of the City of Niagara Falls, The Regional Municipality of Niagara, or Her Majesty in Right of Ontario, for public highway purposes;

"LOT AREA" means the total horizontal area within the lot lines of a lot, excluding the horizontal area of such lot covered by a natural body of water or marsh, or the horizontal area between the rim of the banks of a river or watercourse, provided that only the area of the lot lying within the zone in which a proposed use is permitted shall be counted in calculating the minimum lot area under the provisions of this By-law for such permitted use, save and except for lands within the A1, A2, A3, RNP, RV, CH, IW, TCW, OSC and OSPP zone, where the lot area shall include the lands within the lot lines of a lot;

"LOT COVERAGE" means that percentage of the lot area covered by the ground level area of all buildings and structures, including accessory buildings and accessory structures, on the lot measured to the outside of all exterior walls or sides, but does not include decks; (2016-03)

"LOT DEPTH" means the horizontal distance between the front and rear lot lines; where the front and rear lot lines are not parallel, lot depth means the length of a straight line joining the middle of the front lot line with the middle of the rear lot line; where there is no rear lot line, lot depth means the length of a straight line joining the middle of the front lot line with the apex of the triangle formed by the side lot lines;

"LOT FRONTAGE" means the horizontal distance between the side lot lines measured along a public street; where a lot is a corner lot, the lesser lot line shall be deemed the lot frontage, provided that, where a corner lot has the same dimensions on the two streets upon which it abuts, the frontage abutting the street upon which the building or structure erected or to be erected has its principal entrance shall be deemed to be the frontage; where side lot lines are not parallel, the lot frontage shall be the distance between the side lot lines measured along a line drawn parallel to the front lot line at a distance 6 metres from the nearest point of the front lot line but in no case shall the width of a lot, measured along the front lot line, be more than 3 metres less than the minimum lot frontage specified in any of the regulations or supplementary regulations contained in this By-law. (2022-095)

"LOT LINE" means any boundary of a lot;

"MOBILE HOME" means a dwelling unit that is designed to be made mobile and to be transported, after it has been constructed or manufactured, to a mobile home site to provide a permanent residence and which is suitable for occupancy as a dwelling unit at the time it is placed on the mobile home site except for minor and incidental unpacking and assembly operations, placement on a mobile home sites and connection to utilities;

"MOBILE HOME PARK" means a parcel of land containing two or more mobile home sites and which is under single management and ownership and includes all accessory buildings and accessory structures incidental to the operation thereof;

"MOBILE HOME SITE" means a parcel of land within a mobile home park intended to be occupied by one mobile home together with all yards required by this By-law;

“MODEL HOME” means a dwelling which is not occupied for human habitation but used for the purpose of temporary display to the public and where a portion of this dwelling may be used as a sales office for the dwelling units to be constructed; (2008-148)

"MOTEL" means a building or buildings or part thereof consisting of a number of motel units and catering primarily to the travelling public by supplying overnight sleeping accommodation with or without meals and which may be licensed under The Liquor Licence Act, 1975, but does not include a hotel;

"MOTEL UNIT" means a room or suite of a motel which is capable of being rented separately and which has its own bathroom;

“MUSEUM” means a building or part thereof used for the preservation and presentation of works

of art or cultural or historical or scientific objects and information and open to the recreation and education of the public and includes sales related thereto. (2008-23)

"NEW CAR AGENCY" means an establishment comprising a lot and a building thereon having a minimum floor area of 550 square metres from which new automobiles are sold and serviced, and may include the following additional uses:

- retail sales of gasoline and oil
- lubrication
- mechanical, body and paint shop
- incidental car washing
- open storage of new automobiles and vehicles traded as a term of the sale of a new automobile
- any accessory use;

“NIGHTCLUB” means a licensed establishment having a capacity of over 499 persons as set out in any and all liquor licence(s) issued for such licensed establishment by the Alcohol and Gaming Commission of Ontario. (2021-40)

"NURSERY SCHOOL" or "DAY NURSERY" means a day nursery within the meaning of The Day Nurseries Act;

"OFFICE" means a room or suite of rooms designated, intended or used for the conduct of a profession, occupation or business, but shall not include a veterinarian office, the retailing of merchandise, the manufacturing, repairing or storage of goods or any assembly hall, place of entertainment, "body rub parlour" as defined in The Municipal Act, "adult entertainment parlour" as defined in The Municipal Act, or pin ball or electronic game machine establishment;

"ON STREET TOWNHOUSE DWELLING" means a building divided vertically into three or more primary dwelling units and having frontage on an improved street.

“OUTDOOR PATIO” means an area set aside out of doors, covered or uncovered, for use by customers in connection with, and in addition to, the operation of a commercial use for consumption of food and beverages; (2016-03)

“OWNER” means the owner of a lot as recorded in the records of the Registry Office for the Land Titles Division of Niagara South maintained in that Office for that lot.

“OWNER OCCUPIED” means a principal Residence occupied, on a full-time basis, by the registered Owner of the property on which the Principal Residence is located as recorded and maintained in the records of the Registry Office for the Land Titles Division of Niagara South. (2025-032)

“OWNER OCCUPIED SHORT-TERM ACCOMODATION” means an Owner Occupied Short-Term Rental or a Bed and Breakfast but shall not include a Vacation Rental Unit. (2025-032)

“OWNER OCCUPIED SHORT-TERM RENTAL” means a home occupation in a dwelling unit within or accessory to a Principal Residence that is rented out by the Owner to a single group of the travelling public for a period of 28 consecutive days or less and is licensed by the City of Niagara Falls to carry out a business. (2025-032)

“PARCEL OF RURAL LAND” means a parcel of land that is outside the urban area boundary, on which a residential use is permitted, and which is served by private sewer and water services. (2025-019)

“PARCEL OF URBAN RESIDENTIAL LAND” means a parcel of land that is within the urban area boundary on which residential use, other than ancillary residential use, is permitted and which is served by municipal sewer and water services as defined in the Planning Act, R.S.O. 1990, C.P. 13; (2023-110)

"PARKING AREA" means an area provided for the parking of motor vehicles and includes any related aisles and parking spaces and may include a private garage;

"PARKING LOT" means any open area used for the temporary parking or storage of five or more motor vehicles other than a parking area required under the provisions of section 4.19.1 of this By-law;

"PARKING SPACE" means an area of not less than 18 square metres and a perpendicular width of not less than 3 metres throughout, both exclusive of any aisles and access driveways, for the temporary parking or storage of motor vehicles, and may include a private garage;

“PARKING STATION” means a lot or lots or portion thereof, required in accordance with the provisions of this by-law for the temporary storage or parking of motor vehicles accessory or incidental to uses in the A1 or OSPP zone and shall not include the storage or parking of motor vehicles for hire or gain, display or for sale;

“PLACE OF WORSHIP” means a premises owned or occupied by a religious organization or congregation which is dedicated exclusively to worship and related social and charitable activities; (2025-006)

“PLAYLOT” means a lot used for the purpose of a non-profit playlot for children under the age of seven years and managed and controlled by the Corporation or by a neighbourhood association, church or other similar organization;

“PERSONAL SERVICE SHOP” means a building or part thereof in which persons are employed in furnishing services and otherwise administering to the individual and personal needs of persons, comprising of the premises of a barber, hairdresser, beautician, manicurist, pedicurist, tailor, dressmaker and/or shoemaker, as well as a laundromat, dry cleaner’s distribution station, tanning salon, tattoo studio, pet grooming shop and a place for dog obedience classes, but shall not include a body rub parlour. The sale of merchandise shall be permitted only as an accessory use to the personal service provided; (2009-176)

"PINBALL OR ELECTRONIC GAME MACHINE ESTABLISHMENT means a building or part of a building in which 3 or more pinball or other mechanical or electronic game machines are available to the public. (2013-14)

"PLACE OF ENTERTAINMENT" means an arena, auditorium, public hall, bowling alley, ice or roller skating rink, curling rink, dance hall, music hall, theatre, cinema, pinball or electronic game machine establishment, carnival show, circus, mechanical amusement ride or device and billiard or pool room, but does not include; (i) a "body-rub parlour" or an "adult entertainment parlour" as defined in The Municipal Act. (2013-14)

“PREMISES” includes a building or any part thereof, and any place.

“PRIMARY” means the principal use of a lot or a building.

“PRINCIPAL RESIDENCE” means an Owner’s permanent place of residence, pursuant to the *Income Tax Act.* (2025-032)

“PRIVACY YARD” means the yard measured from the exterior rear wall of a dwelling unit, providing exclusive outdoor amenity space; (2025-006)

"PRIVATE CLUB" means a building or part of a building used as a meeting place for members of a charter organization including a lodge or fraternal organization but does not include a motorcycle club;

“PRIVATE GARAGE" means a detached accessory building or part of a main building designed or used for parking or storage of vehicles of the occupants of the dwelling and in which no repair or service is rendered for profit or gain; (2011-136)

"PUBLIC GARAGE, AUTO BODY" means a building or place used as a motor vehicle repair shop including auto body repairs and spray painting and where automobile fuels or lubricants may be stored or kept for sale and where mechanical repairs, washing or cleaning of motor vehicles may be carried on but does not include a car wash;

"PUBLIC GARAGE, MECHANICAL" means a building or place used for the mechanical repair or equipping of motor vehicles and where any sale of automobile fuels or lubricants is incidental to the main use and where the washing and cleaning of motor vehicles may be carried on but does not include a public garage auto body, a car wash or an automobile service station;

"PUBLIC PARK" means a park owned or under the jurisdiction of The Corporation of the City of Niagara Falls, The Niagara Parks Commission or any other public board, commission or authority established under any statute of the Province of Ontario including recreational uses and parking facilities;

“PUBLIC SCHOOL” means a publicly funded elementary school or secondary school facility operated by the Government of Ontario; (2025-006)

"QUADRUPLEX DWELLING" means a building divided vertically into four separate dwelling units each with some portion of the accommodation therein at ground level, each sharing two party walls, and each of which has an independent entrance.

"REAR LOT LINE" means the lot line farthest from and opposite to the front lot line; where the lot is triangular in shape and there is no rear lot line, the rear lot line shall then be the point where the side lot lines meet and shall be the point of intersection further from and most opposite the front lot line. (2002-061)

"REAR YARD" means a yard extending across the full width of a lot between the rear lot line and such lot and the nearest part of the main building or structure on such lot;

"REAR YARD DEPTH" means the least horizontal dimension between the rear lot line of a lot and the nearest part of the main building or structure on such lot;

“RECREATIONAL USES" means a use of land for parks, playgrounds, tennis courts, lawn bowling greens, indoor and outdoor skating rinks, curling rinks, athletic fields, golf courses, golf driving ranges, miniature golf courses, picnic areas, swimming pools, day camps, community centres, and all similar uses, together with necessary and accessory buildings and accessory structures but does not include (i) a track for the racing of animals, motor vehicles, motorcycles, go-karts, snowmobiles or other vehicles, machines or conveyances or (ii) a carnival show, circus, merry-go-round, miniature or switchback railway, carousel, ferris wheel, roller coaster or other mechanical amusement ride or device;

"REQUIRED YARD" means a yard having not less than the minimum depth or width, as the case may be, required under the provisions of this By-law and "required front yard", "required side yard" and "required rear yard" shall have a corresponding meaning;

"RESERVE" means a strip of land owned by the Province of Ontario, The Regional Municipality of Niagara or The Corporation of the City of Niagara Falls which abuts an opened or unopened highway, allowance for road or lane and which separates such highway, allowance for road or lane from adjacent lands; a reserve may be, but is not limited to, a 1 foot reserve or a 0.3 metre reserve.

"RESTAURANT" means a building or structure or part thereof in which food is prepared and offered for sale to the public for consumption within the building or structure and which may be licensed under The Liquor License Act, 1975 but does not include a drive-in-restaurant;

"RETAIL STORE" means a building or part of a building in which goods, wares, merchandise, substances or articles are offered or kept for sale at retail or rental. (2002-061)

“RETIREMENT HOME” means a residence providing accommodation primarily for persons or couples with limited physical disabilities brought on by age or other infirmity for which some degree of physical assistance is required and where each private living unit has a separate private bathroom and separate entrance from a common hall, but where common facilities for the

preparation and consumption of food are provided, and common lounges, recreation rooms and medical care facilities may also be provided; (2008-148)

“ROOF FEATURE” means a distinct architectural element erected above the top storey of a building or structure for the purposes of enhancing the design of the building or structure which may enclose any roof mounted mechanical equipment, mechanical penthouses, or other similar elements. Notwithstanding Section 4.7 of this By-law no water tank, elevator or other mechanical penthouse shall have a height greater than the roof feature unless clad to be aesthetically consistent with the roof feature; (2025-006)

“SEMI- DETACHED DWELLING” means a building divided vertically into two dwelling units, each with an independent entrance to an exterior; (2025-006)

“SENSITIVE LAND USE” means any use that may be adversely affected by the proximity of a Licenced Cannabis Production Facility or Designated Medical Growth of Cannabis including, without limiting, the generality of the foregoing, residential uses, campgrounds, child care facilities, playgrounds, schools, parks and Institutional uses or zones that permit these uses. (2015-134, 2022-45)

"SERVICE SHOP" means a building or part of a building used for the servicing or repair of household articles and includes radio, television and appliance repair shops and business machine service shops but does not include industrial or manufacturing uses, a public garage auto body or a public garage mechanical;

SHORT-TERM BICYCLE PARKING” means a space where a bicycle may be parked and secured for the short term in a stable position with two points of contact with the frame of the bicycle. (2021-40)

"SIDE LOT LINE" means a lot line other than a front lot line or a rear lot line;

"SIDE YARD" means a yard extending from the front yard to the rear yard between the side lot line of a lot and the nearest part of the main building or structure on such lot;

"SIDE YARD WIDTH" means the least horizontal dimension between the side lot line of a lot and the nearest part of the main building or structure on such lot;

"SPLIT LEVEL BUILDING" means a building in which the first floor above finished grade is so constructed as to create two or more different levels, the vertical distance between such levels being always less than a full storey;

“STACKED TOWNHOUSE DWELLING” means a building containing four or more dwelling units divided horizontally and vertically, with each dwelling unit having a private entrance to the grade level. (2022-095)

“STEPBACK” means the horizontal recessing of a building façade above a specified storey;

(2025-006)

"STOREY" means the portion of a building, other than a cellar or attic, between the surface of one floor and the surface of the floor, ceiling or roof next above it;

“STORMWATER MANAGEMENT FACILITY” means a facility for the treatment, retention, infiltration or control of stormwater. (2017-65)

"STREET" means a common or public highway having a minimum width of 12 metres which affords a principal means of access to abutting lots and includes a highway, road, boulevard, Niagara Parks Commission service road, and parkway under the jurisdiction of the Niagara Parks Commission but does not include a lane, an unopened road allowance or a highway which is within a registered plan of subdivision by a by-law passed pursuant to section 29 of the Planning Act, R.S.O. 1970, as amended from time to time;

"STREET LINE" means the dividing line between a lot and a street;

"STRUCTURE" means anything constructed or erected, the use of which requires location on the ground, or attached to something having location on the ground and includes a mobile home.

"SURFACE PARKING AREA" means an area or areas of land which is surfaced with concrete, asphalt, gravel or equivalent and provided and maintained for the purpose of temporary parking or storage of vehicles including any access driveway or ramp, parking spaces and aisles; (2008-148)

"THROUGH LOT" means an interior lot that abuts more than one street;

“TIMESHARE SALES OFFICE” means a room or a suite of rooms designated, intended or used to sell local, national, and international accommodations for a particular period of time, and may include ancillary model suites and a child care facility for potential customers; (99-79)

“TOWER” means a building or structure with a minimum height of 12 metres above the average grade at the front of the building; (2025-006)

“TOWER FLOOR PLATE” means the floor area of a tower measured from the outside of the exterior walls, but excluding inset and projecting unenclosed balconies; (2025-006)

"TOWNHOUSE DWELLING" means a building containing three or more separate dwelling units having a common wall between each two adjacent dwelling units, each of which has an independent entrance but does not include any dwelling otherwise defined in this By-law.

"TRAILER" means a vehicle or structure so constructed that it is capable of being attached to and drawn by a passenger motor vehicle and is used in connection with travel, recreation or vacation to provide temporary living, sleeping or eating accommodation of persons therein and includes a travel trailer, a tent trailer and similar transportable accommodation but does not include a mobile

home;

"TRAILER CAMP" means a parcel of land containing two or more trailer sites which is used for temporary or seasonal occupancy by trailers, recreational vehicles and tents and which is under single management and ownership and includes all accessory buildings and accessory structures incidental to the operation thereof.

"TRAILER SITE" means a parcel of land within a trailer camp intended to be occupied by one trailer and one motor vehicle;

"TRIPLEX DWELLING" means a building containing and constructed so as to provide therein, by horizontal division, three separate dwelling units, each of which has an independent entrance either directly from the outside or through a common vestibule.

"USE", where it appears as a noun, means the purpose for which land or building or structure, or any combination or part thereof, is designed, arranged, occupied, maintained or used or intended to be occupied, maintained or used;

"USE", where it appears as a verb, includes occupy or maintain and "USED" shall have a corresponding meaning;

"USED CAR LOT" means a lot with or without buildings where used motor vehicle are stored, sold, offered for sale or kept for sale;

“VALUE ADDED PRODUCT” means a product that is produced by changing the physical state or form of the farm produce and enhancing its value; (2016-105)

“VACATION RENTAL UNIT” means the commercial use of a detached dwelling or dwelling unit that is available for rent in its entirety for a period of 28 consecutive days or less, to provide temporary lodging to a single group of the travelling and vacationing public and is licenced by the City of Niagara Falls to carry on business.

“VEHICLE” means an automobile, truck or other automobile, a motor home, a motorcycle, a snowmobile, a boat, a personal watercraft, a recreational vehicle, and a trailer or any other device which is capable of being driven, propelled or drawn by any kind of power, but does not include a bicycle or any other device powered solely by means of human effort; (2008-148)

"VIDEOTAPE " means any cinematographic film, videotape, disc, and any other medium from which may be produced visual images that may be viewed as moving pictures.

"WAREHOUSE" means a building or part of a building used for the bulk storage of goods, wares, merchandise, substances or articles and includes a wholesale establishment but does not include any premises where any goods, wares, merchandise, substances or articles are offered or kept for sale at retail;

“WASTE DISPOSAL SITE” means the application of untreated septage, the storage, treatment and discharge of tailings from mines and waste disposal sites as defined under Part V of the Ontario Environmental Protection Act with respect to Source Water Protection. (2017-65)

“WASTEWATER TREATMENT PLAN” means the part of a sewage works that treats or disposes of sewage but does not include the part of the sewage works that collects or transmits sewage. (2017-65)

"WHOLESALE ESTABLISHMENT" means a building or part of a building where goods, wares, merchandise, substances or articles are stored in bulk for sale in wholesale quantities but does not include any premises where any goods, wares, merchandise, substances or articles are offered or kept for sale at retail;

“WORKS OF A CONSERVATION AUTHORITY” means projects undertaken by a Conservation Authority to protect or enhance areas under their control; (2011-136)

"YARD" means a space, appurtenant to a building or structure, located on the same lot as such building or structure, and which space is open, uncovered and unoccupied from the ground to the sky subject to the specific exceptions contained in this By-law;

SECTION 3 - ZONES

3.1 CLASSIFICATION OF ZONES: For the purpose of this By-law, the following defined areas of the City of Niagara Falls, namely:

(a) all of the former Village of Chippawa, and
(b) all of the remaining part of the City of Niagara Falls lying north of the middle of the main channel of the Welland River are hereby divided into the following zones, which are hereby established and the lands included in each zone are shown on the Zoning Maps appended hereto as Schedule "A".

ZONES	**SHORT TITLES**
Residential 1A Density Zone	R1A
Residential 1B Density Zone	R1B
Residential 1C Density Zone	R1C
Residential 1D Density Zone	R1D
Residential 1E Density Zone	R1E
Residential 1F Density Zone	R1F
Residential Mobile Home Park Zone	RMP
Residential Two Zone	R2
Residential Mixed Zone	R3
Residential Low Density, Group Multiple Dwelling Zone	R4
Residential Apartment 5A Density Zone	R5A
Residential Apartment 5B Density Zone	R5B
Residential Apartment 5C Density Zone	R5C
Residential Apartment 5D Density Zone	R5D
Residential Apartment 5E Density Zone	R5E
Residential Apartment 5F Density Zone	R5F

ZONES	SHORT TITLES
Residential Niagara Parkway Zone	RNP
Residential Village Zone	RV
Transition Residential Multiple Zone	TRM
Neighbourhood Commercial Zone	NC
General Commercial Zone	GC
Deferred Commercial Zone	DC
Planned Shopping Centre Commercial Zone	SC
Central Business Commercial Zone	CB
Tourist Commercial Zone	TC
Camping Establishment Zone	CE
Commercial Highway Zone	CH
Deferred Tourist Commercial Zone	DTC
Automobile Service Station and Gasoline Bar Zone	AS
Institutional Zone	I
Prestige Industrial Zone	PI
Light Industrial Zone	LI
General Industrial Zone	GI
Heavy Industrial Zone	HI
Industrial Willoughby	IW
Tourist Commercial Willoughby Zone	TCW
Transportation - Distribution Industrial Zone	TDI
Extractive Industrial Zone	EI

ZONES	SHORT TITLES
Agricultural Zone	A
Agricultural One Zone	A1
Agricultural Two Zone	A2
Agricultural Three Zone	A3
Rural Zone	R
Open Space Zone	OS
Open Space Conservation Zone	OSC
Open Space Private and Public	OSPP
Development Holding Zone	DH
Hazard Land Zone	HL
Parking Zone	P
Parking Holding Zone	PH
Environmental Protection Area Zone	EPA

3.2 ZONING MAPS: The Zones aforesaid and the boundaries of such Zones are shown on one or more of the Zoning Maps appended thereto as Schedule “A”, referred to in this By-law as “Zoning Maps”, each of which Zoning Maps and the Key Map contained in the said Schedule “A” and the Setback Plans appended hereto as Schedules “B-1”, “B-2”, “B-3” and “B-4”, Schedule “C” and Schedules “C-A” through to and including “C-F” and Schedules “C-H” through to and including “C-K”, and Schedule “D” together with all titles, symbols, notations, references and information shown therein shall form a part of this by-law to the same extent as if fully described in the text of this By-law.” (2004-14, 2012-60)

3.3 SHORT TITLES: The short titles of the Zones listed in Section 3.1 may be used to refer to buildings and structures and uses of buildings, structures and land permitted by this By-law in such Zones; and whenever in this By-law the word "Zone" is used preceded by any of the said short titles, such references shall mean any area of the City of Niagara Falls delineated and designated on the said Zoning Maps by such short title.

3.3.1 "RESIDENTIAL ZONE": The expression "residential zone", whenever used in this By-law,

means an area of the City of Niagara Falls delineated on a Zoning Map and designated therein as R1A, R1B, R1C, R1D, R1E, R1F, RMP, R2, R3, R4, R5A, R5B, R5C, R5D, R5E, R5F or TRM.

3.3.2 "COMMERCIAL ZONE": The expression "commercial zone" whenever used in this By-law, means an area of the City of Niagara Falls delineated on a Zoning Map and designated therein as NC, GC, DC, SC, CB, TC, CE, DTC, AS, P or PH.

3.3.3. "INDUSTRIAL ZONE": The expression "industrial zone" whenever used in this By-law means an area of the City of Niagara Falls delineated on a Zoning Map and designated therein as PI, LI, GI, HI, TDI or EI.

3.4 ZONE BOUNDARIES: Where any uncertainty exists with respect to the boundary of any zone as shown on the Zoning Maps, the following rules shall apply:

(a) a boundary indicated as following a highway, street or lane shall be the centre line of such highway, street or lane;

(b) where a street or part of a street referred to in Section 4.27.1 of this By-law as a Type A, Type B, Type C, Type D, Type E or Transitional street.

(i) forms a boundary between zones, it is shown on the Zoning Maps by one or more of the respective symbols set forth in Column 2 of the following Table:

Column 1	**Column 2**
Type of Street	**Symbol**
Type A	(Green)
Type B	(Salmon)
Type C	(Magenta)
Type D	(Cyan)
Type E	(Gold)
Transitional	(Red)

(ii) does not form a boundary between zones, it is shown on the Zoning Maps by one or more of the respective symbols set forth in Column 2 of the following Table:

Column 1	Column 2
Type of Street	**Symbol**
Type A	(Green)
Type B	(Salmon)
Type C	(Magenta)
Type D	(Cyan)
Type E	(Gold)
Transitional	(Red)

(c) generally, boundaries between zones are indicated either by an unbroken heavy line or by one or more of the symbols set forth in subclause I of clause b of this section.

(d) a boundary indicated as following a watercourse, creek, stream, power canal, or the right-of-way of a railway or of an electrical, gas or oil transmission line shall be the centre line of such watercourse, creek, stream, power canal or right-of-way;

(e) a boundary indicated as approximately following lot lines shall follow such lot lines;

(f) in every case, where

(i) any street or lane or portion thereof is altered, diverted or closed,
(ii) the right-of-way of a railway or of an electrical, gas or oil transmission line or portion of any such right-of-way is altered, diverted or ceases to be used for railway purposes or transmission line purposes,
(iii) a watercourse or portion thereof is altered or diverted, the land formerly included in such street, lane, railway right-of-way, transmission line right-of-way or watercourse, or portion thereof shall be included within the zone adjoining such land. Where such land formed a boundary between different zones, the new zone boundaries shall be the former centre line of such street, lane, railway right-of-way, transmission line right-of-way or watercourse;

(g) where any zone boundary remains uncertain after the application of the rules set forth in clauses a to f inclusive, then the boundary shall be determined by scale from the Zoning Map or Maps.

SECTION 4 - GENERAL PROVISIONS

4.1 MAJOR CONSTRAINTS: No person shall in any zone established by this By-law use any land or erect or use any buildings or structure:

(a) for any purpose except for the use or uses set forth in this By-law as a permitted use or uses in such zone, and
(b) except in conformity with the regulations and other provisions of this By-law in respect to such zone.

4.2 USE OF BUILDING OR STRUCTURE: No person shall in any zone established by this By-law use any building or structure erected after the passing of this By-law unless it was erected in accordance with the provisions of this By-law in respect to such zone.

4.3 OTHER BY-LAWS AND REQUIREMENTS: Nothing in this By-law shall relieve or exempt any person from the obligation to comply with the requirements of any other by-law of The Corporation of the City of Niagara Falls in force from time to time or from the obligation to obtain any license, permit, authority or approval required under any other by-law of The Corporation of the City of Niagara Falls.

4.3.1. RESTRICTIONS AND REGULATIONS OF OTHER AUTHORITIES: Nothing in this By-law shall be deemed to reduce or mitigate any restrictions or regulations lawfully imposed by a governmental authority having jurisdiction to make such restrictions or regulations.

4.4 PUBLIC SERVICES: The provisions of this By-law shall not apply to prevent the use of any land or the erection or use of any building or structure for the purpose of public service by The Corporation of the City of Niagara Falls, The Regional Municipality of Niagara, or by any local board as defined in The Municipal Affairs Act, the Niagara Peninsula Conservation Authority, The Niagara Parks Commission, the Ministry of Training, Colleges and Universities Act; and any Department or Ministry of the Government of Canada or Ontario including Ontario Hydro, or by any railway, power commission, telephone, telecommunication, or gas company or other utility supplying public services provided that: (87-195, 81-62, 2016-03)

(a) any building and land used or occupied shall be designed and landscaped in accordance with the general character of the zone in which such building and land are located;
(b) no goods, material or equipment shall be stored in the open unless open storage is permitted in the zone in which the land is located;
(c) any building to be erected for any of the above purposes shall be erected in general conformity with the regulations set forth in this By-law in respect of the zone in which such building is located, provided that for the purpose of this clause building shall not include a kiosk, gazebo, shelter or similar structure to be erected on a street with the approval of The Corporation of the City of Niagara Falls and, where

such street is under the jurisdiction and control of another road authority, the approval of such road authority; (2022-95)

(d) any building to be erected in any residential zone or institutional zone for the purpose of a school or other educational institution shall be located on a lot having a minimum lot frontage of 60 metres (196.85 ft.) and shall have a minimum front yard depth, side yard width (on both sides) and rear yard depth of 7.5 metres (24.62 ft.) in each case; and

(e) notwithstanding any of the forgoing provisions, the construction or operation of an incinerator, pollution control plant, sewage lagoon, waste stabilization pond or other work or facility for storing or treating sewage, sludge lagoon, sludge storage or transfer site, service garage, sanitary landfill or disposal area of any kind shall not be permitted on lands in any residential zone established in this By-law.

4.4.1 STREETS AND INSTALLATIONS: Nothing in this By-law shall prevent the use of any land for a street or lane or prevent the construction, installation, operation and maintenance of water and gas pipes and mains, sanitary and storm sewers, pipes and mains, electrical transmission and distribution lines, cables and conduits, telephone and television lines, cables and conduits, provided that the location of any such pipe, main, line, cable or conduit has been approved by The Corporation of the City of Niagara Falls and provided further that where so required under the provisions of any subdivision agreement of The Corporation of the City of Niagara Falls the electrical, telephone and television lines, cables and conduits shall be underground.

Notwithstanding the generality of the foregoing, the approval of the Corporation of the City of Niagara Falls under this Section 4.4.1 for the location of any pipe, main, line, cable or conduit shall not be required for the location of any such pipe, main line, cable or conduit which has been authorized pursuant to the provisions of the Environmental Assessment Act, 1975. (81-62, #37)

4.4.2 PUBLIC PARKS: Nothing in this By-law shall apply to prevent the use of any land or the erection and use of any building or structure for the purpose of a public park.

4.5 TEMPORARY USES: Nothing in this By-law shall prevent the erection or use of a toolshed, scaffold or other building or structure incidental to construction work on the lot where it is situated for so long only as it is necessary for the work in progress provided, however, that this section shall cease to apply when such work has been completed or abandoned. For the purpose of this section "abandoned" means failure to proceed expeditiously with the construction work.

4.6 RESTORATION OF NON-CONFORMING BUILDING: Nothing in this By-law shall apply to prevent the strengthening, restoration to a safe condition or rebuilding of any building or structure or part thereof which at the day of the passing of this By-law was lawfully used for a purpose prohibited by this By-law, provided that such strengthening, restoration or rebuilding will not increase the exterior dimensions or floor area of the original building or

structure. (2011-136)

Notwithstanding the foregoing, nothing in section 4.6 shall be interpreted or applied such as to restrict the rights attached to any land or buildings pursuant to section 34(9) of the Planning Act, R.S.O. 1990, c. 13 or any successor thereto.

4.7 HEIGHT EXCEPTION: The height regulations of this By-law shall not apply to place of worship elements (including belfries, spires, steeples and bell towers, and ornamental architectural features such as, but not limited to, cupolas and finials), chimneys, water tanks, elevator or mechanical penthouses, flag poles, clock towers, radio, solar panels, telephone, television or telecommunication towers and antennae, tent and mechanical amusement rides or devices in any Zone except as hereinafter provided or to farm buildings and farm structures, (which shall not include buildings or structures to be erected or used for the purpose of human habitation) in an A zone, an R zone or an OS Zone and shall not apply to the following types of structures and buildings in HI Zones: processing towers, processing equipment and industrial process buildings.

4.8 PROHIBITED USES: Unless specifically listed as a permitted use in any zone established by this By-law, each of the following uses are prohibited in such zone:

(a) abattoir
(b) automobile wrecking yard, or the collection, storage or sale of:
    (i) motor vehicles which are not in running condition,
    (ii) partially or completely dismantled motor vehicles or other vehicles, or
    (iii) parts of motor vehicles or other vehicles
(c) bulk storage of gasoline, oil or other inflammable liquids or gases
(d) coke manufacture
(e) distilling, boiling or rendering of bones, blood, tripe
(f) extracting oil from fish or animal matter
(g) incineration, reduction or disposal through burying of garbage, offal, refuse of dead animals, refuse or industrial wastes or wastes of any kind except a municipally operated incinerator or landfill site and except a privately-operated incinerator or disposal area which is an accessory use to and on the same lot as a principal use permitted in this By-law and which has received the approval of the Ministry of the Environment and all other required approvals.
(h) making or establishment of a pit or quarry
(i) manufacturing or processing of asphalt
(j) manufacturing or processing of cement
(k) manufacturing gas
(l) manufacturing glue
(m) manufacturing, refining or processing acid, ammonia, chlorine
(n) manufacturing or storing of explosives, ammunition or fireworks
(o) poultry processing plant
(p) processing of waste products, either animal or fish and including blood, offal, skins, hides, bones and condemned meat or fish

(q) rendering of fat, grease, lard or tallow
(r) refining petroleum or petroleum products
(s) salvage yard, junk yard
(t) sewage disposal plant except a municipally operated sewage disposal plant
(u) slaughter house
(v) stock yard
(w) tannery for the curing, storing or finishing of hides, skins, leather
(x) locating or storing on any land for any purpose whatsoever any disused railroad car or part thereof, street car or part thereof, truck body or part thereof, bus body or part thereof, whether or not the same is situated on a foundation.
(y) body-rub parlour (98-03, Repealed by By-law 2002-201)

4.8.A SOURCE WATER PROTECTION: Notwithstanding any other provisions of the by-law to the contrary, the following uses shall be prohibited within the Intake Protection Zone designated IPZ1 on Sheet E6 of Schedule "A" to this by-law: (2017-65)

(a) waste disposal site;
(b) stormwater management facility or the expansion of a storm water management facility existing prior to June 13, 2017;
(c) industrial use not permitted by this by-law prior to June 13, 2017;
(d) commercial use not permitted by this by-law prior to June 13, 2017;
(e) wastewater treatment plant;
(f) industrial effluent system; and,
(g) agricultural use, including the storage or application of agricultural source material.

4.8.1 BUS, TRUCK, ETC. BODIES: Without limiting the application of clause x of Section 4.8, unless specifically permitted in this By-law, no person shall in any zone established by this By-law, erect or use for the purpose of human habitation any structure consisting of all or part of the body of any bus, truck, railroad car, street car or other vehicle whether or not the same is mounted on wheels or other form of mounting or foundation.

4.9 MUNICIPAL SERVICES REQUIRED: Unless otherwise provided for in this By-law, no person shall in any residential zone (save and except the RNP or RV zone), commercial zone or institutional zone, erect and use a dwelling or a building containing one or more dwelling units or locate or use a mobile home unless such dwelling or building or mobile home is served by a municipal water supply and sanitary sewage system.

4.10 Deleted by by-law No. 2011-136.

4.11 LOT REQUIREMENT: Except as otherwise specifically permitted in this By-law, no person shall erect a building or structure in any zone except upon a lot, as defined in this by-law which (i) fronts or abuts upon an improved street or a street being constructed in a plan of subdivision by the Corporation of the City of Niagara Falls pursuant to the subdivision agreement, or a service road of the Niagara Parks Commission, and (ii) has not less than such lot area, lot frontage and lot depth as are set out in the regulations for such zone as

the minimum lot area, lot frontage and lot depth;

4.12 REDUCTION OF REQUIREMENTS: No person shall change the purpose for which any land, building or structure is used or erect any new building or structure or sever any land from any existing parcel of land if such change, erection or severance creates a situation in which there is a contravention of any provision of this By-law applicable to the original, adjoining, remaining or new building, structure or parcel of land.

4.12.1 EXCEPTIONS: The fact that a part or parts of a parcel of land has or have been conveyed to or acquired by The Corporation of the City of Niagara Falls, The Regional Municipality of Niagara or Her Majesty in Right of Ontario for public highway purposes shall not be deemed to be in contravention of Section 4.12.

4.12.2 UNDERSIZED LOT REGULATIONS: Nothing in the by-law shall prevent the enlargement of or addition to existing dwellings in the A3, RNP, and RV zones, if these dwellings are located on existing lots – held in separate ownership from adjoining parcels on the date of passing of this by-law as shown by the records of the Land Registry or Land Title Office or where such lot is created by expropriation, provided:

(a) That such dwelling is permitted in the zone in which said lot is located,

(b) That the yard, height, coverage and all other relevant requirements of the zone are maintained.

4.13 ACCESSORY BUILDINGS AND ACCESSORY STRUCTURES (save and except for lands within the A1, A2, A3, RNP, RV, CH, IW, TCW, OSC, OSPP zones):

(a) Except as otherwise specifically permitted in this By-law, no accessory building or accessory structure shall be erected in a front yard, a rear yard or a side yard.

(b) Subject to Section 4.27.1 but notwithstanding any other provisions of this By-law, no accessory building or accessory structure shall be erected on a corner lot closer than 4.5 metres (14.76 ft) to the side lot line abutting a street line or a reserve.

(c) An accessory building or accessory structure may be erected in an interior side yard provided that it is distant not less than 1.2 metres (3.94 ft) from the side lot line. Notwithstanding the foregoing, common semi-detached private garages may be centred on the mutual lot line if erected simultaneously on two abutting lots and as one building. (2016-03)

(d) subject to section 4.27.1, an accessory building or accessory structure may be erected in a rear yard of a lot provided that it shall not be less than 0.45 metre from any lot line and no overhanging roof, eaves or gutter shall project more than 0.3 metre into any required yard or be less than 0.15 metre from any lot line. (2016-03)

(e) An attached private garage or carport which is erected as part of the main building

shall not be deemed an accessory building or accessory structure and shall comply with all yard requirements for the main building.

(f) except as otherwise specifically permitted in this by-law, no person shall, in any residential zone, DH zone, A zone, R zone, DC zone or DTC zone, erect any accessory building or accessory structure having a greater height than 3 metres, provided that an accessory building with a pitched roof may be erected to a height not exceeding 4.6 metres but in no event shall any part of the walls or supporting posts excluding any gable or dormer exceed 3 metres in height. (82-283, 2016-03)

(g) In a R1A, R1B, R1C, R1D, R1E, R1F, R2 or R3 zone, the total lot coverage of all accessory buildings and accessory structures on a lot shall not exceed 15% of the lot area or 93 square metres, whichever is lesser, and in no case shall the total lot coverage of all buildings and structures exceed the maximum lot coverage regulation of the specific zone. (2008-148)

(h) Deleted by By-law No. 2011-136.

4.13.1 ACCESSORY BUILDINGS AND ACCESSORY STRUCTURES for lands within the A3, RNP, RV, CH, IW, and TCW zones:

(a) Accessory buildings are permitted in each zone where the principal use, building or structure is permitted but no accessory building including garages, carports or boathouses shall be

a. Used for human habitation

b. Erected closer to a principal building than 1.8 metres

c. Erected closer than 1.8 metres to a lot line

Notwithstanding the foregoing, boathouses, docks, wharves, boat landings or other similar structures may be erected on the shore line, where the said line abuts a navigable body of water, but shall not extend into or over the water more then 1.5 metres measured from the high water line.

4.13.2 ACCESSORY BUILDINGS AND ACCESSORY STRUCTURES for the lands within the A2 and OSPP zone:

(a) Except as may otherwise be provided therein, all accessory buildings which are not attached or connected with the main building shall be erected in the rear yard and shall be at least 0.9 metres from the nearest lot line or main building and shall not occupy more than 10% of the area of the lot.

i. Notwithstanding the provisions of 4.13.2 (a), on any existing residential parcel having a frontage of 13.7 metres or less, accessory buildings may be erected in the rear yard having not less then 0.45 metres of clearance from the nearest side lot line.

(b) Any accessory building may be erected as part of the main building provided that all yard and area requirements of this By-law are complied with.

(c) Where an accessory building is necessary for the storage of tools or material for use in connection with the construction of the main building on a lot in an A2 zone, the accessory building may be erected on the lot before the erection of the main building and such building shall be used only for the purposes of storage.

(d) Unless otherwise excepted in the By-law no accessory building shall exceed a height of 4.5 metres nor one storey.

(e) No accessory building shall be used for any purpose other than a use that is incidental or secondary to that of the main building on the same lot and without limiting the foregoing such use may include a private garage, recreation building, greenhouse or bath house if not used for commercial purposes.

(f) The use of any accessory building for human habitation is not permitted.

4.13.3 ACCESSORY BUILDINGS AND ACCESSORY STRUCTURES for the lands within the A1 zone:

The following accessory buildings and accessory structures provisions shall apply to properties located in the A1 zone:

a) No land, building, or structure shall be used for any purpose other than the presently existing use of such land, building or structure on the date of the passing of this By-law with the exception of the uses permitted in the A1 zone.

4.14 YARDS (save and except for lands within the A1, A2, A3, RNP, RV, CH, IW, TCW, OSC and OSPP zones): Every part of every front yard, side yard and rear yard required by the provisions of this By-law shall be open from the ground to the sky and no such yard shall be obstructed or occupied by any building, structure, accessory building, accessory structure or part thereof or projection there from except as follows:

(a) sills, belt courses, cornices, chimney breasts, bay windows, pilasters and similar architectural features and window air conditioning units may project into any required yard a distance of not more than 0.45 metres;
(b) unsupported canopies, eaves or gutters, for other than an accessory building, may project into any required yard a distance of not more than 0.45 metres;
(c) open balconies not covered by a roof or canopy may project into any required front yard or rear yard a distance of not more than 1.8 metres and into any required side yard a distance of not more than 0.45 metres, notwithstanding open balconies not covered by a roof or canopy in an R4 or R5 zone may project into any required side yard a distance of not more than 1.8 metres; (2025-006)
(d) subject to Section 4.27.1, a roofed-over one storey porch may project into a required front yard, rear yard, or privacy yard of a block townhouse dwelling unit a distance of not more than 2.5 metres provided however that

(i) no enclosure of such porch, other than removable screens and storm sashes or awnings, shall be erected to a height of more than 1.0 metre above the floor of such porch, and

(ii) in no event and subject to said Section 4.27.1 shall any part of such porch be closer than 1.5 metres from any street line;

(e) fire escapes may project into any required side yard or rear yard a distance of not more than 1.2 metres;

(f) accessory buildings and accessory structures where specifically permitted in a zone, may be erected in accordance with Section 4.13 and the other applicable provisions of this By-law;

(g) light standards, fuel pump islands and fuel pumps of automobile service stations may be erected in accordance with the applicable provisions of this By-law;

(h) subject to section 4.27.1, a deck may project into a required front yard a distance of not more than 2.5 metres and into a required rear yard, or privacy yard of a block townhouse dwelling unit a distance of not more than 4 metres and in no event, and subject to said Section 4.27.1, shall any part of such deck be closer than 1.5 metres from any street line and closer to the interior and exterior side lot lines than the minimum interior side yard and exterior side yard widths of the specific zone.

4.14.A OBSTRUCTION OF YARDS for lands within the A2 and OSPP zone:

No person shall obstruct in any manner whatsoever any front yard, side yard or rear yard required to be provided by this By-law, but this provision shall not apply to:

a) Main eaves, bolt courses, sills or cornices not projecting more than eighteen 0.45 metres into any required yard.

b) Uncovered steps, porches, or platforms not exceeding 1.2 metres in height above grade and not projecting more than 2.4 metres into any required front yard or more than 1.2 metres into any required side yard.

c) Awnings, clothes poles, garden trellises or similar accessories.

d) Fire escapes projecting not more than 1.5 metres into the side or rear yard.

e) Fences in side and rear yards.

f) Accessory buildings.

4.14.1 FRONT YARDS FOR THROUGH LOTS: Where a lot is a through lot, a front yard shall be required on each street in accordance with the regulations of the zone or zones in which such through lot is located.

4.14.2 FRONT YARDS FOR CORNER LOTS: Where a lot is a corner lot and fronts onto three streets, a front yard shall be required on each street that is opposite each other in accordance with the requirements of the zone or zones in which such corner lot is located. (2016-03)

4.15 DAYLIGHTING TRIANGLE: Notwithstanding any other provision of this By-law, no person shall, in any zone, erect any building, structure, accessory building or accessory structure on a corner lot within the "daylighting triangle" hereinafter defined.

4.15.1 No person shall, in any zone, erect, plant or maintain within the "daylighting triangle" hereinafter defined any hedge, shrub, bush, tree, fence or wall which will obstruct the vision of drivers or vehicles.

4.15.2 The "daylighting triangle" referred to in sections 4.15 and 4.15.1 is the triangular space formed by the limits of the travelled portion of the roadway on the 2 streets abutting a corner lot and a line drawn from a point in one such limit to a point in the other such limit, each such point being distant 9 metres (29.53 ft.) measured along such limit from the point of intersection of the 2 such limits, provided that where the limits of the travelled portions of the 2 roadways do not intersect at a point, the point of intersection of the limits of the travelled portions of the roadways shall be deemed to be the intersection of the projection of such limits or the intersection of the tangents of such limits.

4.16 SCREENING DEVICE: No person shall use, for any non-residential purpose, any lot which has any side lot line of an interior lot or any rear lot line that abuts land in a residential zone unless they erect and maintain a close-board type fence or decorative wall with a minimum height of 1.8 metres (5.91 ft.) abutting the side lot line and the rear lot line, save and except where the lot line abuts the front yard of a residentially zoned lot. (2011-136)

4.17.1 Deleted by By-law No. 2011-136.

4.17.2 Where, under the provisions of this By-law or as a condition to the approval of plans and drawings in a site plan control area established under section 35a of The Planning Act a close-board type fence or a decorative wall is required on a lot, no person shall use such lot for any purpose other than the purpose for which it was used on the day of the passing of this By-law unless and until such required close-board type fence or decorative wall is provided, constructed and maintained.

4.18 Deleted by By-law No. 2011-136.

4.19 PARKING AREAS

4.19.1 REQUIREMENTS (save and except for lands located within the A1, A2, A3, RNP, RV, CH, IW, TCW, OSC, and OSPP zones):

(a) The owner or occupant of every building or structure to be erected or used for any of the purposes listed in Table 1 of this section shall provide and maintain a parking area which shall be located on the same lot occupied by such building or structure. The said parking area shall contain individual parking spaces to the extent at least prescribed in said Table 1 for the respective classes of uses, buildings or structures

set out therein together with a manoeuvring aisle to serve each row or each 2 rows of parking spaces. The said parking area shall be provided and maintained in accordance with the requirements of this section and such requirements as may be made a condition to the approval of plans and drawings in a site plan control area established under section 35a of The Planning Act. Where a building, structure or lot accommodates more than one use or purpose, the required parking spaces shall be the sum of the required parking spaces for each such use or purpose.

Table 1

CLASS OF USE, BUILDING OR STRUCTURE	**MINIMUM PARKING SPACE REQUIREMENTS**
Additional Dwelling Unit	1 parking space for each additional dwelling unit, which may be provided in tandem
Arena	1 parking space for each 5 seats
Bank, trust company, credit union, Currency exchange, sightseeing tourist information centre, timeshare sales office, office other than a dental or medical office or clinic medical office or clinic (2002-061)	1 parking space for each 25 square metres (269.1 sq. ft.) of gross leasable floor area
Barbershop or hairdressing establishment	3 parking spaces plus 1 additional parking space for each chair above 3
Bed and Breakfast	1 parking space for each guest room in addition to the parking space required for a detached dwelling or dwelling unit
Car Wash (81-62, #40)	4 parking spaces in line per bay
Dental or Medical Clinic or office	3 parking spaces for each practitioner
Drive-in-Restaurant	25 parking spaces plus 1 parking space for each 5 seats within the building or structure
Drive-through Facility accessory to a restaurant or retail store	12 parking spaces in a queuing lane measured from where products are dispensed, each with a minimum length of 6 metres (19.69 ft.) and a minimum width of 2.75 metres (9.02 ft.).
Drive-through Facility accessory to a financial institution	3 spaces in a queuing lane, measured from where products are dispensed, each with a minimum length of 6 metres (19.69 ft.) and a minimum width of 2.75 metres (9.02 ft.).
Detached dwelling, Duplex dwelling or Semi-detached dwelling and an on street townhouse dwelling	1 parking space for each dwelling unit
Dwelling containing 4 or more dwelling units save and except an on street townhouse dwelling	1.4 parking space for each dwelling unit
Funeral Home	15 parking spaces
Home for the Aged, Nursing Home	2 parking spaces for each 5 beds
Hospital	1 parking space for each 2 beds

CLASS OF USE, BUILDING OR STRUCTURE	**MINIMUM PARKING SPACE REQUIREMENTS**
Hotel	1 parking space for each two bedrooms. plus 1 parking space for each 5.5 square metres (59.2 sq. ft.) of floor area used as a place of assembly
Mobile Home Park	1.1 parking spaces for each mobile home
Motel	1 parking space for each 1.3 motel units
Museum, exhibition area	1 parking space for each 50 square metres (538.2 sq. ft.) of floor area
Owner Occupied Short-Term Rental	1 parking space for up to 2 bedrooms, and 1 additional parking space for 3 bedrooms, which may be provided in tandem (2025-032)
Place of worship	1 parking space for each 5 seats or for each 5 persons that can be lawfully accommodated therein at any one time (2025-006)
Plant, factory, warehouse and transportation terminal (2011-136)	1 parking space for each 90 square metres of floor area
Premises licensed under The Liquor Licence Act if not part of a motel or hotel	1 parking space for each 5 seats
Premises licensed under The Liquor Licence Act if part of a motel or hotel	1 parking space for each 10 seats
Public Hall, Assembly Hall Place of Entertainment	1 parking space for each 5 persons that can be lawfully accommodated therein at any one time
Restaurant if not part of a motel or hotel, Adult Entertainment Parlour	1 parking space for each 5 seats
Restaurant if part of a motel or hotel	1 parking space for each 10 seats
Retail store, adult store, tattoo studio, dancing studio, laundromat and personal service shop up to and including a gross leasable floor area of 450 square metres (2011-136)	1 parking space for each 25 square meters of gross leasable floor area plus 1 parking space for each 90 square metres of floor area devoted to storage
Retail store, adult store, tattoo studio and dancing studio, exceeding a gross leasable floor area of 450 square metres (2011-136)	1 parking space for each 25 square metres of gross leasable floor area on the main sales floor plus 1 parking space for each 45 square metres of gross leasable floor area on every other floor and 1 parking space for each 90 square metres of floor area devoted to storage.
Retirement Home (2008-148)	0.6 parking space for each private living unit.
School	1 parking space for each teaching staff members plus one additional parking space for each 2 employees and in the case of secondary schools plus one further additional parking spaces for each 20 students.
Shopping Centres	1 parking space for each 18 square metres (193.75 sq. ft.) of gross leasable floor area on the main

CLASS OF USE, BUILDING OR STRUCTURE	MINIMUM PARKING SPACE REQUIREMENTS
	sales floor plus 1 parking space for each 45 square meters (484.38 sq. ft.) of gross leasable floor area on every other floor
Theatre	1 parking space for each 5 seats
Used Car Lot and New Car Agency	5 parking spaces for customers and staff
Uses, Buildings and structures permitted by this By-law other than those listed in this schedule	1 parking space for each 40 square metres (430.56 sq. ft.) of floor area
Vacation Rental Unit	2 parking spaces, which may be provided in tandem

4.19.1 REQUIREMENTS:

(a)(i) Notwithstanding Table 1 of clause (a) of section 4.19.1 and the parking regulations required by section 19, within the area shown on Schedule “D” in this by-law, the parking requirements shall be either those contained in Table 1 of clause (a) of section 4.19.1; those contained in section 19; or those contained in Table 1.1, but not in any combination thereof. (2012-060)

Table 1.1

CLASS OF USE, BUILDING OR STRUCTURE	MINIMUM PARKING SPACE REQUIREMENTS
Pinball or electronic game machine establishment	1 parking space per 75 square metres of floor area
Dance Hall	1 space per 35 square metres of floor area
Hotel	1 space for each 1.25 rooms
Restaurant ancillary to a hotel	none
Place of assembly/convention centre ancillary to a hotel	none
Retail store ancillary to a hotel	none
Motel	1 space for each 1.25 motel units
Museum	1 space for each 150 square metres
Theatre/Cinema	1 space for each 10 seats
Restaurant	1 space for each 10 seats
Retail store	1 space per 60 square metres of floor area
Tattoo studio	1 space for each 2 seats
Bus parking space substitution for hotels and motels	For 1 to 299 rooms, 2 spaces for 40 car parking spaces; for 300 to 399 rooms, 3 spaces for 60 car parking spaces; for 400 to 499 rooms, 4 spaces for 80 car parking spaces; and for 500 rooms or more, 5 spaces for 100 car parking spaces

(b) There shall be adequate provision for access to a street or lane for each parking space means of one or more access driveways and access ramps.

(c) Each parking space which is required under clause (a) to be provided and maintained shall be readily accessible at all times for the parking and removal of a motor vehicle without the necessity of moving any other motor vehicle. (81-62, #41)

(d) The perpendicular width of each parking space shall be not less than 2.75 metres (9.02 ft.).

(e) Subject to clause (i), where parking spaces having a perpendicular width of less than 3 metres but not less than 2.75 metres are in a surface parking area, the perpendicular length of each such parking space and the perpendicular width of each manoeuvring aisle shall be not less than the dimensions shown in Columns 2 and 3 of Table 2 of this section opposite the respective angles shown in Column 1. (83-44)

Table 2

Surface Parking Area

Parking Spaces Less Than 3 Metres in Width

Column 1	**Column 2**	**Column 3**
Angle of Parking Space with Manoeuvring Aisle	**Minimum Perpendicular Length of Parking Space**	**Minimum Perpendicular Width of Manoeuvring Aisle**
More than 60 degrees up to 90 degrees	6 metres (19.69 ft.)	6.9 metres (22.64 ft.)
More than 45 degrees up to 60 degrees	6.4 metres (21.00 ft.)	5.2 metres (17.06 ft.)
More than 30 degrees up to 45 degrees	6 metres (19.69 ft.)	3.7 metres (12.14 ft.)
0 degrees (parallel) up to 30 degrees	6.7 metres (21.98 ft.)	3 metres (9.84 ft.)

(f) Where parking spaces having a perpendicular width of less than 3 metres (9.84 ft.) but not less than 2.75 metres (9.02 ft.) are in a building or structure parking area, the perpendicular length of each such parking space and the perpendicular width of each manoeuvring aisle shall be not less than the dimensions shown in Columns 2 and 3 of Table 3 of this section opposite the respective angles shown in Column 1.

Table 3

Building or Structure Parking Area

Parking Spaces Less Than 3 Metres in Width

Column 1	Column 2	Column 3
Angle of Parking Space with Manoeuvring Aisle	**Minimum Perpendicular Length of Parking Space**	**Minimum Perpendicular Width of Manoeuvring Aisle**
More than 60 degrees up to 90 degrees	6 metres (19.69 ft.)	6.3 metres (20.67 ft.)
More than 45 degrees up to 60 degrees	6.4 metres (21.00 ft.)	5.2 metres (17.06 ft.)
More than 30 degrees up to 45 degrees	6 metres (19.69 ft.)	3.7 metres (12.14 ft.)
0 degrees (parallel) up to 30 degrees	6.7 metres (21.98 ft.)	3 metres (9.84 ft.)

(g) Subject to clause (j), where parking spaces having a perpendicular width of not less than 3 metres (9.84 ft). are in a surface parking area, the perpendicular length of each such parking space and the perpendicular width of each manoeuvring aisle shall be not less than the dimensions shown in Columns 2 and 3 of Table 4 of this section, opposite the respective angles shown in Column 1. (81-62)

Table 4

Surface Parking Area

Parking Spaces at Least 3 Metres in Width

Column 1	Column 2	Column 3
Angle of Parking Space with Manoeuvring Aisle	**Minimum Perpendicular Length of Parking Space**	**Minimum Perpendicular Width of Manoeuvring Aisle**
More than 60 degrees up to 90 degrees	6 metres (19.69 ft.)	5.9 metres (19.36 ft.)
More than 45 degrees up to 60 degrees	6.4 metres (21.00 ft.)	4.6 metres (15.09 ft.)
More than 30 degrees up to 45 degrees	6 metres (19.69 ft.)	3.6 metres (11.81 ft.)
0 degrees (parallel) up to 30 degrees	6.7 metres (21.98 ft.)	3 metres (9.84 ft.)

(h) Where parking spaces having a perpendicular width of not less than 3 metres (9.84 ft.) are in a building or structure parking area, the perpendicular length of each such parking space and the perpendicular width of each manoeuvring aisle shall be not less than the dimensions shown in Columns 2 and 3 of Table 5 of this section, opposite the respective angles shown in Column 1. (83-44)

Table 5

Building or Structure Parking Area

Parking Spaces at Least 3 Metres in Width

Column 1	**Column 2**	**Column 3**
Angle of Parking Space with Manoeuvring Aisle	**Minimum Perpendicular Length of Parking Space**	**Minimum Perpendicular Width of Manoeuvring Aisle**
More than 60 degrees up to 90 degrees	6 metres (19.69 ft.)	5.9 metres (19.36 ft.)
More than 45 degrees up to 60 degrees	6.4 metres (21.00 ft.)	4.4 metres (14.44 ft.)
More than 30 degrees up to 45 degrees	6 metres (19.69 ft.)	3.6 metres (11.81 ft.)
0 degrees (parallel) up to 30 degrees	6.7 metres (21.98 ft.)	3 metres (9.84 ft.)

(i) Notwithstanding clause (a), where parking spaces having a perpendicular width of less than 3 metres (9.84 ft.) but not less than 2.75 metres (9.02 ft.) are in a surface parking area in a residential zone or an industrial zone, the perpendicular length of each such parking space and the perpendicular width of each manoeuvring aisle shall be not less than the dimensions shown in Columns 2 and 3 of Table 3 of this section, opposite the respective angles shown in Column 1 of said Table 3. (83-44)

(j) Notwithstanding clause (g), where parking spaces having a perpendicular width of not less than 3 metres (9.84 ft.) are in a surface parking area in a residential zone or an industrial zone, the perpendicular length of each such parking space and the perpendicular width of each manoeuvring aisle shall be not less than the dimensions shown in Columns 2 and 3 of Table 5 of this section, opposite the respective angles shown in Column 1 of said Table 5. (83-44)

4.19.2 BUS PARKING (save and except for lands within the A1, A2, A3, RNP, RV, CH, IW, TCW, OSC, and OSPP zones)

Parking Spaces at Least 3.75 Metres Wide

Column 1	**Column 2**	**Column 3**
Angle of Parking Space with Manoeuvring Aisle	**Minimum Perpendicular Length of Parking Space**	**Minimum Perpendicular Width of Manoeuvring Aisle**
More than 45 degrees up to	15 metres (49.21 ft.)	15 metres (49.21 ft.)

Column 1	Column 2	Column 3
Angle of Parking Space with Manoeuvring Aisle	**Minimum Perpendicular Length of Parking Space**	**Minimum Perpendicular Width of Manoeuvring Aisle**
90 degrees		
More than 30 degrees up to 45 degrees	16 metres (52.49 ft.)	10.8 metres (35.43 ft.)
0 degrees (parallel) up to 30 degrees	18.3 metres (60.04 ft.)	5 metres (16.40 ft.) where the aisle is for one way traffic; 8 metres (26.25 ft.) where the aisle abuts 2 way traffic

(i) Where bus parking is provided on a lot, the parking area shall be designed so as to allow buses to enter and leave the lot in the same direction of travel.

4.19.3. PARKING IN YARDS

(a) Within the R1A, R1B, R1C, R1D, R1E, R2 and R3 zones, the following shall apply: (2008-148)

(i)	Maximum lot area which can be used as a surface parking area	30%
(ii)	Maximum width of driveway or parking area in the front yard of a lot	60% of the lot frontage but in no case more than 9 metres for a detached dwelling, duplex dwelling, and semi-detached dwelling, and 60% of the lot frontage for an on street townhouse dwelling.
(iii)	Maximum area of a rear yard which can be used as a surface parking area (2025-006)	40 square metres
(iv)	Maximum area of an exterior side yard which can be used as a parking area	67% of the yard up to a maximum of 50 square metres
(v)	Notwithstanding the definition “vehicle”, no person shall park or store a motor home, a snowmobile, a boat, a personal watercraft, a recreational vehicle or a trailer in the front yard, side yard or exterior yard of a lot. This subclause shall not apply to the temporary parking of a motor home, recreational vehicle or trailer, for loading and unloading purposes only, for a period not	

	exceeding 14 calendar days a year provided that such motor home, recreational vehicle or trailer is set back from the curb face or pavement edge of a public street to which the driveway is accessed from a minimum distance of 5 metres.	

(b) Within the R1F zone, the following shall apply: (2011-136)

(i)	Maximum lot area which can be used as a surface parking area	25%
(ii)	Maximum width of driveway or parking area in the front yard of a lot	55% of the lot frontage
(iii)	Maximum area of a rear yard which can be used as a parking area	40 square metres
(iv)	Maximum area of an exterior side yard which can be used as a parking area	67% of the yard up to a maximum of 50 square metres
(v)	Notwithstanding the definition “vehicle”, no person shall park or store a motor home, a snowmobile, a boat, a personal watercraft, a recreational vehicle or a trailer in the front yard, side yard or exterior yard of a lot. This subclause shall not apply to the temporary parking of a motor home, recreational vehicle or trailer, for loading and unloading purposes only, for a period not exceeding 14 calendar days a year provided that such motor home, recreational vehicle or trailer is set back from the curb face or pavement edge of a public street to which the driveway is accessed from a minimum distance of 5 metres.	

(c) Within the R4, R5A, R5B, R5C, R5D, R5E and R5F zones no person shall use any portion of the front yard of any lot for the parking or storing of any motor vehicle unless either a landscaped open space strip or a decorative wall or decorative fence and a landscaped open space strip is provided and maintained along the part of every front lot line and side lot line which abuts a street, except that part thereof crossed by an access driveway or sidewalk, an in accordance with the

following regulations;

(i) If only a landscaped open space is provided such landscaped open space strip shall have a minimum width of 3 metres, unless a decorative wall or decorative fence in accordance with subsection (ii) is provided; in which case the landscaped open space strip shall have a minimum width of 1.5 metres.
(ii) The height of a decorative wall or fence shall be a minimum of 1 metre above the average level of the parking area in the front yard.
(iii) Any such decorative wall or fence shall be located a minimum of 1 metre inside the abutting street line;
(iv) Where a daylighting triangle is required, no such decorative wall or decorative fence shall be located within such daylighting triangle.

(d) Within the I zone, no person shall use more than 33% of the area of the front yard of any lot for parking areas and driveways.

4.19.4 PARKING REQUIREMENTS WITHIN THE A3, RNP, TCW, RV, CH, IW, TCW and OSC zones.

(a) One parking space of at least 3 m x 6 m together with adequate area for manoeuvring and access to a public street shall be provided for each:

i. Dwelling unit

ii. Guestroom of a hotel, motel or cabin

iii. Five seats in places of assembly, such as theatres, churches, public halls, etc.

iv. Four seats in restaurants

v. Five beds in hospitals, nursing homes

vi. 28 square metres of total floor area of retail store, service shops and other commercial buildings, clinics, municipal buildings and offices

vii. 28 square metres in industrial buildings

viii. Staff member of schools

(b) Places of amusement such as community centres, swimming pools, golf courses, tennis courts and similar projects shall provide a parking are of not less than three times the ground floor areas of the building or structure.

(c) Except as provided for in Section 11.7, no off-street vehicle parking shall be permitted within the required front yard and access shall be provided by not more than two driveways not exceeding 9m each in width.

(d) Driveways, loading parking areas provided in accordance with the provisions of this section shall be paved with all-weather dust-free materials.

4.19.5 PARKING REQUIREMENTS WITHIN THE A2 and OSPP zone:

(a) One parking space of at least 3 m x 6 m together with adequate area for manoeuvring and access to a public street shall be provided for each:

i. Dwelling unit

ii. For each 37.2 square metres of floor area of a factory

iii. For each 12 seats in excess of 100 seats or where the seating is provided by open benches every 20 inches of bench space for a church hall or other place of assembly

iv. For each 27.8 square metres of floor area for a building or structure not specified above.

LOADING AREAS:

3.5 metres wide x 9 metres length:
418 square metres: None
From 418 square metres to 2322.6 square metres: 1
Over 2322.6 square metres: 2

(b) Where parking facilities for more than 4 vehicles are required or permitted:

(i) The parking area shall be maintained with a stable surface that is treated to prevent the raising of dust or loose particles,
(ii) The lights used for illumination of the parking lot of parking station shall be so arranged as to divert the light away from adjacent lots,
(iii) A shelter, not more than 15 feet in height and not more than 50 square feet in area may be erected in the parking area for the use of attendants in the area.
(iv) No gasoline pump or other service station equipment shall be located or maintained on a parking lot or parking station.

4.20 LOADING AREA REQIREMENTS (save and except for lands within the A1, A2, A3, RNP, RV, HC, WI, TCW, OSC and OSPP zones”

4.20.1 REQUIREMENTS: The owner or occupant or every building or structure to be erected or used for manufacturing, storage or for any purpose involving the use of vehicles for the receipt or distribution of materials or merchandise, shall provide and maintain on land that is not part of a highway and not part of the required parking area, a loading area located on the same lot with the said building or structure. The said loading area shall contain

loading spaces to the extent at least prescribed in the following schedule and each such loading space shall be at least 9 metres long (29.53 ft.) and 3 metres (9.84 ft.) wide and have a vertical clearance of not less than 4 metres (13.12 ft.) with access to a street or public lane of at least 6 metres (19.69 ft.) in width by means of one or more access driveways and access ramps.

The following is the schedule referred to:

Floor Area of Building or Structure	**Minimum Number of Loading Spaces**
Up to and including 300 sq. m	0
Over 300 sq. m but not exceeding 3,700 sq. m	1
Over 3,700 sq. m but not exceeding 9,300 sq. m	2
Over 9,300 sq. m	2 loading spaces plus 1 additional loading space for each 9,300 sq. m of floor area over the initial 9,300 sq. m

4.20.2 (DELETED)

4.21 FLOODLIGHTING (save and except for lands within the HC, WI, and TCW zones): No person shall erect or maintain any lighting facility used to illuminate any building, parking lot, parking area or loading area unless it is so designed and installed as to ensure that the light is deflected from adjacent buildings and streets.

4.22 SUPPLEMENTARY REGULATIONS FOR CAR WASHES (save and except for lands within the TCW zone: No person shall use any land or erect or use any building or structure for the purpose of a car wash except in accordance with the following regulations:

(a)	Minimum lot frontage, interior lot	33 metres (108.27 ft.)
(b)	Minimum lot frontage, corner lot	38 metres (124.67 ft.)
(c)	Minimum lot depth	38 metres (124.67 ft.)
(d)	Minimum front yard depth	12 metres (39.37 ft.) plus any applicable distance specified in section 4.27.1
(e)	Minimum interior side yard width	6 metres (19.69 ft.)
(f)	Minimum exterior side yard width	12 metres (39.37 ft.) plus any applicable distance specified in section 4.27.1
(g)	Minimum rear yard depth	7.5 metres (24.61 ft.) plus any applicable distance specified in section 4.27.1
(h)	Maximum height of building or structure	7.5 metres (24.61 ft.) subject to section 4.27.
(i)	Maximum lot coverage	20%
(j)	Minimum landscaped open space	5%
(k)	Parking and access requirements	in accordance with section 4.19.1
(l)	Waiting Lane: A waiting lane, marked with painted lines, capable of accommodating at least four cars per	

	bay shall be provided and maintained on the site, in which cars can wait if the washing bays are occupied.	

4.23 SUPPLEMENTARY REGULATIONS FOR DRIVE-IN RESTAURANTS (save and except for lands within the TCW zone): No person shall use any land or erect or use any building or structure for the purpose of a drive-in restaurant except in accordance with the following regulations:

(a)	Minimum lot frontage	38 metres (124.67 ft.)
(b)	Minimum lot depth	45 metres (147.64 ft.)
(c)	Minimum front yard depth	12 metres (39.37 ft.) plus any applicable distance specified in section 4.27.1
(d)	Minimum interior side yard width	7.5 metres (24.61 ft.)
(e)	Minimum exterior side yard width	12 metres (39.37 ft.) plus any applicable distance specified in section 4.27.1
(f)	Minimum rear yard depth	7.5 metres (24.61 ft.) plus any applicable distance specified in section 4.27.1
(g)	Maximum height of building or structure	7.5 metres subject to section 4.7 (24.61 ft)
(h)	Maximum lot coverage	20%
(i)	Minimum landscaped open space	5%
(j)	Parking and access requirements	in accordance with section 4.19.1

4.24 CONVERSION OF DWELLINGS TO MOTELS: Notwithstanding any other provision of this By-law, no person shall convert any dwelling to a motel.

4.25 SUPPLEMENTARY REGULATIONS FOR MOTELS (save and except for lands within the HC and TCW zones): No person shall use any land or erect or use any building or structure for the purpose of a motel except in accordance with the following regulations:

(a)	Minimum lot frontage	40 metres (131.23 ft.)
(b)	Minimum lot depth	45 metres (147.64 ft.)
(c)	Minimum front yard depth	3 metres (9.84 ft.) plus any applicable distance specified in section 4.27.1
(d)	Minimum interior side yard width	
	(i) where the side lot line abuts a residential zone	5 metres (16.40 ft.)
	(ii) where the side lot line does not abut a residential zone	None required
(e)	Minimum exterior side yard width	
	(i) where the side lot line abuts a portion of a street, the opposite side of which portion of the street	5 metres (16.4 ft.) plus any applicable distance specified in section 4.27.1

	abuts a residential zone	
	(ii) in all other cases	3 metres (9.84 ft.) plus any applicable distance specified in section 4.27.1
(f)	Minimum rear yard depth	
	(i) for a lot that abuts a residential zone	5 metres (16.4 ft.) plus any applicable distance specified in section 4.27.1
	(ii) for a lot that does not abut a residential zone	in accordance with section 4.27.1, where applicable
(g)	Maximum height of building or structure	10 metres (32.81 ft.) subject to section 4.7
(h)	Minimum landscaped open space	5%, provided that the front yard (less driveway) and the side yard abutting any side street shall be maintained as landscaped open space, but no side yards having a width of less than 4.5 metres (14.76 ft.) may be included in the calculation of the foregoing 5% minimum
(i)	Minimum number of motel units	No motel shall have less than 20 rentable motel units
(j)	Parking and access requirements:	
	(i) in accordance with section 4.19.1	
	(ii) no vehicular access to a motel site shall be provided except through access ramps and access driveways	
(k)	Through lots: Where the lot is a through lot, a motel shall be deemed for the purpose of providing minimum front yard depth and minimum landscaped open space to front on each of the streets.	

4.25A SUPPLEMENTARY REGULATIONS FOR OUTDOOR PATIOS: No person shall use any land or erect or use any structure for the purpose of an outdoor patio except in accordance with the following regulations:

(a) Maximum capacity
No outdoor patio shall accommodate more than 50% of the allowable capacity of the facility with which the patio is associated. (2016-03)

(b) Location
- (i) where any lot line adjoins lands which are in a Residential Zone, no outdoor patio shall be permitted except as provided in subclause (ii) through (iv)
- (ii) notwithstanding the provisions of subclause (i), where only the rear lot line adjoins a Residential Zone an outdoor patio shall only be permitted in the front yard
- (iii) where the lot adjoins a Residential Zone, no outdoor patio shall be located above the elevation of the floor of the first storey of the principal building

(iv) notwithstanding subclauses (i), (ii), and (iii), nothing in this subclause shall prevent an outdoor patio from being located in any yard where the adjoining Residential Zone is separated therefrom by a street or lane.

(c) Loading
Notwithstanding section 4.20.1, no loading space shall be required for any outdoor patio associated with a commercial use

(d) Entertainment
No music (whether performed live or recorded), dancing or other forms of entertainment shall be permitted on an outdoor patio, except in compliance with the City's Noise By-law

(e) Parking
Parking spaces shall be required for the area of an outdoor patio at the same ratio required for the floor area of the main commercial use to which the patio is accessory.

4.26 MOBILE HOMES: Subject to sections 19.1.9, 19.1.16 and 19.1.17, no person shall erect or locate or use or cause to be erected, located or used, a mobile home on any parcel of land in any zone established by this By-law except on a mobile home site in a RMP Zone.

4.27 ROAD ALLOWANCE REQUIREMENTS - SPECIFIC ROADS (2009-176)

Notwithstanding any other provisions of this By-law, yard requirements adjacent to the roads listed in Table 1 of this section shall be measured a minimum distance from the centreline of the original road allowance in accordance with Column D of Table 1.

Notwithstanding any other provisions of this By-law, any portion of a lot adjacent to the roads listed in Table 1 of this section and located within the minimum distance from the centreline of the original road allowance in accordance with Column D of Table 1 of this section shall not be used for parking spaces required under section 4.19.1, loading areas required under section 4.20.1. and landscaped open space required under any regulations contained in any section of this By-law.

TABLE 1

ROAD ALLOWANCE REQUIREMENTS

Column A	**Column B**	**Column C**	**Column D**
ROAD	**FROM**	**TO**	**MINIMUM DISTANCE FROM CENTRELINE OF ORIGINAL ROAD ALLOWANCE**
Ailanthus Avenue	McLeod Road	Dunn Street	11.5 m
Alex Avenue	McLeod Road	Crimson Drive	10 m
Allendale Avenue	Ferry Street	Dixon Street	11.5 m
Alpine Drive	Montrose Road	Brookdale Drive	10 m
Badger Road	Charnwood Avenue	Montrose Road	10 m

Column A	Column B	Column C	Column D
ROAD	**FROM**	**TO**	**MINIMUM DISTANCE FROM CENTRELINE OF ORIGINAL ROAD ALLOWANCE**
Baker Road	Lapp Road	East City Limit	11.5 m
Barker Street	Dorchester Road	Main Street	10 m
Beaverdams Road	Thorold Townline Road	Kalar Road	13 m
Beaverdams Road	Kalar Road	Lundy's Lane	11.5 m
Beck Road	Lyons Creek Road	Gonder Road	11.5 m
Beechwood Road	Taylor Road	Brown Road	13 m
Bender Street	Victoria Avenue	Falls Avenue	11.5 m
Biggar Road	West City Limit	Montrose Road	13 m
Bossert Road	Beck Road	King Road	13 m
Bossert Road	King Road	Ort Road	11.5 m
Bossert Road	Ort Road	Niagara Parkway	13 m
Bridge Street*	Stanley Avenue	Victoria Avenue	10.05 m
Bridge Street*	Victoria Avenue	River Road	11.6 m
Brookdale Drive	Thorold Stone Road	Alpine Drive	10 m
Brown Road	West City Limit	Montrose Road	13 m
Buchanan Avenue	Ferry Street	Highway 420	13 m
Buttrey Street	Victoria Avenue	River Road	10 m
Caledonia Street	Dorchester Road	Dunn Street	10 m
Canadian Drive	Montrose Road	Pin Oak Road	11.5 m
Cardinal Drive	Montrose Road	Thorold Stone Road	11.5 m
Carl Road	McCredie Rd	West City Limit	10 m
Caronpost Road	Willoughby Drive	East City Limit	10 m
Casey Street	Dorchester Road	Harriman Street	10 m
Catalina Street	Kalar Road	Pitton Road	10 m
Cattell Drive	Willoughby Drive	East City Limit	10 m
Charnwood Avenue	Montrose Road	Montrose Road	10 m
Chippawa Creek Road*	West City Limit	Montrose Road	13.1 m
Chippawa Parkway	Dorchester Road	Stanley Avenue	13 m
Chippawa Parkway	Stanley Avenue	Portage Road	11.5 m
Church's Lane	St. Paul Avenue	Whirlpool Road	11.5 m
Clark Avenue	Ferry Street	Robinson Street	13 m
Clifton Hill	Victoria Avenue	River Road	11.5 m
Corwin Crescent	Stokes Street	Lundy's Lane	10 m
Crimson Drive	Drummond Road	Alex Avenue	10 m
Crowland Avenue	Grassy Brook Road	Netherby Road	11.5 m
Cummington Square	Front Street	Main Street	13 m
Dell Road	Lyons Creek Road	Rexinger Road	11.5 m
Delta Drive	Montrose Road	Montrose Road	10 m
Detenbeck Road	Ort Road	Niagara Parkway	11.5 m
Dixon Street	Drummond Road	Allendale Avenue	11.5 m
Dixon Street	Allendale Avenue	Fallsview	13 m

Column A	Column B	Column C	Column D
ROAD	**FROM**	**TO**	**MINIMUM DISTANCE FROM CENTRELINE OF ORIGINAL ROAD ALLOWANCE**
		Boulevard	
Don Murie Street	Stanley Avenue	West Limit	13 m
Dorchester Road	Chippawa Parkway	Oldfield Road	13 m
Dorchester Road	Oldfield Road	McLeod Road	11.5 m
Dorchester Road	Mountain Road	McLeod Road	13 m
Drummond Road	Thorold Stone Road	McLeod Road	13 m
Dunn Street	Dorchester Road	Drummond Road	10 m
Dunn Street	Drummond Road	Stanley Avenue	13 m
Dunn Street	Stanley Avenue	Fallsview Boulevard	13 m
Earl Thomas Avenue	Progress Street	Don Murie Street	13 m
Ellen Avenue	Ferry Street	Walnut Street	10 m
Falls Avenue	Rainbow Bridge	Clifton Hill	10 m
Falls Avenue	Stanley Avenue	Rainbow Bridge	20.6 m
Fallsview Boulevard	Ferry Street	Portage Road	13 m
Fallsview Boulevard	Portage Road	Livingstone Street	13 m
Ferguson Street	Victoria Avenue	River Road	10 m
Ferry Street	Stanley Avenue	Victoria Avenue	13 m
Ferry Street*	Main Street	Stanley Avenue	11.6 m
Forsythe Street	Stanley Avenue	Lewis Avenue	10 m
Frederica Street	Dorchester Road	Drummond Road	10 m
Gallinger Street	Drummond Road	Portage Road	21.5m
Garner Road	Mountain Road	Chippawa Creek Road	13 m
Glengate Street	Drummond Road	Pettit Avenue	10 m
Gonder Road	Montrose Road	Beck Road	11.5 m
Grassy Brook Road	Montrose Road	West Limit	11.5 m
Harriman Street	Harte Circle	Dorchester Road	10 m
Harvard Avenue	Wiltshire Boulevard	Oxford Street	10 m
Heartland Forest Road	Brown Road	Chippawa Creek Road	13 m
Hiram Street	River Road	Ontario Avenue	11.5 m
Huron Street	Victoria Avenue	Ontario Avenue	10 m
Jubilee Drive	McLeod Road	Dorchester Road	10 m
Kalar Road*	Mountain Road	Montrose Road	13.1m
Kalar Road	Montrose Road	Thorold Stone Road	13 m
Kalar Road	Thorold Stone Road	McLeod Road	15 m
Kalar Road	McLeod Road	Brown Road	13 m
King Road	Bossert Road	Baker Road	13 m
Kister Road	Ramsey Road	Chippawa Parkway	13 m
Kitchener Street	Victoria Avenue	Portage Road	10 m
Koabel Road	Montrose Road	Willodell Road	13 m

Column A	Column B	Column C	Column D
ROAD	**FROM**	**TO**	**MINIMUM DISTANCE FROM CENTRELINE OF ORIGINAL ROAD ALLOWANCE**
Lapp Road	Baker Road	South City Limit	13 m
Lemon Road	Montrose Road	Willodell Road	11.5 m
Lewis Avenue	Forsythe Street	Kitchener Street	10 m
Lincoln Street	Crowland Avenue	West Limit	11.5 m
Livingstone Street	Stanley Avenue	Fallsview Boulevard	13 m
Logan Road	Beck Road	Ort Road	11.5 m
Lundy's Lane(Hwy #20)*	West City Limit	Garner Road	17.5 m
Lundy's Lane(Hwy #20)*	Garner Road	Main Street	13.1 m
Lyon's Creek Road*	Montrose Road	Sodom Road	13.1 m
Main Street (Chippawa)	Willoughby Drive	Niagara Parkway	11.5 m
Main Street (Chippawa)	Sodom Road	Willoughby Drive	13 m
Main Street	Fallsview Boulevard	Summer Street	11.5 m
Marineland Parkway	Stanley Avenue	Portage Road	13 m
Marineland Parkway*	McLeod Road	Stanley Avenue	15.25 m
Marshall Road	Willodell Road	Niagara Parkway	11.5 m
Matthews Drive	Mount Carmel Boulevard	Montrose Road	11.5 m
Mayfair Drive	Sinnicks Avenue	Swayze Drive	10 m
McCourt Road	Willodell Road	Beck Road	11.5 m
McCredie Road	Carl Road	Willodell Road	11.5 m
McGarry Drive	Kalar Road	West Limit	11.5 m
McKenney Road	Grassy Brook Road	Young Road	11.5 m
McKenney Road	Schisler Road	Netherby Road	11.5 m
McLeod Road*	Oakwood Drive	Marineland Parkway	15.25 m
McLeod Road	Thorold Townline Road	Montrose Road	15 m
McRae Street	Stanley Avenue	Victoria Avenue	10 m
Mewburn Road	Mountain Road	Scholfield Street	10 m
Mewburn Road	Mountain Road	North City Limit	13 m
Miller Road	Sodom Road	Niagara Parkway	11.5 m
Misener Road	Carl Road	Schisler Road	11.5 m
Misener Road	Yokom Road	Netherby Road	11.5 m
Montrose Road*	Mountain Road	McLeod Road	13.1 m
Montrose Road*	McLeod Road	Welland River	15.25 m
Montrose Road*	Welland River	South City Limit	13.1 m
Morningstar Road	King Road	Sodom Road	11.5 m
Morris Road	Lincoln Street	Netherby Road	13 m
Morris Road	Grassy Brook Road	Schisler Road	13 m

Column A	Column B	Column C	Column D
ROAD	**FROM**	**TO**	**MINIMUM DISTANCE FROM CENTRELINE OF ORIGINAL ROAD ALLOWANCE**
Morrison Street	Montrose Road	Dorchester Road	15 m
Morrison Street	Dorchester Road	Stanley Avenue	13 m
Morrison Street	Stanley Avenue	Victoria Avenue	10 m
Mount Carmel Boulevard	Kalar Road	Montrose Road	11.5 m
Mountain Road*	Taylor Road	Portage Road	13.1 m
Murray Street	Drummond Road	Allendale Avenue	11.5 m
Murray Street	Allendale Avenue	River Road	13 m
Netherby Road*	West City Limit	Montrose Road	15.25 m
Niagara Townline Road*	St. Paul Avenue	Stanley Avenue	13.1m
North Street	Drummond Road	Stanley Avenue	11.5 m
North Street	Stanley Avenue	Buchanan Avenue	13 m
O'Neil Street	Dorchester Road	Portage Road	10 m
Oakwood Drive	McLeod Road	Montrose Road	11.5 m
Old McLeod Road	Ailanthus Avenue	East City Limit	11.5 m
Olden Avenue	Mountain Road	Casey Street	10 m
Oldfield Road	Dorchester Road	Drummond Road	13 m
Ontario Avenue	Park Street	Palmer Avenue	10 m
Ontario Avenue	Hiram Street	Bender Street	10 m
Ort Road	Bossert Road	Baker Road	11.5 m
Oxford Street	Harvard Avenue	Dorchester Road	10 m
Paddock Trail Drive	Kalar Road	Brookdale Drive	10 m
Palmer Avenue	Ontario Avenue	Bender Street	10 m
Park Street	Victoria Avenue	River Road	10 m
Pettit Avenue	Dorchester Road	Glengate Street	10 m
Pin Oak Drive	McLeod Road	South Limit	13 m
Pitton Road	Catalina Street	Westwood Street	10 m
Portage Road*	Stanley Avenue	Mountain Road	13.1 m
Portage Road	Mountain Road	O'Neil Street	11.5 m
Portage Road	Thorold Stone Road	O'Neil Street	13 m
Portage Road	Thorold Stone Road	Gallinger Street	10 m
Portage Road	Summer Street	Gallinger Street	11.5 m
Portage Road	Fallsview Boulevard	Marineland Parkway	13 m
Portage Road	Marineland Parkway	Front Street	13 m
Preakness Street	Paddock Trail Drive	Montrose Road	11.5 m
Preston Avenue	Paddock Trail Drive	Brookdale Drive	10 m
Progress Street	Stanley Avenue	West Limit	13 m
Queen Street	Victoria Avenue	River Road	11.5 m
Ramsey Road	Stanley Avenue	Kister Road	13 m
Rexinger Road	West Limit	Lyons Creek Road	11.5 m
Rexinger Road	Stanley Avenue (West)	Ort Road	11.5 m

Column A	Column B	Column C	Column D
ROAD	**FROM**	**TO**	**MINIMUM DISTANCE FROM CENTRELINE OF ORIGINAL ROAD ALLOWANCE**
Riall Street	Dorchester Road	St. Paul Avenue	10 m
Ridge Road	Montrose Road	West Limit	11.5 m
Robinson Street	Allendale Avenue	Queen Victoria Park	13 m
Sarah Street	Main Street	East Limit	10 m
Sauer Road	Willodell Road	Sodom Road	13 m
Schaubel Road	Schneider Road	South Limit	11.5 m
Schihl Road*	Netherby Road	South City Limit	13.1 m
Schisler Road*	West City Limit	Misener Road	15.25 m
Schisler Road*	Misener Road	Montrose Road	13.1 m
Schisler Road	Montrose Road	Beck Road	13 m
Schneider Road	Montrose Road	Schaubel Road	11.5 m
Sherk Road	King Road	Ort Road	11.5 m
Sherk Road	Sodom Road	Niagara Parkway	11.5 m
Sinnicks Avenue	Thorold Stone Road	Mayfair Drive	10 m
Sodom Road*	South City Limit	Lyon's Creek Road	13.1 m
Somerville Road	Sodom Road	Niagara Parkway	11.5 m
St. Paul Avenue	O'Neil Street	Mountain Road	13 m
St. Paul Avenue*	Mountain Road	North City Limit	13.1 m
Stanley Avenue*	Niagara Townline Road	Highway 420	13.1 m
Stanley Avenue*	Highway 420	Lyon's Creek Road	15.25 m
Stanley Avenue	Lyon's Creek Road	Marshall Road	13 m
Swayze Drive	Portage Road	Stanley Avenue	11.5 m
Taylor Road*	Thorold Townline Road	North City Limit	13.1 m
Thorold Stone Road*	West City Limit	Garner Road	21 m
Thorold Stone Road*	Garner Road	Stanley Avenue	13.1 m
Thorold Townline Road*	Brown Road	North City Limit	13.1 m
Valley Way	Drummond Road	Queen Street	11.5 m
Victoria Avenue	Ferry Street	Highway 420	13 m
Victoria Avenue	Bridge Street	Niagara Parkway	13 m
Watson Street	Montrose Road	Beaverdams Road	10 m
Weaver Road	Ort Road	Niagara Parkway	13 m
Weinbrenner Road	Sodom Road	Willoughby Drive	11.5 m
Westwood Avenue	Charnwood Avenue	Kalar Road	10 m
Whirlpool Road	Stanley Avenue	Niagara River Pkwy	11.5 m
Willick Road	Ort Road	Willoughby Drive	11.5 m
Willodell Road	Lyons Creek Road	Schneider Road	11.5 m
Willoughby Drive	Cummington Square	Weaver Road	13 m
Willoughby Drive	Weaver Road	Somerville Road	11.5 m
Woodbine Street	Kalar Road	Montrose Road	11.5 m

Column A	Column B	Column C	Column D
ROAD	**FROM**	**TO**	**MINIMUM DISTANCE FROM CENTRELINE OF ORIGINAL ROAD ALLOWANCE**
Woodgate Street	Dorchester Road	Olden Avenue	10 m
Yokom Road	Montrose Road	West Limit	11.5 m
Young Road	Montrose Road	West Limit	11.5 m

*Denotes Regional Road

4.28 CONVERSION OF DWELLINGS IN COMMERCIAL ZONES. No person shall in any commercial zone erect any addition in front of a building used or to be used for any commercial purpose if such building is a dwelling or was formerly a dwelling which had been altered, extended or enlarged for use for any commercial purpose.

4.29 EXISTING AUTOMOBILE SERVICE STATIONS AND GASOLINE BARS:

Notwithstanding that an automobile service station and a gasoline bar are not permitted uses in any NC or GC Zone, a building on a lot in any such zone which was lawfully used for the purpose of an automobile service station or a gasoline bar on the day of the passing of this By-law may be altered, renovated or reconstructed and the use of such altered, renovated or reconstructed building and such lot for the purpose of an automobile service station or a gasoline bar continued provided that, subject to section 4.29.1, (81-62 #44)

(i) in the case of an automobile service station, all the regulations in section 8.9.2 for automobile service stations in AS Zones shall apply to such automobile service station and shall be complied with,

(ii) in the case of a gasoline bar, all of the regulations in section 8.9.3 for gasoline bars in AS Zones shall apply to such gasoline bar and shall be complied with.

4.29.1 If the lot referred to in section 4.29 has either or both a lesser lot frontage or a lesser lot depth than the minimum required in section 8.9.2 in the case of an automobile service station or the minimum required in section 8.9.3 in the case of a gasoline bar, the minimum lot frontage and lot depth regulations in the said sections shall not apply to prevent the alteration, renovation or reconstruction and use which would otherwise be permitted under section 4.29 provided that the whole of such lot continues to be used for the purpose of an automobile service station or a gasoline bar, as the case may be.

4.30 LANDS WITHIN AN AREA OF DEVELOPMENT CONTROL OF THE NIAGARA ESCARPMENT PLANNING AREA: As long as and to the extent that any land within any Zone established by section 3 of this By-law is within an area of development control designated by a regulation made under The Niagara Escarpment Planning and Development Act, 1973, the provisions of this By-law shall be subject to any regulation made under the said Act.

4.31 EXCEPTIONS AND SPECIAL PROVISIONS IN SECTION 19 TO GOVERN: All other

provisions of this By-law shall be subject to the exceptions and special provisions contained in Section 19 and where there is any conflict between such other provisions and the exceptions and special provisions in Section 19, the latter shall govern.

4.32 MINIMUM DISTANCE SEPARATION FORMULA: Notwithstanding any other provisions of this by-law, the distances between livestock facilities and dwellings or other habitable structures shall be governed by the Minimum Distance Separation Formulae including any revisions or updates developed by the Ontario Ministry of Agriculture, Food and Rural Affairs and: (2007-156)

(i) where the regulations respecting required yards and minimum lot area in any zone established by this by-law are less than those which are required under the Minimum Distance Separation Formula, where it applies, the latter shall govern and the regulations in this by-law shall be deemed to be amended insofar as is necessary to give effect to the Minimum Distance Separation Formulae;

(ii) where a dwelling is destroyed in whole, or in part, by a catastrophe, MDS I will not be applied when the dwelling is rebuilt, provided it is built no closer to livestock facilities than before the catastrophe;

(iii) where a livestock facility is destroyed in whole, or in part, by a catastrophe, MDS II will not be applied when the livestock facility is rebuilt, provided it is built no closer to surrounding land uses and lot lines than before the catastrophe and the impact of the livestock facility has not increased by any enlargement of the operation;

(iv) where a new or expanding livestock facility is proposed, non-active cemeteries, as designated by the City, shall be treated as a Type A land use under MDS II;

(v) where a dwelling is to be constructed on an existing lot of record, the setback requirements of MDS I shall apply; and

(vi) where a new dwelling is to be constructed on a new lot, the minimum setback between any existing livestock operations and the new dwelling shall be 304.8 metres or the distance determined by the MDS formula, whichever is greater.

4.33 TENTS AND AIR-SUPPORTED STRUCTURES: Subject to section 4.33.2 and subject to compliance with the Building Code Act, 1974 and the regulations made thereunder, every building or structure to be erected within any commercial zone except a CE Zone shall be of the permanent type of construction.

4.33.1 No person shall within any commercial zone except a CE Zone erect a tent or an air-supported structure.

4.33.2 Subject to the Building Code Act, and the regulations made thereunder, sections 4.33 and 4.33.1 shall not apply to prevent the following:

(a) the erection of an air-supported structure which is to be used only for the purpose of a shelter for a swimming pool or tennis court on any lot within and in compliance with a commercial zone; (2002-061)

(b) the erection and use of a tent, trailer and/or recreational vehicle which is used by the operators of a circus, carnival or carousel for a maximum period of 10 days;

(c) the erection and use of a tent for a ground breaking ceremony, business opening, special occasion or special sale of goods or merchandise, for a maximum of 3 separate occasions in a 12-month period, subject to a maximum duration of 10 days, exclusive of set-up time, per occasion, in conjunction with a legally established or permitted use on the property; and

(d) the erection and use of a tent for the seasonal sale of flowers, plants, shrubs, trees and other garden materials and landscape products, for a maximum period of 90 days and limited to one occasion in a 12 month period, in conjunction with a legally established or permitted use on the property and in compliance with the zoning on the property.

4.33.3 For the purpose of sections 4.33, 4.33.1 and 4.33.2,

(a) "air-supported structure" means a structure consisting of a pliable membrane which achieves and maintains its shape and support by internal air pressure;
(b) "permanent type of construction" means a type of construction in which the exterior walls of a building or structure consist of brick, stone, architectural reinforced concrete, profile type concrete masonry units, glass and metal combinations, colour coated metal, ceramic or glazed tile, colour coated block, wood, wood veneered with brick, stone or stucco, any combination of the foregoing or such other exterior walls as may be permitted in the Regulations made under The Building Code Act, 1974 but does not include a tent or an air-supported structure;
(c) "tent" means a shelter or structure the covering of which is made of pliable material.

4.34 DRIVE-THROUGH FACILITIES: A drive-through facility is permitted in a NC Zone, a GC Zone, a SC Zone, a TC Zone and an AS Zone and shall be separated from the boundary of a residential zone by a minimum perpendicular distance of 10 metres, measured from the speaker box. (2011-136)

4.35 LICENSED CANNABIS PRODUCTION FACILITIES AND DESIGNATED MEDICAL GROWTH OF CANNABIS: (2022-045)

(a) Licensed Cannabis Production Facilities and Designated Medical Growth of Cannabis must be wholly enclosed in a building;
(b) Licensed Cannabis Production Facilities and Designated Medical Growth of Cannabis must be located a minimum of 500 metres from any sensitive land use;
(c) Notwithstanding subsection (b), the 500 metre separation distance is not required to an existing dwelling on the same lot as the Licensed Cannabis Production Facilities and Designated Medical Growth of Cannabis;

(d) Outdoor storage or cultivation for Licensed Cannabis Production Facilities and Designated Medical Growth of Cannabis is prohibited;
(e) Licensed Cannabis Production Facilities cannot be contained, either in whole or in part, within a dwelling; and
(f) No Licensed Cannabis Production Facilities and Designated Medical Growth of Cannabis shall emit any cannabis odour outside of a building.

4.36 FARM PRODUCE OUTLET: Notwithstanding any other provisions of this by-law to the contrary, a farm produce outlet is permitted in accordance with the following regulations: (2016-105)

(a) Notwithstanding clause 4.13(a), a farm produce outlet may be erected in a front yard, rear yard, side yard, and exterior yard of a lot;
(b) Subject to section 4.27, a farm produce outlet may be erected in a front yard, rear yard, side yard, and exterior yard provided it shall not be located less than 3 metres from the front, interior, and exterior lot line, and 7.5 metres from the rear lot line;
(c) The maximum floor area of a farm produce outlet is 20 square metres;
(d) The maximum building height of a farm produce outlet is 3 metres;
(e) A minimum of 1 parking space is required;
(f) All the other provisions of the zone apply.

4.37 OWNER OCCUPIED SHORT-TERM ACCOMMODATION: an Owner Occupied Short-Term Accommodation shall comply with the following provisions:

4.37.1 Bed and Breakfast

(a) A bed and breakfast must be located in the dwelling or dwelling unit that is the primary residence of the owner;
(b) The maximum number of guest rooms permitted in a bed and breakfast in a dwelling or dwelling unit in a R1A, R1B, R1C, R1D, R1E, R1F, R2, R3, RNP, RV, TRM, DC, DTC, A, A2 and A3, R and DH zone shall be 3;
(c) The maximum number of guest rooms permitted in a bed and breakfast in a dwelling or dwelling unit in a GC, CB and TC zone shall be 6;
(d) A bed and breakfast shall require a licence issued by the City of Niagara Falls and the municipal licence of a bed and breakfast must be kept current and maintained in good standing;
(e) The maximum number of guests permitted to stay in a guest room shall be in accordance with the requirements of the *Building Code Act*, 1992, S.O. 1992, c. 23, as amended, and the regulations promulgated thereunder;
(f) Subject to clause (g) of section 4.37, every reference to a zone in clauses (b) and (c) of section 4.37 shall be deemed to include any zone described in section 19 of the by-law that is derived from the zones listed in clauses (b) and (c) of section 4.37;
(g) Existing tourist homes and any other permitted uses that fall within the ambit of the definition of a bed and breakfast as set out in this by-law shall henceforth be

referred to as a bed and breakfast, but in all other respects shall continue to be governed by the site specific regulations that govern their permitted use on the effective date of this amendment to the by-law;

(h) Parking and access requirements shall be in accordance with section 4.19.1.

4.37.2 Owner Occupied Short-Term Rental

(a) A maximum of one Owner Occupied Short-Term Rental shall be permitted within or accessory to a permitted detached dwelling, semi-detached dwelling, duplex dwelling or townhouse dwelling that is the principal residence of the owner.
(b) Owner Occupied Short-Term Rentals are permitted within the R1A, R1B, R1C, R1D, R1E, R1F, R2, R3, R4, and TRM Zone in accordance with subsection 4.37.2 (a), above.
(c) The maximum number o bedrooms permitted in an Owner Occupied Short-Term Rental shall be 3;
(d) The number of guests permitted to stay in an Owner Occupied Short-Term Rental shall be in accordance with the requirements of the Building Coe Act, 1992, S.O. 1992, c.23, as amended, and the regulations promulgated thereunder to a maximum of 6 guests;
(e) An Owner Occupied Short-Term Retal shall require a license issued by the City of Niagara Falls, that must be kept current and maintained in good standing;
(f) The Owner must be present on the property for the entire duration of the rental period;
(g) Every reference to a Zone in clause (b) of section 4.37.2 shall be deemed to include any zone described in Section 19 of the by-law that is derived from the zones listed in clause (b) of section 4.37.2
(h) Parking and access requirements shall be in accordance with section 4.19.1; and
(i) No Owner Occupied Short-Term Rental shall be located closer than 150 metres from another Owner Occupied Short-Term Rental. For the purposes of this section, 150 metres shall be measured from the property line.

4.38 VACATION RENTAL UNIT: a vacation rental unit shall comply with the following regulations: (2018-92)

(a) The maximum number of bedrooms permitted in a vacation rental unit in an existing detached dwelling or dwelling unit in a TC, GC, and CB zone shall be 3;
(b) A vacation rental unit shall be licenced by the City of Niagara Falls and the municipal licence of a vacation rental unit must be kept current and maintained in good standing;
(c) The maximum number of travelers permitted to stay in an existing detached dwelling or dwelling unit used as a vacation rental unit shall be in accordance with the requirements of the Building Code Act, 1992, S. O. 1992, c.23, as amended, and the regulations promulgated thereunder;
(d) Subject to clause (e) of section 4.38, any and every reference to a zone in clause (a) of section 4.38 shall be deemed to include any zone described in section 19 of the by- law that is derived from the zones listed in clause (a) of section 4.38;

(e) Existing cottage rental dwellings and any other permitted uses that fall within the ambit of the definition of a vacation rental unit as set out in this by-law shall henceforth be referred to as a vacation rental unit, but in all other respects shall continue to be governed by the site specific regulations that govern their permitted use on the effective date of this amendment to the by-law;

(f) Parking and access requirements shall be in accordance with section 4.19.1.

4.39 BICYCLE PARKING: bicycle parking enclosures shall only be required for buildings or portions of buildings that were not existing on the effective date of the By-law and shall be provided in accordance with the following: (2021-40)

(i) Bicycle parking shall be provided at a rate of 0.5 spaces/dwelling unit for apartment dwellings and 1 space/500m² of floor area for non-residential uses.

(ii) Short-term bicycle parking shall be provided at a rate of 2 spaces per apartment dwellings with 20 units or less, and at a rate of 6 spaces per apartment dwelling having more than 20 dwelling units. Non-residential uses shall provide 1 space/500m² of gross leasable floor area.

(iii) A bicycle parking space shall be located within a building, structure, enclosure and/or bicycle locker.

(iv) A bicycle parking space shall be a minimum of 1.8 metres in length, a minimum of 0.6 metres in width, and overhead clearance in covered spaces shall be a minimum of 2.1 metres.

(v) Notwithstanding subsection (iii) above, where a bicycle parking space provides for vertical storage of a bicycle, the minimum length may be reduced to 1.2 metres.

(vi) Notwithstanding subsections (i) and (iii), where a bicycle parking space is located within a bicycle locker, overhead clearance shall not be required.

(vii) A bicycle parking space shall abut an access aisle which shall be a minimum of 1.5 metres in width.

4.40 NIGHTCLUBS: nightclubs, where permitted in a zone shall be subject to the following regulations: (2021-40)

(i) A nightclub shall be separated from the boundary of a Residential Zone by a minimum distance of 45 metres.

(ii) Parking for a nightclub shall be provided at a rate of 1 parking space for each 5 persons that can be lawfully accommodated therein at any one time.

4.41 COMMUNITY GARDEN: Nothing in this by-law shall prevent the use of any land for a community garden, save and except for land within an EPA or HL zone. (2022-094)

4.42 TECHNICAL REVISIONS TO BY-LAW NO. 79-200: Revisions may be made to By-law No. 79-200 without the need for a Zoning By-law Amendment in the following cases: (2022-095)

(a) Correction of grammar or typographical errors or revisions to format in a manner that does not change the intent of the regulation;
(b) Changes to references to a street name, where Council of the Corporation of the City of Niagara Falls or the Regional Municipality of Niagara has passed a by-law to change the street name;
(c) Adding or revising technical information on maps or schedules which does not change the zoning of the lands or amend a zoning boundary including, but not limited to, addition of or modifications to streets, modifications to street names, legends, scales or title blocks;
(d) Changes to table of contents, headings, marginal notes, page numbering, footers and headers, which do not form part of this By-law and are inserted or modified for convenience of reference only.

4.43 MEASUREMENTS: All measurements of length, area or height used in this By-law shall be subject to the normal rules of rounding numbers, within the degree of precision specified by the number of units following the decimal point (if any) so that: (2022-095)

(a) For a whole number measurement of less than 0.5 shall be rounded downward to the next whole unit
(b) For a whole number, measurements of 0.5 or greater shall be rounded upward to the next whole unit
(c) For a number having one decimal place, measurements of less than 0.05 shall be rounded downward to the next one-tenth unit
(d) For a number having one decimal place, measurements of 0.05 and greater shall be rounded upward to the next one-tenth unit.

4.44 AMENITY AREAS FOR APARTMENT DWELLINGS OR STACKED TOWNHOUSE DWELLINGS

4.44.1 Within the R4, R5A, R5B, R5C, R5D, R5E and R5F zones a minimum amenity area of 20 square metres per dwelling unit shall be provided. (2025-006)

4.44.2. Section 4.44.1 shall not apply to an apartment dwelling for which, prior to By-law No. 2022-095 coming into force, a complete application for amendment to the zoning by-law has been made under Section 34(10.2) of the *Planning Act*, R.R.O. 1990, drawings have been submitted under Section 41(4) of the *Planning Act*, R.S.O. 1990 or for which an amendment to the zoning by-law has come into effect under Sections 34(21) or (30) of the *Planning Act*, R.S.O. 1990. (2025-006)

4.44.3 Section 4.44.1 shall not apply to stacked townhouse dwelling for which, prior to By-law No. 2025-006 coming into force, a complete application for amendment to the zoning by-law has been made under Section 34(10.2) of the *Planning Act*, R.S.O. 1990, drawings have been submitted under Section 41(4) of the *Planning Act*, R.S.O 1990 or for which an amendment to the zoning by-law has come into effect under Sections 34(21) r (30) of the *Planning Act*, R.S.O. 1990. (2025-006)

4.45 ADDITIONAL DWELLING UNITS (2025-019)

4.45.1 PARCEL OF URBAN RESIDENTIAL LAND: The following provisions shall apply (2025-019):

a) two additional dwelling units may be permitted on a parcel of urban residential land where a detached dwelling, semi-detached dwelling unit, townhouse dwelling unit, back-to-back townhouse dwelling unit, or an on-street townhouse dwelling unit is permitted, subject to the regulations of subsections 4.45.3 and 4.45.4 of this By-law. This may be either:
   i. two additional dwelling units within a detached dwelling, semi-detached dwelling unit, townhouse dwelling unit, back-to-back townhouse dwelling unit, or an on-street townhouse dwelling unit; or
   ii. one additional dwelling unit in a detached dwelling, semi-detached dwelling unit, townhouse dwelling unit or an on-street townhouse dwelling unit and one additional dwelling unit in an accessory building to a detached dwelling, semi-detached dwelling unit, townhouse dwelling unit or an on-street townhouse dwelling unit.

b) One additional dwelling unit may be permitted on a parcel of urban residential land where a duplex dwelling is permitted, subject to the regulations of subsections 4.45.3 and 4.45.4 of this By-law. This may be:
   i. One additional dwelling unit in a duplex dwelling or one additional dwelling unit in an accessory building to a duplex dwelling.

4.45.2 PARCEL OF RURAL LAND: The following provisions shall apply (2025-019):

(a) Two additional dwelling units may be permitted on a parcel of rural land where a detached dwelling is permitted, on lands zoned A or R, subject to the regulations of subsections 4.45.3 and 4.45.4 of this By-law. This may be either:
   i. Two additional dwelling units within a detached dwelling, or
   ii. One additional dwelling unit in a detached dwelling and one additional dwelling unit in an accessory building to a detached dwelling.

4.45.3 PARKING: Parking and access requirements in accordance with section 4.19.1 of this By-law. (2025-019)

4.45.4 ADDITIONAL DWELLING UNITS IN ACCESSORY BUILDINGS: notwithstanding Section 4.13 of this By-law, additional dwelling units in an accessory building are subject to the following regulations: (2025-019)

(a) May be permitted in a rear yard or interior side yard provided the unit shall be a minimum of 1.2 metres from the rear lot line and interior side lot lines, save an except for unsupported canopies, eave or gutters which may project a distance of not more than 0.45 metres into the required yard, plus any applicable distance specified in section 4.27.1 of this By-law;

(b) A landscape strip is required to be provided within the required side yard adjacent to an accessory building containing an additional dwelling unit, and shall include grass, flowers, shrubbery and other landscaping and includes any surfaced walk, and may include a visual barrier;

(c) Shall not be erected on a corner lot closer than 4.5 metres to the side lot line abutting a street line or a reserve, plus any applicable distance specified in section 4.27.1 of this By-law;

(d) No roofed-over one storey porch or deck shall be closer than 1.2 metres from the rear lot line;

(e) The total lot coverage of all accessory buildings and accessory structures on a lot shall not exceed 93 square metres and in no case shall the total lot coverage of all buildings and structures exceed the maximum lot coverage regulation of the specific zone, save and except for an R4 Zone where a maximum lot coverage of 45% is permitted;

(f) Shall not exceed 4.5 metres in height, provided that an accessory building containing an additional dwelling unit with a pitched roof may be erected to a height not exceeding 6 metres, but in no event shall any part of the walls or supporting posts, excluding any gable or dormer, exceed 4.5 metres in height, save an except for an accessory building existing as of the date of the passing of this By-law, provided that all other regulations of Section 4.45.4 of this By-law are met;

(g) On a façade facing an interior side or rear lot line, no openings are permitted at a height above 4.5 metres;

(h) The balance of regulations applicable to the zone shall apply; and,

(i) Additional dwelling units in accessory buildings on a parcel of rural land shall be subject to the following additional regulations:

  i. An additional dwelling unit shall not be permitted within a building or structure used for any agricultural use;

  ii. An additional dwelling unit must be in accordance with Section 4.32 of tis By-law;

  iii. An additional dwelling unit in an accessory building on a parcel of rural land shall be located no more than 15 metres from the detached dwelling; and

  iv. Notwithstanding Section 4.45.4 (f) above, an accessory building containing an additional dwelling unit on a parcel of rural land shall not exceed 7 metres in height, but in no event shall any part of the walls or supporting posts, excluding any gable or dormer, exceed 5.5 metres in height.

SECTION 5 - GENERAL PROVISIONS FOR RESIDENTIAL ZONES

5.1 SIDE YARDS: Notwithstanding the regulations for side yards in section 7 of this By-law but subject to section 4.27.1,

(a) where no private garage or carport is to be attached to and erected at the same time as a detached dwelling, there shall be a side yard of not less than 2.4 metres (7.87 ft.) on one side of such one detached dwelling which may be used as a driveway and, subject to the other applicable provisions of this By-law, for the parking or storing of motor vehicles,

(b) where private garages or carports are not to be attached to both exterior sides of a semi-detached dwelling or to both sides of a duplex dwelling and are not to be erected at the same time as such semi-detached dwelling or duplex dwelling, there shall be a side yard of not less than 2.4 metres (7.87 ft.) provided on each exterior side of such semi-detached dwelling to which a private garage or carport is not to be attached and on each side of such duplex dwelling to which a private garage or carport is not to be attached, each of which such side yards may be used as a driveway and, subject to the other applicable provisions of this By-law, for the parking or storing of motor vehicles,

(c) nothing in this By-law shall be deemed to require a side yard between the 2 dwelling units of a semi-detached dwelling;

(d) the severance by conveyance or otherwise of one dwelling unit of a semi-detached dwelling or a townhouse dwelling and the land appurtenant to such dwelling unit without a side yard between it and the remaining dwelling unit and land appurtenant thereto shall not be deemed a contravention of the side yard requirements of this By-law.

5.2 DRIVEWAYS: In the case of corner lots in all R1A, R1B, R1C, R1D, R1E, R1F, R2 and R3 Zones, no part of an access ramp for a driveway shall be located within the curved portion of the edge of the roadway at the intersection of streets.

5.3 UNDERSIZED LOTS: Where a lot in any residential zone having a lesser lot area, and/or lot frontage than that required under this By-law is held under distinct and separate ownership from all abutting lands as shown by a registered conveyance in the records of the Land Registry Office at the date of the passing of this By-law or is created as a result of an expropriation, nothing contained in this By-law shall prevent the erection of a detached dwelling on such lot provided that the provisions of section 4.27.1 and the yards, lot coverage, floor area and height provisions of the zone in which such lot is situated and all requirements of the Niagara Regional Health Unit are complied with, and provided further that the minimum lot area and the minimum lot frontage are: (93-284, 81-79 #18)

(i) 370 square metres (3,982.78 sq. ft.) and 12 metres (39.37 ft.), respectively, if such lot is served by public water supply and a sanitary sewer or

(ii) 690 square metres (7,427.34 sq. ft.) and 22 metres (72.18 ft.), respectively, if such lot is served by public water supply only, or

(iii) 1,400 square metres (15,069.97 sq. ft.) and 45 metres (147.64 ft.), respectively, if neither public water supply nor a sanitary sewer is available for such lot

All other provisions of the zone in which such lot is located shall apply.

5.4 CONVERSIONS IN R4 AND R5 ZONES: In all R4, R5A, R5B, R5C, R5D, R5E and R5F zones, a dwelling which is existing at the date of the passing of this By-law and which had been erected initially as a detached dwelling may be converted to provide two or more dwelling units therein provided

(a) each of such dwelling units has a minimum floor area of 55 square metres (592.02 sq.ft.), including common halls, stairways and other such space,
(b) no such dwelling is converted to provide for more than one dwelling unit for each 150 square metres (1,614.6 ft.) of lot area,
(c) the external appearance and character of such dwelling is preserved and no addition or extension to the building is made, except to provide a secondary means of exit, and
(d) all the relevant provisions of this By-law applying to the zone in which such dwelling is situated with respect to yards, parking areas and landscaped open space, applicable to the number of dwelling units therein, are complied with.

5.5 HOME OCCUPATIONS: Home occupations are permitted in R1A, R1B, R1C, R1D, R1E, R1F, and R2 zones and in detached dwellings and dwelling units of semi-detached dwellings and duplex dwellings in R3, R4, R5A, R5B, R5C, R5D, R5E, R5F, TRM, DC, DTC, DH, and PH zones provided (98-117, 2018-42)

(a) the occupation is carried on entirely within the dwelling or dwelling unit only by the occupants residing in such dwelling or dwelling unit,
(b) no person, other than the occupants is engaged or acts as an employee, assistant or helper within the dwelling or dwelling unit,
(c) no person, other than the occupants is engaged in canvassing, delivering or as a go-between in distributing merchandise to customers,
(d) no more than 20% of the total floor area of the dwelling or dwelling unit is used for the home occupation,
(e) no home occupation or associated storage is carried out in any accessory building or accessory structure,
(f) there is no sign, notice or any other visible indication from the exterior that a home occupation is being carried on in the dwelling or dwelling units,
(g) no goods, wares or merchandise are offered or exposed for sale or sold or kept for sale upon the premises,
(h) no goods are stored outside the dwelling or dwelling units, and
(i) no mechanical or other equipment is used except as in customarily employed in a dwelling for household purposes or for a purpose normal to or reasonably consistent with the use of a dwelling as such.

5.5.1 Notwithstanding section 5.5, Owner Occupied Short-Term Accommodations are considered home occupations and shall be permitted in accordance with Section 4.37.

5.6 ACCESS TO COMMERCIAL AND INDUSTRIAL ZONES FROM RESIDENTIAL ZONES: No person shall use any land in a residential zone for vehicular access to or from any land in a commercial or industrial zone.

5.7 SPECIAL BUILDING SETBACK: Notwithstanding the yard requirements of this By-law but subject to section 4.27.1, in any residential zone where a proposed building or structure is to be erected on an interior lot between 2 buildings or structures, existing on the day By-law No. 2022-095 comes into force, on lots which have their front lot lines on the same street and in the same block and are distant from each other not more than 45 metres, no part of such proposed building or structure shall be erected on such interior lot closer to the front lot line thereof than the average of the shortest distance between the nearest main wall of each such existing building or structure and the front lot line of the lot on which such existing building or structure is located. (2022-095)

5.8 EXISTING PLACES OF WORSHIP: Notwithstanding that a place of worship is not a permitted use in any residential zone, a building on a lot in any residential zone which was lawfully used for the purpose of a place of worship on the day of the passing of this By-law may be altered, renovated, or reconstructed and the use of such altered, renovated or reconstructed building and such lot for the purpose of a place of worship continued provided that all of the regulations in section 9.2 of this By-law which apply to a place of worship in an I Zone shall apply to such building and lot in a residential zone and shall be complied with.

5.9 SPECIAL PROVISIONS FOR A GROUP HOME TYPE 1: Any building used for the purpose of a group home type 1 shall comply with all the regulations which apply to the zone in which such group home type 1 is located. (2011-136)

5.10 MODEL HOMES: Model homes shall be permitted in all R1A, R1B, R1C, R1D, R1E, R1F, R2 and R3 and R4 zones subject to the following provisions

(i) the lands on which the model homes are to be constructed have received draft plan approval under the Planning Act and all appropriate agreements have been executed; (2008-148)
(ii) a model home shall comply with the provisions of the zone in which it is located and the regulations of this By-law such that it will comply upon registration of the plan of subdivision; and
(iii) the number of model homes in any draft approved plan of subdivision shall not exceed the lesser of ten (10) dwelling units or ten percent (10%) of the total number of lots.

5.11 Deleted by By-law No. 2018-91.

5.12 Deleted by By-law 2023-110

5.13 Deleted by By-law 2023-110.

SECTION 6 - SITE PLAN CONTROL

6.1 INTERPRETATION: In section 6.2, "development" means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof, or the laying out an establishment of a commercial parking lot.

6.2 DEVELOPMENT IN SITE PLAN CONTROL AREAS: Where any area of the City of Niagara Falls to which this By-law applies has been designated as a site plan control area by a by-law passed under section 35a of The Planning Act as enacted by The Planning Amendment Act, 1979, in addition to complying with the provisions of this By-law every person undertaking any development in such site plan control area shall also comply with the provisions of said section 35a and the requirements of The Corporation of the City of Niagara Falls made in accordance with said section 35a.

6.1 INTERPRETATION: In section 6.2, "development" means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof, or the laying out an establishment of a commercial parking lot.

6.2 DEVELOPMENT IN SITE PLAN CONTROL AREAS: Where any area of the City of Niagara Falls to which this By-law applies has been designated as a site plan control area by a by-law passed under section 35a of The Planning Act as enacted by The Planning Amendment Act, 1979, in addition to complying with the provisions of this By-law every person undertaking any development in such site plan control area shall also comply with the provisions of said section 35a and the requirements of The Corporation of the City of Niagara Falls made in accordance with said section 35a.

SECTION 7 - RESIDENTIAL ZONES

7.1 RESIDENTIAL 1A DENSITY ZONE (R1A ZONE).

7.1.1 PERMITTED USES: No person shall within any R1A Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

(a) A detached dwelling
(b) A home occupation in a detached dwelling, subject to the provisions of section 5.5
(c) Accessory buildings and accessory structures, subject to the provisions of sections 4.13 and 4.14
(d) A group home type 1 (2009-176)
(e) A bed and breakfast in a detached dwelling, that complies with the provisions set out in section 4.37.1 (2018-91)
(f) Additional dwelling unit(s) subject to the provisions of Section 4.45 (2023-110)
(g) An Owner Occupied Short-Term Rental that complies with the provisions set out in section 4.37.2 (2025-032).

7.1.2 REGULATIONS: No person shall within any R1A Zone use any land or use any building or structure except in accordance with the provisions of sections 4 and 5 and the following regulations:

(a)	Minimum lot area	800 square metres (8,611 sq. ft.)
(b)	Minimum lot frontage	21 metres (68.9 ft.)
(c)	Minimum front yard depth	7.5 metres (24.61 ft.) plus any applicable distance specified in section 4.27.1
(d)	Minimum rear yard depth (2011-136)	7.5 metres (24.61 ft.) plus any applicable distance specified in section 4.27.1
(e)	Minimum interior side yard width,	1.2 metres (3.9 ft.) subject to the provisions of clause a of section 5.1,
(f)	Minimum exterior side yard width	6 metres (19.7 ft.) plus any applicable distance specified in section 4.27.1
(g)	Maximum lot coverage	45%
(h)	Maximum height of building or structure	10 metres (32.81 ft.) subject to section 4.7
(i)	Deleted by By-law No. 2011-136	
(j)	Maximum number of detached dwellings on one lot	1 only
(k)	Parking and access requirements	in accordance with section 4.19.1
(l)	Accessory buildings and accessory structures	in accordance with sections 4.13 and 4.14
(m)	Minimum landscaped open space (2008-148)	30% of the lot area

7.2 RESIDENTIAL 1B DENSITY ZONE (R1B ZONE).

7.2.1 PERMITTED USES: No person shall within any R1B Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

(a) A detached dwelling
(b) A home occupation in a detached dwelling, subject to the provisions of section 5.5
(c) Accessory buildings and accessory structures, subject to the provisions of sections 4.13 and 4.14
(d) A group home type 1 (2009-176)
(e) A bed and breakfast in a detached dwelling, that complies with the provisions set out in section 4.37.1 (2018-91)
(f) Additional dwelling unit(s) subject to the provisions of Section 4.45 (2023-110)
(g) An Owner Occupied Short-Term Rental that complies with the provisions set out in section 4.37.2. (2025-032)

7.2.2 REGULATIONS: No person shall within any R1B Zone use any land or use any building or structure except in accordance with the provisions of sections 4 and 5 and the following regulations:

(a)	Minimum lot area	650 square metres (6,996.6 sq. ft)
(b)	Minimum lot frontage	18 metres (59.1 ft.)
(a)	Minimum front yard depth	7.5 metres (24.61 ft.) plus any applicable distance specified in section 4.27.1
(b)	Minimum rear yard depth	7.5 metres (24.61 ft.) plus any applicable distance specified in section 4.27.1
(c)	Minimum interior side yard width (2011-13)	1.2 metres (3.9 ft.) subject to the provisions of clause a of section 5.1,
(d)	Minimum exterior side yard width	6 metres (19.7 ft.) plus any applicable distance specified in section 4.27.1
(e)	Maximum lot coverage	45%
(f)	Maximum height of building or structure	10 metres (32.81 ft.) subject to section 4.7
(g)	Deleted by By-law No. 2011-136	
(h)	Maximum number of detached dwellings on one lot	1 only
(i)	Parking and access requirements	in accordance with section 4.19.1
(j)	Accessory buildings and accessory structures	In accordance with sections 4.13 and 4.14
(k)	Minimum landscaped open space (2008-148)	30% of the lot area

7.3 RESIDENTIAL 1C DENSITY ZONE (R1C ZONE).

7.3.1 PERMITTED USES: No person shall within any R1C Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

(a) A detached dwelling
(b) A home occupation in a detached dwelling, subject to the provisions of section 5.5
(c) Accessory buildings and accessory structures, subject to the provisions of sections 4.13 and 4.14
(d) A group home type 1 (2009-176)
(e) A bed and breakfast in a detached dwelling, that complies with the provisions set out in section 4.37.1 (2018-91)
(f) Additional dwelling unit(s) subject to the provisions of Section 4.45 (2023-110)
(g) An Owner Occupied Short-Term Rental that complies with the provisions set out in section 4.37.2. (2025-032)

7.3.2 REGULATIONS: No person shall within any R1C Zone use any land or use any building or structure except in accordance with the provisions of sections 4 and 5 and the following regulations:

(a)	Minimum lot area	550 square metres (5,920 sq. ft)
(b)	Minimum lot frontage	
	(i) for an interior lot	15 metres (49.2 ft.)
	(ii) for a corner lot	18 metres (59.1 ft.)
(c)	Minimum front yard depth	6 metres (19.7 ft.) plus any applicable distance specified in section 4.27.1
(d)	Minimum rear yard depth	7.5 metres (24.61 ft.) plus any applicable distance specified in section 4.27.1
(e)	Minimum interior side yard width (2011-136)	1.2 metres (3.9 ft.) subject to the provisions of clause a of section 5.1,
(f)	Minimum exterior side yard width	4.5 metres (14.8 ft.) plus any applicable distance specified in section 4.27.1
(g)	Maximum lot coverage	45%
(h)	Maximum height of building or structure	10 metres (32.81 ft.) subject to section 4.7
(i)	Deleted by By-law No. 2011-136	
(j)	Maximum number of detached dwellings on one lot	1 only
(k)	Parking and access requirements	in accordance with section 4.19.1
(l)	Accessory buildings and accessory structures	in accordance with sections 4.13 and 4.14
(m)	Minimum landscaped open space (2008-148)	30% of the lot area

7.4 RESIDENTIAL 1D DENSITY ZONE (R1D ZONE).

7.4.1 PERMITTED USES: No person shall within any R1D Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

(a) A detached dwelling
(b) A home occupation in a detached dwelling, subject to the provisions of section 5.5
(c) Accessory buildings and accessory structures, subject to the provisions of sections 4.13 and 4.14
(d) A group home type 1 (2009-176)
(e) A bed and breakfast in a detached dwelling, that complies with the provisions set out in section 4.37.1 (2018-91)
(f) Additional dwelling unit(s) subject to the provisions of Section 4.45 (2023-110)
(g) An Owner Occupied Short-Term Rental that complies with the provisions set out in section 4.37.2. (2025-032)

7.4.2 REGULATIONS: No person shall within any R1D Zone use any land or use any building or structure except in accordance with the provisions of sections 4 and 5 and the following regulations:

(a)	Minimum lot area	450 square metres (4,843.8 sq. ft.)
(b)	Minimum lot frontage	
	(i) for an interior lot	15 metres (49.2 ft.)
	(ii) for a corner lot	18 metres (59.1 ft.)
(c)	Minimum front yard depth	6 metres (19.7 ft.) plus any applicable distance specified in section 4.27.1
(d)	Minimum rear yard depth	7.5 metres (24.61 ft.) plus any applicable distance specified in section 4.27.1
(e)	Minimum interior side yard width (2011-136)	1.2 metres (3.9 ft.) subject to the provisions of clause a of section 5.1,
(f)	Minimum exterior side yard width	4.5 metres (14.8 ft.) plus any applicable distance specified in section 4.27.1
(g)	Maximum lot coverage	45%
(h)	Maximum height of building or structure	10 metres (32.81 ft.) subject to section 4.7
(i)	Deleted by By-law No. 2011-136	
(j)	Maximum number of detached dwellings on one lot	1 only
(k)	Parking and access requirements	in accordance with section 4.19.1
(l)	Accessory buildings and accessory structures	in accordance with sections 4.13 and 4.14
(m)	Minimum landscaped open space (2008-148)	30% of the lot area

7.5 RESIDENTIAL 1E DENSITY ZONE (R1E ZONE).

7.5.1 PERMITTED USES: No person shall within any R1E Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

(a) A detached dwelling
(b) A home occupation in a detached dwelling, subject to the provisions of section 5.5
(c) Accessory buildings and accessory structures, subject to the provisions of sections 4.13 and 4.14
(d) A group home type 1 (2009-176)
(e) A bed and breakfast in a detached dwelling, that complies with the provisions set out in section 4.37.1 (2018-91)
(f) Additional dwelling unit(s) subject to the provisions of Section 4.45 (2023-110)
(g) An Owner Occupied Short-Term Rental that complies with the provisions set out in section 4.37.2. (2025-032)

7.5.2 REGULATIONS: No person shall within any R1E Zone use any land or use any building or structure except in accordance with the provisions of sections 4 and 5 and the following regulations:

(a)	Minimum lot area	
	(i) for an interior lot	370 square metres (3,982 sq. ft.)
	(ii) for a corner lot	450 square metres (4,843.8 sq. ft.)
(b)	Minimum lot frontage	
	(i) for an interior lot	12 metres (39.4 ft.)
	(ii) for a corner lot	15 metres (49.2 ft.)
(c)	Minimum front yard depth (93-284)	6 metres (19.7 ft.) plus any applicable distance specified in section 4.27.1
(d)	Minimum rear yard depth	7.5 metres (24.61 ft.) plus any applicable distance specified in section 4.27.1
(e)	Minimum interior side yard width (2011-136)	1.2 metres (3.9 ft.) subject to the provisions of clause a of section 5.1,
(f)	Minimum exterior side yard width	4.5 metres (14.8 ft.) plus any applicable distance specified in section 4.27.1
(g)	Maximum lot coverage	45%
(h)	Maximum height of building or structure	10 metres (32.81 ft.) subject to section 4.7
(i)	Deleted by By-law No. 2011-136	
(j)	Maximum number of detached dwellings on one lot	1 only
(k)	Parking and access requirements	in accordance with section 4.19.1
(l)	Accessory buildings and accessory structures	in accordance with sections 4.13 and 4.14
(m)	Minimum landscaped open space (2008-148)	30% of the lot area

7.5A RESIDENTIAL 1F DENSITY ZONE (R1F ZONE).

7.5A.1 PERMITTED USES: No person shall within any R1F Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses (2016-04):

(a) A detached dwelling
(b) A home occupation in a detached dwelling, subject to the provisions of section 5.5
(c) Accessory buildings and accessory structures, subject to the provisions of sections 4.13 and 4.14
(d) A group home type 1 (2011-136)
(e) A bed and breakfast in a detached dwelling, that complies with the provisions set out in section 4.37.1 (2018-91)
(f) Additional dwelling unit(s) subject to the provisions of Section 4.45 (2023-110)
(g) An Owner Occupied Short-Term Rental that complies with the provisions set out in section 4.37.2. (2025-032)

7.5A.2 REGULATIONS: No person shall within any R1F Zone use any land or use any building or structure except in accordance with the provisions of sections 4 and 5 and the following regulations (2016-04):

(a)	Minimum lot area	320 square metres (3,444.5 sq. ft.)
(b)	Minimum lot frontage	
	(i) for an interior lot	10 metres (32.8 ft.)
	(ii) for a corner lot	12 metres (39.4 ft.)
(c)	Minimum front yard depth	
	(i) for a detached dwelling	3 metres (9.84 ft.) plus any applicable distance specified in section 4.27.1
	(ii) for a private garage with driveway access from the front yard	6 metres (19.7 ft.) plus any applicable distance specified in section 4.27.1
(d)	Minimum rear yard depth	7.5 metres (24.61 ft.) plus any applicable distance specified in section 4.27.1
(e)	Minimum interior side yard width (2011-136)	0.9 metres (3.0 ft.) subject to the provisions of clause a of section 5.1,
(f)	Minimum exterior side yard width	
	(i) for a detached dwelling	3 metres (9.84 ft.) plus any applicable distance specified in section 4.27.1
	(ii) for a private garage with driveway access from the exterior side yard	6 metres plus (19.7 ft.) any applicable distance specified in section 4.27
(g)	Maximum lot coverage	45%
(h)	Maximum height of building or structure	10 metres (32.81 ft.) subject to section 4.7
(i)	Maximum number of detached dwellings on one lot	1 only
(j)	Parking and access requirements	in accordance with section 4.19.1
(k)	Accessory buildings and accessory	in accordance with sections 4.13 and 4.14

	structures	
(l)	Minimum landscaped open space	30% of the lot area

7.6 RESIDENTIAL MOBILE HOME PARK ZONE (RMP ZONE).

7.6.1 PERMITTED USES: No person shall within any RMP Zone use any land or erect or use any building or structure for any purpose except for one or more of the following uses:

(a) A mobile home park
(b) A mobile home within a mobile home park
(c) One only detached dwelling within a mobile home park
(d) Accessory buildings and accessory structures, subject to the provisions of sections 4.13, 4.14 and 7.6.2
(e) Additional dwelling unit(s) in a detached dwelling, subject to the provisions of Section 4.45 of this By-law (2025-019)

7.6.2 REGULATIONS: No person shall within any RMP Zone erect or locate or use any mobile home or erect or use any building or structure except in accordance with the provisions of section 4 and 5 and the following regulations:

(a)	Minimum lot frontage for a mobile home park	45 metres (147.6 ft.)
(b)	Each mobile home shall be located on a mobile home site	
(c)	Minimum area of each mobile home site	270 square metres (2,906.3 sq. ft.)
(d)	Minimum width of each mobile home site	10 metres (32.8 ft.)
(e)	Minimum distance between any part of a building, mobile home or other structure (including an accessory building and accessory structure) and a street	15 metres (49.2 ft.) plus any applicable distance specified in section 4.27.1
(f)	Minimum distance between any part of a building, mobile home or other structure (including an accessory building and accessory structure) and the boundary of any residential zone other than a RMP Zone	15 metres (49.2 ft.)
(g)	Subject to clauses e and f, minimum distance between any part of a building, mobile home or other structure (including an accessory building and accessory structure and each lot line of the mobile home park which does not abut a street	3 metres (9.8 ft.)
(h)	Subject to clauses e, f and g, minimum distance between any part of a mobile home and the following respective boundaries of the mobile home site:	
	(i) the front boundary	4.5 metres (14.8 ft.)

	(ii) one side boundary	1.2 metres (3.9 ft.)
	(iii) the remaining side boundary	2.4 metres (7.9 ft.)
	(iv) the rear boundary	6 metres (19.7 ft.)
(i)	Notwithstanding any of the provisions of sections 4.13 and 4.14, no part of any accessory building or accessory structure which is accessory to a mobile home shall be erected closer to any boundary of a mobile home site than the respective distances specified in clause h of this section	
(j)	Parking and access requirements	in accordance with section 4.19.1
(k)	Where any of the provisions of this section conflict with any of the provisions of sections 4.13 or 4.14, the provisions of this section shall govern.	

7.7 RESIDENTIAL TWO ZONE (R2 ZONE).

7.7.1 PERMITTED USES: No person shall within any R2 Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

(a) A detached dwelling
(b) A semi-detached dwelling
(c) A duplex dwelling
(d) A home occupation in a detached dwelling, or in a dwelling unit of a semi-detached dwelling or a duplex dwelling, subject to the provisions of section 5.5
(e) Accessory buildings and accessory structures, subject to the provisions of sections 4.13 and 4.14
(f) A group home type 1 (2009-176)
(g) A bed and breakfast in a detached dwelling, or in a dwelling unit of a semi-detached dwelling or a duplex dwelling, that complies with the provisions set out in section 4.37.1 (2018-91)
(h) Additional dwelling unit(s) subject to the provisions of Section 4.45 (2023-110)
(i) An Owner Occupied Short-Term Rental that complies with the provisions set out in section 4.37.2. (2025-032)

7.7.2 REGULATIONS: No person shall within any R2 Zone use any land or use any building or structure except in accordance with the provisions of sections 4 and 5 and the following regulations:

(a)	Minimum lot area	
	(i) for a detached dwelling	370 square metres (3,982 sq. ft.)
	(ii) for a semi-detached dwelling or a duplex dwelling	600 square metres (6,458.4 sq. ft.)
(b)	Minimum lot frontage	
	(i) for a detached dwelling on an interior lot	12 metres (39.4 ft.)
	(ii) for a detached dwelling on a corner lot	15 metres (49.2 ft.)
	(iii) for a semi-detached dwelling or a duplex dwelling on an interior lot	18 metres (59.1 ft.)
	(iv) for a semi-detached dwelling or a duplex dwelling on a corner lot	20 metres (65.6 ft.)
(c)	Minimum front yard depth (93-284)	6 metres (19.7 ft.) plus any applicable distance specified in section 4.27.1
(d)	Minimum rear yard depth	7.5 metres (24.61 ft.) plus any applicable distance specified in section 4.27.1
(e)	Minimum interior side yard width for a detached dwelling, a semi-detached dwelling or a duplex dwelling (2011-136)	1.2 metres (3.9 ft.), subject to the provisions of clauses a and b of section 5.1
(f)	Minimum exterior side yard width	4.5 metres (14.8 ft.) plus any applicable

		distance specified in section 4.27.1
(g)	Maximum lot coverage	45%
(h)	Maximum height of building or structure	10 metres (32.81 ft.) subject to section 4.7
(i)	Deleted by By-law No. 2011-136	
(j)	Maximum number of detached dwellings on one lot	1 only
(k)	Parking and access requirements	in accordance with section 4.19.1
(l)	Accessory buildings and accessory structures	in accordance with sections 4.13 and 4.14
(m)	Minimum landscaped open space (2008-148)	30% of the lot area

7.8 RESIDENTIAL MIXED ZONE (R3 ZONE).

7.8.1 PERMITTED USES: No person shall within any R3 Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

(a) A detached dwelling
(b) A semi-detached dwelling
(c) A duplex dwelling
(d) An on street townhouse dwelling
(e) A triplex dwelling
(f) A quadruplex dwelling
(g) A home occupation in a detached dwelling, or in a dwelling unit of a semi-detached dwelling or a duplex dwelling, subject to the provisions of section 5.5
(h) Accessory buildings and accessory structures, subject to the provisions of sections 4.13 and 4.14
(i) A bed and breakfast in a detached dwelling, or in a dwelling unit of a semi-detached dwelling or a duplex dwelling, that complies with the provisions set out in section 4.37.1 (2018-91)
(j) Additional dwelling unit(s) subject to the provisions of Section 4.45 (2023-110)
(k) An Owner Occupied Short-Term Rental that complies with the provisions set out in section 4.37.2 (2025-032).

7.8.2 REGULATIONS: No person shall within any R3 Zone use any land or use any building or structure except in accordance with the provisions of sections 4 and 5 and the following regulations:

(a)	Minimum lot area		
	(i)	for a detached dwelling	300 square metres
	(ii)	for a semi-detached dwelling or a duplex dwelling	450 square metres
	(iii)	for an on-street townhouse dwelling	160 square metres for each dwelling unit
	(iv)	for a triplex dwelling	740 square metres
	(v)	for a quadruplex dwelling	940 square metres
(b)	Minimum lot frontage		
	(i)	for a detached dwelling on an interior lot	10 metres
	(ii)	for a detached dwelling on a corner lot	12 metres
	(iii)	for a semi-detached dwelling or a duplex dwelling on an interior lot	15 metres
	(iv)	for a semi-detached dwelling or a duplex dwelling on a corner lot	17 metres
	(v)	for an on-street townhouse	6 metres for each dwelling unit

		dwelling	
	(vi)	for a triplex dwelling on an interior lot	21 metres
	(vii)	for a triplex dwelling on a corner lot	22.5 metres
	(viii)	for a quadruplex dwelling on an interior lot	24 metres
	(ix)	for a quadruplex dwelling on a corner lot	25.5 metres
(c)	Minimum front yard depth		
	(i)	for a dwelling or dwelling unit	3 metres plus any applicable distance specified in section 4.27.1
	(ii)	for a private garage with driveway access from the front yard	6 metres plus any applicable distance specified in section 4.27.1
(d)	Minimum rear yard depth		7.5 metres plus any applicable distance specified in section 4.27.1
(e)	Minimum interior side yard width		1.2 metres
(f)	Minimum exterior side yard width		
	(i)	for a dwelling or dwelling unit	3 metres plus any applicable distance specified in section 4.27.1
	(ii)	for a private garage with driveway access from the exterior side yard	6 metres plus any applicable distance specified in section 4.27.1
(g)	Maximum lot coverage		55%
(h)	Maximum height of building or structure		10 metres subject to section 4.7
(i)	Deleted by By-law No. 2011-136		
(j)	Maximum number of dwellings on one lot		1 only
(k)	Parking and access requirements		in accordance with section 4.19.1
(l)	Accessory buildings and accessory structures		in accordance with sections 4.13 and 4.14
(m)	Minimum landscaped open space		25% of the lot area

7.9 RESIDENTIAL LOW DENSITY, GROUPED MULTIPLE DWELLINGS ZONE (R4 ZONE).

7.9.1 PERMITTED USES: No person shall within any R4 Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses: (2025-006)

(a) A townhouse dwelling containing not more than 8 dwelling units;
(b) A back-to-back townhouse dwelling;
(c) A stacked townhouse dwelling;
(d) An apartment dwelling;
(e) Group dwellings, provided that no townhouse dwelling in the group dwelling contains more than 8 dwelling units;
(f) Accessory buildings and accessory structures, subject to the provisions of sections 4.13 and 4.14 of this By-law; and
(g) A home occupation in a detached dwelling, or a dwelling unit of a semi-detached dwelling or a duplex dwelling, subject to the provisions of section 5.5 of this By-law.
(h) Additional dwelling unit(s) subject to the provisions of Section 4.45 of this By-law (2025- 019)
(i) An Owner Occupied Short-Term Rental that complies with the provisions set out in section 4.37.2 (2025-032).

7.9.2 REGULATIONS: Subject to section 7.9.3, no person shall within any R4 Zone use any land or use any building or structure except in accordance with the provisions of sections 4 and 5 and the following regulations:

(a)	Minimum lot area	
(i)	for a townhouse dwelling or back-to-back townhouse dwelling	250 square metres (2,691 sq. ft.) for each dwelling unit
(ii)	for an apartment dwelling or stacked townhouse dwelling	200 square metres (2,152.8 sq. ft.) for each dwelling unit
(b)	Minimum lot frontage	
(i)	for a townhouse dwelling or back-to-back town house dwelling or an apartment dwelling or stacked townhouse dwelling containing more than four dwelling units	30 metres (98.4 ft.)
(ii)	for a townhouse dwelling or back-to-back town house dwelling or an apartment dwelling or stacked townhouse dwelling containing four dwelling units or less on an interior lot	24 metres (78.7 ft.)
(iii)	for a townhouse dwelling or back-to-back town house dwelling or an apartment dwelling or stacked townhouse dwelling containing four	25.5 metres (83.7 ft.)

	dwelling units or less on a corner lot	
(c)	Minimum front yard depth	
(i)	for a townhouse dwelling or back-to-back town house dwelling (93-284)	6 metres (19.7 ft.) plus any applicable distance specified in section 4.27.1
(ii)	for an apartment dwelling or stacked townhouse dwelling	7.5 metres (24.61 ft.) plus any applicable distance specified in section 4.27.1
(d)	Minimum rear yard depth	
(i)	for a townhouse dwelling or back-to-back town house dwelling	7.5 metres (24.61 ft.) plus any applicable distance specified in section 4.27.1
(ii)	for an apartment dwelling or stacked townhouse dwelling	10 metres (32.81 ft.) plus any applicable distance specified in section 4.27.1.
(e)	Minimum interior side yard	one-half the height of the building
(f)	Minimum exterior side yard width	
(i)	for a townhouse dwelling or back-to-back town house dwelling	4.5 metres (14.8 ft.) plus any applicable distance specified in section 4.27.1
(ii)	for an apartment dwelling or stacked townhouse dwelling	7.5 metres plus any applicable distance 24.6 ft. specified in section 4.27.1
(g)	Maximum lot coverage	35%
(h)	Maximum height of building or structure	10 metres (32.81 ft.) subject to section 4.7
(i)	Deleted by By-law No. 2011-136	
(j)	Number of dwellings on one lot	subject to compliance with section 7.9.3, more than one dwelling is permitted on one lot
(k)	Parking and access requirements	in accordance with section 4.19.1
(l)	Accessory buildings and accessory structures	in accordance with sections 4.13 and 4.14
(m)	Minimum landscaped open space	45 square metres (484.4 sq. ft.) for each dwelling unit
(n)	Minimum privacy yard depth for each townhouse dwelling unit, as measured from the exterior rear wall of every dwelling unit (2008-148)	7.5 metres
(o)	Minimum amenity space for an apartment dwelling unit or stacked townhouse dwelling	in accordance with section 4.44

7.9.3 ADDITIONAL REGULATIONS FOR GROUP DWELLINGS: No person shall within any R4 Zone use any land or erect or use any building or structure for the purpose of group dwellings except in accordance with the provisions of sections 4, 5 and 7.10.2 as altered or extended by the following additional regulations:

(a) The minimum lot area shall not be less than the sum of the minimum lot area requirements of clause (a) of section 7.9.2 of each townhouse dwelling or back-to-

back town house dwelling and each apartment dwelling or stacked townhouse dwelling erected or to be erected on the lot.

(b) Nothing in section 4.11 or in clause b of section 7.9.2 shall be deemed to require each townhouse dwelling or back-to-back town house dwelling and each apartment dwelling or stacked townhouse dwelling to front or abut upon a street.

7.10 RESIDENTIAL APARTMENT 5A DENSITY ZONE (R5A ZONE).

7.10.1 PERMITTED USES: No person shall within any R5A Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

(a) An apartment dwelling
(b) A stacked townhouse dwelling
(c) A home occupation in a one family detached dwelling, or a dwelling unit f a semi-detached dwelling or a duplex dwelling, subject to the provisions of section 5.5.
(d) Accessory buildings and accessory structures, subject to the provisions of sections 4.13 and 4.14

7.10.2 REGULATIONS: No person shall within any R5A Zone use any land or erect or use any building or structure except in accordance with the provisions of sections 4 and 5 of the following regulations:

(a)	Minimum lot area	200 square metres (2,152.8 sq. ft.) for each dwelling unit
(b)	Minimum lot frontage	30 metres (98.4 ft.)
(c)	Minimum front yard depth	7.5 metres (24.61 ft.) plus any applicable distance specified in section 4.27.1
(d)	Minimum rear yard depth	10 metres (32.8 ft.) plus any applicable distance specified in section 4.27.1
(e)	Minimum interior side yard width,	one-half the height of the building
(f)	Minimum exterior side yard width	7.5 metres (24.61 ft.) plus any applicable distance specified in section 4.27.1
(g)	Maximum lot coverage	30%
(h)	Maximum height of building or structure	10 metres (32.81 ft.) subject to section 4.7
(i)	Number of apartment dwellings on one lot	one only
(j)	Parking and access requirements	in accordance with section 4.19.1
(k)	Accessory buildings and accessory structures	in accordance with sections 4.13 and 4.14
(l)	Minimum landscaped open space	30% of the lot area
(m)	Minimum amenity space for an apartment dwelling unit or stacked townhouse dwelling unit	in accordance with section 4.44

7.11 RESIDENTIAL APARTMENT 5B DENSITY ZONE (R5B ZONE).

7.11.1 PERMITTED USES: No person shall within any R5B Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

(a) An apartment dwelling
(b) A stacked townhouse dwelling
(c) A home occupation in a one family detached dwelling, or a dwelling unit of a semi-detached dwelling or a duplex dwelling, subject to the provisions of section 5.5.
(d) Accessory buildings and accessory structures, subject to the provisions of sections 4.13 and 4.14

7.11.2 REGULATIONS: No person shall within any R5B Zone use any land or erect or use any building or structure except in accordance with the provisions of sections 4 and 5 of the following regulations:

(a)	Minimum lot area	133 square metres (1,431.6 sq. ft.) for each dwelling unit
(b)	Minimum lot frontage	30 metres (98.4 ft.)
(c)	Minimum front yard depth	7.5 metres (24.61 ft.) plus any applicable distance specified in section 4.27.1
(d)	Minimum rear yard depth	10 metres (32.8 ft.) plus any applicable distance specified in section 4.27.1
(e)	Minimum interior side yard width,	one-half the height of the building
(f)	Minimum exterior side yard width	7.5 metres (24.61 ft.) plus any applicable distance specified in section 4.27.1
(g)	Maximum lot coverage	30%
(h)	Maximum height of building or structure	10 metres (32.81 ft.) subject to section 4.7
(i)	Number of apartment dwellings on one lot	one only
(j)	Parking and access requirements	in accordance with section 4.19.1
(k)	Accessory buildings and accessory structures	in accordance with sections 4.13 and 4.14
(l)	Minimum landscaped open space	35% of the lot area
(m)	Minimum amenity space for an apartment dwelling unit or stacked townhouse dwelling unit	in accordance with section 4.44

7.12 RESIDENTIAL APARTMENT 5C DENSITY ZONE (R5C ZONE).

7.12.1 PERMITTED USES: No person shall within any R5C Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

(a) An apartment dwelling
(b) A stacked townhouse dwelling
(c) A home occupation in a one family detached dwelling, or a dwelling unit o a semi-detached dwelling or a duplex dwelling, subject to the provisions of section 5.5.
(d) Accessory buildings and accessory structures, subject to the provisions of sections 4.13 and 4.14

7.12.2 REGULATIONS: No person shall within any R5C Zone use any land or erect or use any building or structure except in accordance with the provisions of sections 4 and 5 of the following regulations:

(a)	Minimum lot area	100 square metres (1,076.4 sq. ft.) for each dwelling unit
(b)	Minimum lot frontage	30 metres (98.4 ft.)
(c)	Minimum front yard depth	7.5 metres (24.61 ft.) plus any applicable distance specified in section 4.27.1
(d)	Minimum rear yard depth	one-half the height of the building or 10 metres whichever is greater plus any applicable distance specified in section 4.27.1
(e)	Minimum interior side yard width	one-half the height of the building
(f)	Minimum exterior side yard width	7.5 metres (24.61 ft.) plus any applicable distance specified in section 4.27.1
(g)	Maximum lot coverage	30%
(h)	Maximum height of building or structure	19 metres (62.3 ft.) subject to section 4.
(i)	Number of apartment dwellings on one lot	one only
(j)	Parking and access requirements	in accordance with section 4.19.1
(k)	Accessory buildings and accessory structures	in accordance with sections 4.13 and 4.14
(l)	Minimum landscaped open space	40% of the lot area
(m)	Minimum amenity space for an apartment dwelling unit or stacked townhouse dwelling unit	in accordance with section 4.44

7.13 RESIDENTIAL APARTMENT 5D DENSITY ZONE (R5D ZONE).

7.13.1 PERMITTED USES: No person shall within any R5D Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

(a) An apartment dwelling
(b) A stacked townhouse dwelling
(c) A home occupation in a one family detached dwelling, or a dwelling unit of a semi-detached dwelling or a duplex dwelling, subject to the provisions of section 5.5.
(d) Accessory buildings and accessory structures, subject to the provisions of sections 4.13 and 4.14

7.13.2 REGULATIONS: No person shall within any R5D Zone use any land or erect or use any building or structure except in accordance with the provisions of sections 4 and 5 of the following regulations:

(a)	Minimum lot area	80 square metres (861.1 sq. ft.) for each dwelling unit
(b)	Minimum lot frontage	30 metres (98.4 ft.)
(c)	Minimum front yard depth	7.5 metres (24.61 ft.) plus any applicable distance specified in section 4.27.1
(d)	Minimum rear yard depth	one-half the height of the building or 10 metres whichever is greater plus any applicable distance specified in section 4.27.1
(e)	Minimum interior side yard width	one-half the height of the building
(f)	Minimum exterior side yard width	7.5 metres (24.61 ft.) plus any applicable distance specified in section 4.27.1
(g)	Maximum lot coverage	30%
(h)	Maximum height of building or structure	22 metres (72.2 ft.) subject to section 4.7
(i)	Number of apartment dwellings on one lot	one only
(j)	Parking and access requirements	in accordance with section 4.19.1
(k)	Accessory buildings and accessory structures	in accordance with sections 4.13 and 4.14
(l)	Minimum landscaped open space	45% of the lot area
(m)	Minimum amenity space for an apartment dwelling unit or stacked townhouse dwelling unit	in accordance with section 4.44

7.14 RESIDENTIAL APARTMENT 5E DENSITY ZONE (R5E ZONE).

7.14.1 PERMITTED USES: No person shall within any R5E Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

(a) An apartment dwelling
(b) A stacked townhouse dwelling
(c) A home occupation in a one family detached dwelling, or a dwelling unit of a semi-detached dwelling or a duplex dwelling, subject to the provisions of section 5.5.
(d) Accessory buildings and accessory structures, subject to the provisions of sections 4.13 and 4.14

7.14.2 REGULATIONS: No person shall within any R5E Zone use any land or erect or use any building or structure except in accordance with the provisions of sections 4 and 5 of the following regulations:

(a)	Minimum lot area	67 square metres (721.2 sq. ft.) for each dwelling unit
(b)	Minimum lot frontage	35 metres (114.8 ft.)
(c)	Minimum front yard depth	7.5 metres (24.61 ft.) plus any applicable distance specified in section 4.27.1
(d)	Minimum rear yard depth	one-half the height of the building or 10 metres whichever is greater plus any applicable distance specified in section 4.27.1
(e)	Minimum interior side yard width	one-third the height of the building
(f)	Minimum exterior side yard width	7.5 metres (24.61 ft.) plus any applicable distance specified in section 4.27.1
(g)	Maximum lot coverage	30%
(h)	Maximum height of building or structure	25 metres (82.0 ft.) subject to section 4.7
(i)	Number of apartment dwellings on one lot	one only
(j)	Parking and access requirements	in accordance with section 4.19.1
(k)	Accessory buildings and accessory structures	in accordance with sections 4.13 and 4.14
(l)	Minimum landscaped open space	50% of the lot area
(m)	Minimum amenity space for an apartment dwelling unit or stacked townhouse dwelling unit	in accordance with section 4.44

7.15 RESIDENTIAL APARTMENT 5F DENSITY ZONE (R5F ZONE).

7.15.1 PERMITTED USES: No person shall within any R5F Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

(a) An apartment dwelling
(b) A stacked townhouse dwelling
(c) A home occupation in a one family detached dwelling, or a dwelling unit of a semi-detached dwelling or a duplex dwelling, subject to the provisions of section 5.5.
(d) Accessory buildings and accessory structures, subject to the provisions of sections 4.13 and 4.14

7.15.2 REGULATIONS: No person shall within any R5F Zone use any land or erect or use any building or structure except in accordance with the provisions of sections 4 and 5 of the following regulations:

(a)	Minimum lot area	57 square metres (613.5 sq. ft.) for each dwelling unit
(b)	Minimum lot frontage	45 metres (147.6 ft.)
(c)	Minimum front yard depth	7.5 metres (24.61 ft.) plus any applicable distance specified in section 4.27.1
(d)	Minimum rear yard depth	one-half the height of the building or 10 metres whichever is greater plus any applicable distance specified in section 4.27.1
(e)	Minimum interior side yard width	one-quarter the height of the building
(f)	Minimum exterior side yard width	7.5 metres (24.61 ft.) plus any applicable distance specified in section 4.27.1
(g)	Maximum lot coverage	30%
(h)	Maximum height of building or structure	28 metres (91.9 ft.) subject to section 4.7
(i)	Number of apartment dwellings on one lot	one only
(j)	Parking and access requirements	in accordance with section 4.19.1
(k)	Accessory buildings and accessory structures	in accordance with sections 4.13 and 4.14
(l)	Minimum landscaped open space	55% of the lot area
(m)	Minimum amenity space for an apartment dwelling unit or stacked townhouse dwelling unit	in accordance with section 4.44

7.16 TRANSITION RESIDENTIAL MULTIPLE ZONE (TRM ZONE).

7.16.1 PERMITTED USES: No person shall within any TRM Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

(a) A use which is lawfully being carried on the date of the passing of this By-law upon such land or in any building or structure erected thereon
(b) An accessory use to the use described in clause (a)
(c) A detached dwelling
(d) A home occupation in a detached dwelling or in a dwelling unit of an existing semi-detached dwelling or in a dwelling unit of an existing semi-detached dwelling or duplex dwelling, subject to the provisions of section 5.5.
(e) A group home type 1 (2009-176)
(f) Accessory buildings and accessory structures, subject to the provisions of sections 4.13 and 4.14 (2016-03)
(g) A bed and breakfast in a detached dwelling, that complies with the provisions set out in section 4.37.1 (2018-91)
(h) Additional dwelling unit(s) subject to the provisions of Section 4.45 (2023-110)
(i) An Owner Occupied Short-Term Rental that complies with the provisions set out in section 4.37.2 (2025-032).

7.16.2 REGULATIONS: No person shall within any TRM Zone use any land or erect or use any building or structure except in accordance with the provisions of sections 4 and 5 and the following regulations:

(a) The same regulations which are contained in clauses (a) to (l) inclusive of section 7.5.2.
(b) Nothing in this section shall apply to prevent the reconstruction of any building or structure that is damaged by causes beyond the control of the owner subsequent to the date of the passing of this By-law, provided the reconstruction of such building or structure will not increase the height, size or volume or change the use of such building or structure.
(c) Nothing in this section shall apply to prevent the strengthening or restoration to a safe condition of any building or structure or part of any such building or structure, provided such alteration or repair will not increase the height, size or volume or change the use of such building or structure.

7.17 RESIDENTIAL NIAGARA PARKWAY ZONE (RNP ZONE)

7.17.1 PERMITTED USES: no person shall within any RNP Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

(a) A detached dwelling
(b) A bed and breakfast in a detached dwelling, subject to the provisions of section 4.37

7.17.2 REGULATIONS: no person shall within any RNP Zone erect or use any building or structure except in accordance with the provisions of section 4 and the following regulations:

(a)	Minimum lot frontage	30 metres
(b)	Minimum front yard depth	
	i. If a service road is already established	23 metres plus any applicable distance specified in section 4.27.1
	ii. If no service road is established	32 metres plus any applicable distance specified in section 4.27.1
(c)	Minimum lot depth	
	i. If a service road is already established	67.1 metres plus any applicable distance specified in section 4.27.1
	ii. If no service road is established	76.2 metres plus any applicable distance specified in section 4.27.1
(d)	Minimum side yard width, each side	3.65 metres plus any applicable distance specified in section 4.27.1
(e)	Minimum rear yard depth	10 metres plus any applicable specified in section 4.27.1
(f)	Maximum lot coverage	33%
(g)	Maximum height of a building or structure	10.7 metres subject to section 4.7
(h)	Parking and access requirements	In accordance with section 4.19.4
(i)	Accessory buildings and accessory structures to a detached dwelling	In accordance with section 4.13 and 4.14

7.18 RESIDENTIAL VILLAGE ZONE (RV ZONE)

7.18.1 PERMITTED USES: no person shall within any RV Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

(a) A detached dwelling;
(b) Schools, educational institutions;
(c) Churches and places of worship;
(d) Hospitals, homes for the aged, doctor and dentist offices – maximum two practitioners and assistants per building;
(e) Libraries;
(f) Parks, athletic and sports field, skating and curling rinks and community
(g) A bed and breakfast dwelling in a detached dwelling, subject to the provisions of section 4.37.1
(h) Accessory dwelling unit(s), subject to the provisions of section 4.45

7.18.2 REGULATIONS: no person shall within any RV Zone **erect** or **use** any **building** or **structure** except in accordance with the provisions of section 4 and the following regulations:

(a) Where no municipal services available	minimum lot area – 0.18 hectares minimum lot frontage – 30 metres
(b) Where municipal water only available	minimum lot area –0.11 hectares minimum lot frontage – 15 metres
(c) Where both municipal water and sewers available	<u>interior lots</u> minimum lot area – 557 square metres minimum lot frontage – 15 metres <u>corner lots</u> minimum lot area –557 square metres minimum lot frontage – 18 metres
(d) Minimum front yard depth	all county and concession roads: 10 metres all other roads: 7 metres
(e) Minimum side yard width	1.8 metres, except as provided for in paragraphs (i) and (ii) hereof: i. on a corner lot, the minimum side yard abutting the flanking street shall be 3 metres. ii. where no attached garage is provided for, the minimum side yard on one side shall be 3 metres.
(f) Minimum rear yard depth	7.6 metres
(g) Maximum height of building or structure	10.7 metres subject to section 4.7

(h) Minimum floor area for a detached dwelling	111 square metres
(i) Maximum height of a building or structure	
(j) Maximum lot coverage	33%
(k) Parking and access requirements	In accordance with section 4.19.4

SECTION 8 - COMMERCIAL ZONES

8.1 NEIGHBOURHOOD COMMERCIAL ZONE (NC ZONE)

8.1.1 PERMITTED USES: No person shall within any NC Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

(a) Bake shop
(b) Bank, trust company, credit union, currency exchange (2002-061)
(c) Clinic
(d) Library
(e) Office
(f) Personal service shop
(g) Restaurant
(h) Retail store
(i) Service shop
(j) Animal clinic (2011-136)
(k) Adult store provided the adult store is separated from another adult store by a minimum distance of 100 metres and from an adult entertainment parlour or body-rub parlour by a minimum distance of 300 metres. (2002-199)
(l) Dwelling units in a building in combination with one or more of the uses listed in clauses a to j inclusive above, provided that not more than 50% of the total floor area of such building is used for dwelling units and further provided that such dwelling units except entrances thereto are located entirely above the ground floor.
(m) Day nursery (2008-148)
(n) Health centre (2008-148)
(o) Outdoor patio which is an accessory use to a restaurant, in accordance with section 4.25A (2016-03)

8.1.2 REGULATIONS: No person shall within any NC Zone use any land or erect or use any building or structure except in accordance with the provisions of section 4 and the following regulations.

(a)	Minimum lot frontage	30 metres (98.4 ft.)
(b)	Minimum front yard depth	15 metres (49.2 ft.) plus any applicable distance specified in section 4.27.1
(c)	Minimum rear yard depth	10 metres (32.8 ft.) whichever is greater plus any applicable distance specified in section 4.27.1
(d)	Minimum interior side yard width	
(i)	where the side lot line abuts a residential, institutional or open space zone	3 metres (9.8 ft.)
(ii)	where the side lot line does not abut a residential, institutional or open space zone	None required

(e)	Minimum exterior side yard width	12 metres (39.37 ft.) plus any applicable distance specified in section 4.27.1
(f)	Maximum lot coverage	40%
(g)	Maximum height of building or structure	8 metres (26.2 ft.) subject to section 4.7
(h)	Maximum floor area	230 square metres for any (2,475.7 sq. ft) permitted use described in clauses a to j inclusive of section 8.1.1
(i)	Parking and access requirements	in accordance with section 4.19.1
(j)	Loading area requirements	in accordance with sections 4.20

8.2 GENERAL COMMERCIAL ZONE (GC ZONE).

8.2.1 PERMITTED USES: No person shall within any GC Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

(a) Assembly hall
(b) Auctioneering establishment
(c) Bake shop
(d) Bank, trust company, credit union, currency exchange (2002-061)
(e) A building supplies shop and yard
(f) Car rental establishment, truck rental establishment
(g) Car wash, interior and exterior hand car cleaning (2002-061)
(h) Clinic
(i) Community building
(j) Day nursery
(k) Drive-in restaurant
(l) Dry cleaning establishment
(m) Farmer's market
(n) Funeral home
(o) Health centre
(p) Hotel
(q) Laundry
(r) Library
(s) Motel
(t) New car agency
(u) Nursing home
(v) Office
(w) Parking lot
(x) Personal service shop
(y) Photographer's studio
(z) Place of entertainment
(aa) Place of worship
(bb) Printing shop
(cc) Private club
(dd) Public garage, mechanical
(ee) Receiving home within the meaning of The Child Welfare Act
(ff) Recreational uses
(gg) Restaurant
(hh) Retail store
(ii) Service shop
(jj) Tavern
(kk) Used car lot
(ll) Animal clinic (2011-136)
(mm) Adult store provided the adult store is separated from another adult store by a

minimum distance of 100 metres and from an adult entertainment parlour or body-rub parlour by a minimum distance of 300 metres, except for any adult stores situated at or between properties municipally known as 6443 and 6395 Lundy's Lane which shall be allowed to be separated from each other by a minimum distance of 30 metres (2002-199)

(nn) Dwelling units in a building in combination with one or more of the uses listed in this section provided not more than 66% of the total floor area of such building is used for dwelling units and further provided that such dwelling units except entrances thereto are located entirely above the ground floor. (2002-061)

(oo) Body-rub parlour (98-03) (Repealed by By-law 2002-201)

(pp) Dancing studio (2002-061)

(qq) Tattoo studio (2002-061)

(rr) Art gallery (2008-23)

(ss) Museum (2008-23)

(tt) A garden centre which is an accessory use to a retail store (2016-03)

(uu) Outdoor patio which is an accessory use to a drive-in restaurant, hotel, place of entertainment, a restaurant and a tavern, in accordance with section 4.25A (2016-03)

(vv) A bed and breakfast in an existing detached dwelling or dwelling unit, that complies with the provisions set out in section 4.37 (2018-91)

(ww) Vacation rental unit within an existing detached dwelling or dwelling unit, that comply with the regulations set out in section 4.38 (2018-92)

8.2.2 REGULATIONS: Subject to section 8.2.3 and 8.2.4, no person shall within any GC Zone use any land or erect or use any building or structure except in accordance with the provisions of section 4 and the following regulations:

(a)	Minimum lot frontage	6 metres (19.7 ft.)
(b)	Minimum front yard depth	in accordance with section 4.27.1, where applicable
(c)	Minimum rear yard depth	
	(i) where any part of the building is used for residential purposes	10 metres (32.8 ft.) whichever is greater plus any applicable distance specified in section 4.27.1
	(ii) where no part of the building is used for residential purposes	3 metres (9.8 ft.) plus any applicable distance specified in section 4.27.1, provided that no rear yard is required where the rear lot line abuts a public land or a public parking lot
(d)	Minimum interior side yard width	
	(i) where the side lot line abuts a residential, institutional or open space zone	3 metres (9.8 ft.)
	(ii) where the side lot line does not abut a residential, institutional or open space zone	None required
(e)	Minimum exterior side yard width	in accordance with section 4.27.1 where

		applicable
(f)	Maximum lot coverage	70%
(g)	Maximum height of building or structure	12 metres (39.37 ft.) subject to section 4.7
(h)	Parking and access requirements	in accordance with section 4.19.1
(i)	Loading area requirements	in accordance with sections 4.20

8.2.3 REGULATIONS FOR CAR WASHES, DRIVE-IN RESTAURANTS AND MOTELS: The regulations in clauses (a) to (g) inclusive of section 8.2.2 shall not apply to car washes, drive-in restaurants or motels in GC Zones. The remaining provisions of section 8.2.2 and all of the supplementary regulations for car washes in section 4.22 and all of the supplementary regulations for drive-in-restaurants in section 4.23 and all of the supplementary regulations for motels in section 4.25 shall apply to car washes, drive-in-restaurants and motels, respectively, in GC Zones.

8.2.4 REGULATIONS FOR BODY-RUB PARLOURS: (98-03)

(a) No body-rub parlour shall be located closer than 100 metres measured in a straight line from the nearest part of the body-rub parlour building(s) to the lot line of a Residential zone, an Institutional zone, or Open Space zone, or to any of the following uses: place of worship; nursery school; day nursery; community building; or school. (98-03) (Repealed by By-law 2002-201)

(b) No body-rub parlour shall have a floor area greater than 300 square metres. (98-03)(Repealed by By-law 2002-201)

8.3 DEFERRED COMMERCIAL ZONE (DC ZONE).

8.3.1 PERMITTED USES: No person shall within any DC Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

(a) A use which is lawfully being carried on the date of the passing of this By-law upon such land or in any building or structure erected thereon
(b) An accessory use to the use described in clause (a)
(c) A detached dwelling
(d) A home occupation in a detached dwelling or in a dwelling unit of an existing semi-detached dwelling or duplex dwelling, subject to the provisions of section 5.5
(e) Accessory buildings and accessory structures, subject to the provisions of sections 4.13 and 4.14 (2016-03)
(f) A bed and breakfast in an existing detached dwelling or dwelling unit, that complies with the provisions set out in section 4.37 (2018-91)
(g) Additional dwelling unit(s) subject to the provisions of Section 4.45 (2023-110)

8.3.2 REGULATIONS: No person shall within any DC Zone use any land or erect or use any building or structure except in accordance with the provisions of section 4 and the following provisions and regulations:

(a) All of the provisions of section 5 which apply to R1E Zones shall also apply to DC Zones
(b) All of the regulations for R1E Zones contained in section 7.5.2 shall also apply to DC Zones
(c) Nothing in this section shall apply to prevent the reconstruction of any building or structure that is damaged by causes beyond the control of the owner subsequent to the date of the passing of this By-law, provided the reconstruction of such building or structure will not increase the height, size or volume or change the use of such building or structure.
(d) Nothing in this section shall apply to prevent the strengthening or restoration to a safe condition of any building or structure or part of any such building or structure or the alteration or repair of an existing building or structure, provided such alteration or repair will not increase the height, size or volume or change the use of such building or structure.

8.4 PLANNED SHOPPING CENTRE COMMERCIAL ZONE (SC ZONE).

8.4.1 PERMITTED USES: No person shall within any SC Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses, provided that each such use, except the uses described in clauses (g) and (v), is conducted within a completely enclosed building:

(a) Assembly hall
(b) Automobile service station
(c) Bake shop
(d) Bank, trust company, credit union, currency exchange (2002-061)
(e) Car wash, interior and exterior hand car cleaning (2002-061)
(f) Clinic
(g) Day nursery
(h) Drive-in-restaurant
(i) Gasoline bar
(j) Health centre
(k) Library
(l) Office
(m) Personal service shop
(n) Photographer's studio
(o) Place of entertainment
(p) Public garage, mechanical
(q) Restaurant
(r) Retail store
(s) Service shop
(t) Tavern
(u) Animal clinic (2011-136)
(v) A garden centre which is an accessory use to a retail store
(w) Beer, wine or liquor store (2000-011)
(x) Dancing studio (2002-061)
(y) Outdoor patio which is an accessory use to a drive-in restaurant, place of entertainment, restaurant and tavern, in accordance with section 4.25A. (2016-03)

8.4.2 REGULATIONS: No person shall within any SC Zone use any land or erect or use any building or structure except in accordance with the provisions of section 4 and the following regulations:

(a)	Minimum lot frontage	120 metres (393.7 ft.)
(b)	Minimum lot depth	120 metres (393.7 ft.)
(c)	Minimum front yard depth	18 metres (59.1 ft.) plus any applicable distance specified in section 4.27.1
(d)	Minimum rear yard depth	18 metres (59.1 ft.) plus any applicable distance specified in section 4.27.1
(e)	Minimum interior side yard width	18 metres (59.1 ft.)

(f)	Minimum exterior side yard width	18 metres (59.1 ft.) plus any applicable distance specified in section 4.27.1
(g)	Maximum lot coverage	25%
(h)	Maximum height of building or structure	18 metres (59.1 ft.) subject to section 4.7
(i)	Maximum gross leasable floor area	subject to clause j, 44,150 square metres (475,242 sq. ft.) which may be contained in one or more buildings (2000-011)
(j)	Additional maximum gross leasable floor area for certain uses	not exceeding, in the aggregate, 1,860 square metres (20,030 sq. ft.) for an automobile service station, car wash, drive-in-restaurant, and gasoline bar which shall be in addition to the maximum gross leasable floor area permitted in clause (i)
(k)	Parking and access requirements	in accordance with section 4.19.1
(l)	Loading area requirements	in accordance with sections 4.20
(m)	Open storage	No person shall use any land within a SC Zone for the open storage of goods and materials provided that this shall not apply to the storage of garden and sporting equipment and supplies in an outdoor shop or area operated as an accessory use to a retail store

8.4.3 REGULATIONS FOR CAR WASHES AND DRIVE-IN RESTAURANTS: Notwithstanding sections 4.22 and 4.23, the regulations in section 8.4.2 shall apply to car washes and drive-in restaurants in a SC Zone.

8.5 CENTRAL BUSINESS COMMERCIAL ZONE (CB ZONE).

8.5.1 PERMITTED USES: No person shall within any CB, CB2, CB3, CB4, CB4-1, CB5 OR CB6 Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

(a) Art gallery
(b) Assembly hall
(c) Auctioneering establishment
(d) Bake shop
(e) Bank, trust company, credit union, currency exchange (2002-061)
(f) Car rental establishment, truck rental establishment
(g) Clinic
(h) Dancing studio
(i) Day nursery
(j) Drive-in restaurant in accordance with section 4.23
(k) Dry cleaning establishment
(l) Farmers' market
(m) Funeral home
(n) Health centre
(o) Hotel
(p) Laundry
(q) Library
(r) Motel in accordance with section 4.25
(s) Museum
(t) Office
(u) Parking lot
(v) Personal service shop
(w) Photographer's studio
(x) Place of entertainment
(y) Place of worship
(z) Printing shop
(aa) Public garage, mechanical
(bb) Private club
(cc) Recreational uses
(dd) Restaurant
(ee) Retail store
(ff) Service shop
(gg) Tavern
(hh) Animal clinic (2011-136)
(ii) Adult Store provided the adult store is separated from another adult store by a minimum distance of 100 metres and from an adult entertainment parlour or body-rub parlour by a minimum distance of 300 metres. (2002-199)
(jj) CB: dwelling units in a building in combination with one or more of the uses listed

in clauses (a) to (jj) inclusive above, provided that not more than 75% of the total floor area of such building is used for dwelling units and further provided that such dwelling units except entrances thereto are located entirely above the ground floor.
CB2: Apartment Dwelling except on Queen Street, and Park Street (between Ontario Ave and Erie Avenue), where dwelling units are only permitted in a building in combination with one or more of the uses listed in this section and further provided that such dwelling units, except entrances thereto, are located above the ground floor.
CB3: Apartment Dwelling
CB4 or CB4-1: Apartment Dwelling
CB5: Dwelling units are only permitted in a building in combination with one or more of the uses listed in this section and further provided that such dwelling units, except entrances thereto, are located above ground floor
CB6: Dwelling units are only permitted in a building in combination with one or more of the uses listed in this section and further provided that such dwelling units, except entrances thereto, are located above ground floor.

(kk) Licensed establishment (2004-200)

(ll) Nightclub in accordance with section 4.40

(mm) Outdoor patio which is an accessory use to a drive-in restaurant, hotel, licensed establishment, nightclub, place of entertainment and restaurant, in accordance with section 4.25A. (2016-03)

(nn) A bed and breakfast in an existing detached dwelling or dwelling unit, that complies with the provisions set out in section 4.37 (2018-91)

(oo) Vacation rental unit within an existing detached dwelling or dwelling unit, that comply with the regulations set out in section 4.38 (2018-92)

8.5.2.A REGULATIONS: No person shall within the CB Zone use any land or erect or use any building or structure except in accordance with the provisions of Section 4 and the following:

(a)	Minimum lot frontage	6 metres
(b)	Minimum front yard depth	in accordance with sections 4.27, where applicable
(c)	Minimum rear yard depth	
	(i) where any part of the building is used for residential purposes	10 metres plus any applicable distance specified in section 4.27
	(ii) where no part of the building is used for residential purposes	3 metres plus any applicable distance specified in section 4.27, provided that no rear yard is required where the rear lot line abuts a public lane or public parking lot
(d)	Minimum interior side yard width	none
(e)	Minimum exterior side yard width	In accordance with section 4.27, where applicable
(f)	Maximum lot coverage	85%
(g)	Maximum height of building or	12 metres subject to section 4.7

	structure	
(h)	Minimum number of parking spaces	In accordance with Table 1 of section 4.19 and section 19.1.73 of By-law 79-200
(i)	Loading area requirements	In accordance with section 4.20
(j)	Maximum floor area of each retail store	930 square metres

8.5.2.B REGULATIONS: Subject to Section 8.5.3, no person shall within the CB2 Zone use any land or erect or use any building or structure except in accordance with the provisions of Section 4 and the following:

(a)	Minimum lot frontage		15 metres
(b)	Minimum front yard depth		
	(i)	for any portion of a building with a height of 12 metres or less	3 metres, plus any applicable distance specified in section 4.27, where applicable
	(ii)	for any portion of a building with a height greater than 12 metres	6 metres
(c)	Maximum front yard depth		
	(i)	for any portion of a building with a height of 12 metres or less	6 metres, plus any applicable distance specified in section 4.27, where applicable
	(ii)	for any portion of a building with a height greater than 12 metres	None
(d)	Minimum rear yard depth		3 metres, plus any applicable distance specified in section 4.27, where applicable
(e)	Minimum interior side yard width		none
(f)	Minimum exterior side yard width		
	(i)	for any portion of a building with a height of 12 metres or less	3 metres, plus any applicable distance specified in section 4.27, where applicable
	(ii)	for any portion of a building with a height greater than 12 metres	6 metres
(g)	Maximum exterior side yard width		
	(i)	for any portion of a building with a height of 12 metres or less	6 metres, plus any applicable distance specified in section 4.27, where applicable
	(ii)	for any portion of a building with a height greater than 12 metres	None
(h)	Maximum lot coverage		85%
(i)	Maximum height of building or structure		20 metres subject to section 4.7
(j)	Minimum number of parking spaces		
	(i)	for an apartment dwelling	1 space/dwelling unit
	(ii)	for all other uses	In accordance with Table 1 of section 4.19 and section 19.1.73 of By-law 79-200
(k)	Loading area requirements		In accordance with section 4.20.1
(l)	Bicycle parking requirements		In accordance with section 4.39
(m)	Minimum amenity area for apartment dwellings		20 sq. m per dwelling unit
(n)	Minimum density		50 units per hectare
(o)	Maximum building length		60 metres
(p)	Minimum glazing for ground floor		60%

	facades on Erie Avenue and Queen Street	
(q)	Minimum ground floor height	4.5 metres
(r)	Minimum elevation for residential uses at grade	0.9 metres
(s)	Minimum mechanical setback from edge of roof	3 metres
(t)	Maximum floor area of each retail store	930 square metres
(u)	Notwithstanding the regulations of 8.5.2.B, a use which is lawfully being carried on the date of the passing of this by-law, or the erection or use of a building or structure with a maximum building height of 12 metres, shall be subject to the regulations of 8.5.2.A	

8.5.2.C REGULATIONS: Subject to Section 8.5.3, no person shall within the CB3 Zone use any land or erect or use any building or structure except in accordance with the provisions of Section 4 and the following:

(a)	Minimum lot frontage		20 metres
(b)	Minimum front yard depth		
	(i)	for any portion of a building with a height of 12 metres or less	3 metres, plus any applicable distance specified in section 4.27, where applicable
	(ii)	for any portion of a building with a height greater than 12 metres	6 metres
(c)	Maximum front yard depth		
	(i)	for any portion of a building with a height of 12 metres or less	6 metres, plus any applicable distance specified in section 4.27, where applicable
	(ii)	for any portion of a building with a height greater than 12 metres	None
(d)	Minimum rear yard depth		3 metres, plus any applicable distance specified in section 4.27, where applicable
(e)	Minimum interior side yard width		
	(i)	for any portion of a building with a height of 12 metres or less	None
	(ii)	for any portion of a building with a height greater than 12 metres	3 metres
(f)	Minimum exterior side yard width		
	(i)	for any portion of a building with a height of 12 metres or less	3 metres, plus any applicable distance specified in section 4.27, where applicable
	(ii)	for any portion of a building with a height greater than 12 metres	6 metres
(g)	Maximum exterior side yard width		
	(i)	for any portion of a building with a height of 12 metres or less	6 metres, plus any applicable distance specified in section 4.27, where applicable
	(ii)	for any portion of a building with a height greater than 12 metres	None

(h)	Maximum lot coverage	85%
(i)	Minimum height of a building or structure	9 metres, subject to section 4.7
(j)	Maximum height of building or structure	26 metres, subject to section 4.7
(k)	Minimum number of parking spaces	
	(i) for an apartment dwelling	1 space/dwelling unit
	(ii) for all other uses	In accordance with Table 1 of section 4.19 and section 19.1.73 of By-law 79-200
(l)	Loading area requirements	In accordance with section 4.20.1
(m)	Bicycle parking requirements	In accordance with section 4.39
(n)	Minimum amenity area for apartment dwellings	20 sq. m. per dwelling unit
(o)	Minimum density	50 units per hectare
(p)	Minimum glazing for ground floor facades	60%
(q)	Minimum ground floor height	4.5 metres
(r)	Minimum elevation for residential uses at grade	0.9 metres
(s)	Minimum mechanical setback from edge of roof	3 metres
(t)	Maximum floor area of each retail store	930 square metres
(u)	Notwithstanding the regulations of 8.5.2.C, a use which is lawfully being carried on the date of the passing of this by-law, or the erection or use of a building or structure with a maximum building height of 12 metres, shall be subject to the regulations of 8.5.2.A	

8.5.2.D REGULATIONS: Subject to Section 8.5.3, no person shall within the CB4 or CB4-1 Zone use any land or erect or use any building or structure except in accordance with the provisions of Section 4 and the following:

(a)	Minimum lot frontage	30 metres
(b)	Minimum front yard depth	
	(i) for any portion of a building with a height of 12 metres or less	3 metres, plus any applicable distance specified in section 4.27, where applicable
	(ii) for any portion of a building with a height greater than 12 metres	6 metres
	(iii) for any portion of a building with a height greater than 12 metres in CB4-1	3 metres
(c)	Maximum front yard depth	
	(i) for any portion of a building with a height of 12 metres or less	6 metres, plus any applicable distance specified in section 4.27, where applicable
	(ii) for any portion of a building with a height greater than 12 metres	None

(d)	Minimum rear yard depth	3 metres, plus any applicable distance specified in section 4.27, where applicable
(e)	Minimum interior side yard width	
	(i) for any portion of a building with a height of 12 metres or less	None
	(ii) for any portion of a building with a height greater than 12 metres	3 metres
(f)	Minimum exterior side yard width	
	(i) for any portion of a building with a height of 12 metres or less	3 metres, plus any applicable distance specified in section 4.27, where applicable
	(ii) for any portion of a building with a height greater than 12 metres	6 metres
	(iii) for any portion of a building with a height greater than 12 metres in CB4-1	3 metres
(g)	Maximum exterior side yard width	
	(i) for any portion of a building with a height of 12 metres or less	6 metres, plus any applicable distance specified in section 4.27, where applicable
	(ii) for any portion of a building with a height greater than 12 metres	None
(h)	Maximum lot coverage	85%
(i)	Minimum height of a building or structure	9 metres, subject to section 4.7
(j)	Minimum building setback above 12 metres height	3 metres
(k)	Maximum height of building or structure	33 metres
(l)	Minimum number of parking spaces	
	(i) for an apartment dwelling	1 space/dwelling unit
	(ii) for all other uses	In accordance with Table 1 of section 4.19 and section 19.1.73 of By-law 79-200
(m)	Loading area requirements	In accordance with section 4.20.1
(n)	Bicycle parking requirements	In accordance with section 4.39
(o)	Minimum amenity area for apartment dwellings for CB4	20 sq. m per dwelling unit
(p)	Minimum amenity area for apartment dwellings for CB4-1	10 sq. m per dwelling unit
(q)	Minimum density	50 units per hectare
(r)	Maximum building length	60 metres
(s)	Minimum glazing for ground floor facades	60%
(t)	Minimum ground floor height	4.5 metres
(u)	Minimum elevation for residential uses at grade	0.9 metres
(v)	Minimum mechanical setback from edge of roof	3 metres
(w)	Maximum floor area for each retail store	930 sq. metres
(x)	Notwithstanding the regulations of	

8.5.2.D, a use which is lawfully being carried on the date of the passing of this by-law, or the erection or use of a building or structure with a maximum building height of 12 metres, shall be subject to the regulations of 8.5.2.A	

8.5.2.E REGULATIONS: Subject to Section 8.5.3, no person shall within the CB5 Zone use any land or erect or use any building or structure except in accordance with the provisions of Section 4 and the following:

(a)	Minimum lot frontage	40 metres
(b)	Minimum front yard depth	
(i)	for any portion of a building with a height of 12 metres or less	3 metres, plus any applicable distance specified in section 4.27, where applicable
(ii)	for any portion of a building with a height greater than 12 metres	6 metres
(c)	Maximum front yard depth	
(i)	for any portion of a building with a height of 12 metres or less	6 metres, plus any applicable distance specified in section 4.27, where applicable
(ii)	for any portion of a building with a height greater than 12 metres	None
(d)	Minimum rear yard depth	3 metres, plus any applicable distance specified in section 4.27, where applicable
(e)	Minimum interior side yard width	
(i)	for any portion of a building with a height of 12 metres or less	None
(ii)	for any portion of a building with a height greater than 12 metres	5 metres
(f)	Minimum exterior side yard width	
(i)	for any portion of a building with a height of 12 metres or less	3 metres, plus any applicable distance specified in section 4.27, where applicable
(ii)	for any portion of a building with a height greater than 12 metres	6 metres
(g)	Maximum exterior side yard width	
(i)	for any portion of a building with a height of 12 metres or less	6 metres, plus any applicable distance specified in section 4.27, where applicable
(ii)	for any portion of a building with a height greater than 12 metres	None
(h)	Maximum lot coverage	85%
(i)	Minimum height of a building or structure	9 metres, subject to section 4.7
(j)	Maximum podium height	14 metres
(k)	Maximum height of building or structure	45 metres
(l)	Minimum number of parking spaces	
(i)	for an apartment dwelling	1 space/dwelling unit
(ii)	for all other uses	In accordance with Table 1 of section 4.19

		and section 19.1.73 of By-law 79-200
(m)	Loading area requirements	In accordance with section 4.20.1
(n)	Bicycle parking requirements	In accordance with section 4.39
(o)	Minimum amenity area for apartment dwellings	20 sq. m per dwelling unit
(p)	Minimum density	50 units per hectare
(q)	Maximum building length	60 metres
(r)	Minimum glazing for ground floor facades	60%
(s)	Minimum ground floor height	4.5 metres
(t)	Minimum elevation for residential uses at grade	0.9 metres
(u)	Minimum mechanical setback from edge of roof	3 metres
(v)	Maximum floor area for each retail store	930 sq. metres
(w)	Notwithstanding the regulations of 8.5.2.E, a use which is lawfully being carried on the date of the passing of this by-law, or the erection or use of a building or structure with a maximum building height of 12 metres, shall be subject to the regulations of 8.5.2.A	

8.5.2.F REGULATIONS: Subject to Section 8.5.3, no person shall within the CB6 Zone use any land or erect or use any building or structure except in accordance with the provisions of Section 4 and the following:

(a)	Minimum lot frontage		50 metres
(b)	Minimum front yard depth		
	(i)	for any portion of a building with a height of 12 metres or less	3 metres, plus any applicable distance specified in section 4.27, where applicable
	(ii)	for any portion of a building with a height greater than 12 metres	6 metres
(c)	Maximum front yard depth		
	(i)	for any portion of a building with a height of 12 metres or less	6 metres, plus any applicable distance specified in section 4.27, where applicable
	(ii)	for any portion of a building with a height greater than 12 metres	None
(d)	Minimum rear yard depth		3 metres, plus any applicable distance specified in section 4.27, where applicable
(e)	Minimum interior side yard width		
	(i)	for any portion of a building with a height of 12 metres or less	None
	(ii)	for any portion of a building with a height greater than 12 metres	10 metres
(f)	Minimum exterior side yard width		

	(i) for any portion of a building with a height of 12 metres or less	3 metres, plus any applicable distance specified in section 4.27, where applicable
	(ii) for any portion of a building with a height greater than 12 metres	6 metres
(g)	Maximum exterior side yard width	
	(i) for any portion of a building with a height of 12 metres or less	6 metres, plus any applicable distance specified in section 4.27, where applicable
	(ii) for any portion of a building with a height greater than 12 metres	None
(h)	Maximum lot coverage	85%
(i)	Minimum height of a building or structure	9 metres, subject to section 4.7
(j)	Maximum height of building or structure	66 metres
(k)	Maximum podium height	14 metres
(l)	Minimum tower separation	30 metres between towers or 15 metres from adjacent property lines if there is no adjacent tower
(m)	Minimum number of parking spaces	
	(i) for an apartment dwelling	1 space/dwelling unit
	(ii) for all other uses	In accordance with Table 1 of section 4.19 and section 19.1.73 of By-law 79-200
(n)	Loading area requirements	In accordance with section 4.20.1
(o)	Bicycle parking requirements	In accordance with section 4.39
(p)	Minimum amenity area for apartment dwellings	20 sq. m per dwelling unit
(q)	Minimum density	50 units per hectare
(r)	Maximum building length	60 metres
(s)	Minimum glazing for ground floor facades	60%
(t)	Minimum ground floor height	4.5 metres
(u)	Minimum elevation for residential uses at grade	0.9 metres
(v)	Minimum mechanical setback from edge of roof	3 metres
(w)	Maximum floor area for each retail store	930 sq. metres
(x)	Notwithstanding the regulations of 8.5.2.F, a use which is lawfully being carried on the date of the passing of this by-law, or the erection or use of a building or structure with a maximum building height of 12 metres, shall be subject to the regulations of 8.5.2.A	

8.5.3 BUILT FORM REGULATIONS FOR CB2, CB3, CB4, CB5 AND CB6

(a) The minimum width of the ground floor façade shall be a minimum of 75% of the measurement of the front lot line

(b) Signage and opaque/spandrel glazing shall not be included in the calculation for minimum glazing

(c) Notwithstanding section 8.5.2.B, 8.2.5.C, 8.5.2.D, 8.5.2.E and 8.2.5.F a minimum setback of 6.0 metres shall be required for that portion of a building providing an access driveway to a parking area

(d) Notwithstanding subsection 4.14 (c) open balconies not covered by a roof or canopy shall not project into any required yard.

(e) On a lot with apartment dwellings, parking spaces and drive aisles within a building shall not be located on the ground floor of such building.

(f) Despite Subsection (e), parking spaces and drive aisles may be located on the ground floor of a building where:

  (i) the ground floor of the building has one or more permitted uses other than a parking lot that abut the street line façade; and,

  (ii) parking spaces and drive aisles are located entirely behind the area on the ground floor devoted to the permitted uses in Subsection (i) for the entire length of the street line façade, except for access.

8.6 TOURIST COMMERCIAL ZONE (TC ZONE).

8.6.1 PERMITTED USES: No person shall within any TC Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

(a) Art gallery
(b) Assembly hall
(c) Automobile service station
(d) Bake shop
(e) Bank, trust company, credit union, currency exchange (2002-061)
(f) Beer, wine or liquor store
(g) Car rental establishment, truck rental establishment
(h) Car wash, interior and exterior hand car cleaning (2002-061)
(i) Clothing store
(j) Convention centre
(k) Day nursery
(l) Drive-in restaurant
(m) Drug store
(n) Exhibitions of wax works, automobiles, handcrafts, natural or artificial curiosities, freaks of nature
(o) Food store
(p) Health centre
(q) Hotel
(r) Motel
(s) Museum
(t) Parking lot
(u) Personal service shop
(v) Photographer's studio
(w) Place of entertainment
(x) Place of worship
(y) Private club
(z) Public garage, mechanical
(aa) Recreational uses
(bb) Restaurant
(cc) Service shop
(dd) Sightseeing tours establishment, sightseeing tourist information centre (2002-061)
(ee) Souvenir store
(ff) Tobacco store
(gg) A bed and breakfast in an existing detached dwelling or dwelling unit, that complies with the provisions set out in section 4.37 (2018-91)
(hh) Adult store provided the adult store is separated from another adult store by a minimum distance of 100 metres and from an adult entertainment parlour or body-rub parlour by a minimum distance of 300 metres. (2002-199)
(ii) Dwelling units in a building in combination with one or more of the uses listed in

this section, provided that not more than 50% of the total floor area of such building is used for dwelling units and further provided that such dwelling units except entrances thereto are located entirely above the ground floor. (2002-061)

(jj) Gasoline bar (81-62)

(kk) Body-rub parlour (98-03) (Repealed by By-law 2002-201)

(ll) Timeshare sales office (99-79)

(mm) Retail store (2000-135)

(nn) Office (2016-03)

(oo) Outdoor patio which is an accessory use to a drive-in restaurant, hotel, place of entertainment and a restaurant, in accordance with section 4.25A. (2016-03)

(pp) Vacation rental unit within an existing detached dwelling or dwelling unit, that comply with the regulations set out in section 4.38 (2018-92)

8.6.2 REGULATIONS: Subject to sections 8.6.3 and 8.6.4, no person shall within any TC Zone use any land or erect or use any building or structure except in accordance with the provisions of section 4 and the following regulations:

(a)	Minimum lot frontage	6 metres (19.7 ft.)
(b)	Minimum front yard depth	in accordance with sections 4.27.1, where applicable
(c)	Minimum rear yard depth	
	(i) where any part of the building is used for residential purposes	10 metres (33.0 ft.) plus any applicable distance specified in section 4.27.1
	(ii) where no part of the building is used for residential purposes	3 metres (9.8 ft.) plus any applicable distance specified in section 4.27.1, provided that no rear yard is required where the rear lot line abuts a public land or a public parking lot
(d)	Minimum interior side yard width	
	(i) where the side lot line abuts a residential, institutional or open space zone	3 metres (39.8 sq. ft.)
	(ii) where the side lot line does not abut a residential, institutional or open space zone	none required
(e)	Minimum exterior side yard width	in accordance with section 4.27.1, where applicable 1
(f)	Maximum lot coverage	70%
(g)	Maximum height of building or structure	12 metres (40.0 ft.) subject to section 4.7
(h)	Parking and access requirements	in accordance with section 4.19.1
(i)	Loading area requirements	in accordance with sections 4.20
(j)	Maximum floor area for each retail store (2000-135)	400 square metres
(k)	Maximum floor area of all retail stores per property (2000-135)	3,530 square metres

8.6.3 REGULATIONS FOR CAR WASHES, DRIVE-IN RESTAURANTS AND MOTELS: The

regulations in clauses (a) to (g) inclusive of section 8.6.2 shall not apply to car washes, drive-in restaurants or motels in TC Zones. The remaining provisions of section 8.6.2 and all of the supplementary regulations for car washes in section 4.22 and all of the supplementary regulations for drive-in restaurants in section 4.23 and all of the supplementary regulations for motels in section 4.25 shall apply to car washes, drive-in restaurants and motels, respectively, in TC Zones.

8.6.4 REGULATIONS FOR GASOLINE BARS: The regulations in section 8.6.2 shall not apply to gasoline bars but all of the regulations in section 8.9.3 for gasoline bars in AS Zones shall also apply to gasoline bars in TC Zones. (2011-136)

8.6.5 REGULATIONS FOR AUTOMOBILE SERVICE STATIONS: The regulations in section 8.6.2 shall not apply to automobile service stations but all of the regulations in section 8.9.2 for automobile service stations in AS Zones shall also apply to automobile service stations in TC Zones.

8.6.6 REGULATIONS FOR BODY-RUB PARLOURS:

(a) No body-rub parlour shall be located closer than 100 metres measured in a straight line from the nearest part of the body-rub parlour building(s) to the lot line of a Residential zone, an Institutional zone, or Open Space zone, or to any of the following uses: place of worship; nursery school; day nursery; community building; or school. (98-03) (Repealed by By-law 2002-201)

(b) No body-rub parlour shall have a floor area greater than 300 square metres. (98-03) (Repealed by By-law 2002-201)

8.7 CAMPING ESTABLISHMENT ZONE (CE ZONE).

8.7.1 PERMITTED USES: No person shall within any CE Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

(a) A trailer camp licensed by The Corporation of the City of Niagara Falls
(b) One only detached dwelling within a trailer camp
(c) Accessory buildings and accessory structures, subject to the provisions of sections 4.13, 4.14 and 8.7.2
(d) Additional dwelling unit(s) in a detached dwelling, subject to the provisions of Section 4.45 of this By-law. (2025-019)

8.7.2 REGULATIONS: No person shall within any CE Zone erect or use any building or structure except in accordance with the provisions of section 4 and the following regulations:

(a)	Minimum lot frontage for a trailer camp	60 metres (197.0 ft.)
(b)	Minimum lot area for a trailer camp	
	(i) if the trailer camp is serviced by a municipal watermain and a municipal sanitary sewer and all plumbing, sanitary and drainage, piping, fixtures and appliances are connected to the said watermain and sanitary sewer, respectively	6 hectares (14.8 ac.)
	(ii) if the trailer camp is serviced with a potable water supply and sanitary sewage facilities other than those described in subclause I but approved by the Niagara Regional Health Unit	10 hectares (24.7 ac.)
(c)	Minimum distance between any part of a trailer camp site and the boundary of any residential zone	60 metres (197.0 ft.)
(d)	Minimum distance between any part of a building or structure (including an accessory building and accessory structure) and any street or reserve	15 metres (50.0 ft.) plus any applicable distance specified in section 4.27.1
(e)	Subject to clauses c and d, minimum distance between any part of a building or structure (including an accessory building and accessory structure and each lot line of a trailer camp which does not abut a street or a reserve	7.5 metres (24.6 ft.)
(f)	Parking and access requirements	in accordance with section 4.19.1
(g)	Where any of the provisions of this section conflict with any of the provisions of sections 4.13 or 4.14, the	

	provisions of this section shall govern	

8.8 DEFERRED TOURIST COMMERCIAL ZONE (DTC ZONE).

8.8.1 PERMITTED USES: No person shall within any DTC Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

(a) A use which is lawfully being carried on the date of the passing of this By-law upon such land or in any building or structure erected thereon
(b) An accessory use to the use described in clause (a)
(c) A detached dwelling
(d) A home occupation in a detached dwelling or in a dwelling unit of an existing semi-detached dwelling or duplex dwelling, subject to the provisions of section 5.5
(e) A bed and breakfast in an existing detached dwelling, that complies with the provisions set out in section 4.37 (2018-91)
(f) Additional dwelling unit(s) subject to the provisions of Section 4.45 (2023-110)

8.8.2 REGULATIONS: No person shall within any DTC Zone use any land or erect or use any building or structure except in accordance with the provisions of section 4 and the following provisions and regulations:

(a) All of the provisions of section 5 which apply to R1E Zones shall also apply to DTC Zones
(b) All of the regulations for R1E Zones contained in section 7.5.2 shall also apply to DTC Zones
(c) Nothing in this section shall apply to prevent the reconstruction of any building or structure that is damaged by causes beyond the control of the owner subsequent to the date of the passing of this By-law, provided the reconstruction of such building or structure will not increase the height, size or volume or change the use of such building or structure
(d) Nothing in this section shall apply to prevent the strengthening or restoration to a safe condition of any building or structure or part of any such building or structure or the alteration or repair of an existing building or structure, provided such alteration or repair will not increase the height, size or volume or change the use of such building or structure.

8.9 AUTOMOBILE SERVICE STATION AND GASOLINE BAR ZONE (AS ZONE).

8.9.1 PERMITTED USES: No person shall within any AS Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

(a) Automobile service station
(b) Gasoline bar
(c) Car wash (81-62, #46)
(d) Convenience store accessory to an automobile service station or gas bar (2011-136)

8.9.2 REGULATIONS FOR AUTOMOBILE SERVICE STATIONS: No person shall within any AS Zone use any land or erect or use any building or structure for the purpose of an automobile service station except in accordance with the provisions of section 4 and the following regulations:

(a)	Minimum lot frontage	
	(i) for an interior lot	30 metres (99.0 ft.)
	(ii) for a corner lot	40 metres (132.0 ft.)
(b)	Minimum lot depth	30 metres (99.0 ft.)
(c)	Minimum front yard depth	12 metres (39.37 ft.) plus any applicable distance specified in section 4.27.1
(d)	Minimum rear yard depth	
	(i) for a lot that that does not abut a residential zone	5 metres (16.4 ft.) plus any applicable distance specified in section 4.27.1
	(ii) for a lot that that does not abut a residential zone	in accordance with section 4.27.1, where applicable 1
(e)	Minimum interior side yard width	
	(i) where the side lot line abuts a residential zone	5 metres (16.4 ft.)
	(ii) where the side lot line does not abut a residential zone	none required
(f)	Minimum exterior side yard width	
	(i) where the side lot line abuts a portion of a street and the opposite side of such portion of a street abuts a residential	6 metres (19.7 ft.) plus any applicable distance specified in section 4.27.1
	(ii) in all other cases	3 metres (9.84 ft.) plus any applicable distance specified in section 4.27.1
(g)	Maximum lot coverage	20%
(h)	Maximum height of building or structure	8 metres (26.2 ft.) subject to section 4.7
(i)	Minimum landscaped open space	5%
(j)	Notwithstanding any of the above provisions, no pump, pump island or canopy shall be located closer to any lot line than (81-62, #47)	6 metres (19.7 ft.)
(k)	Parking and access requirements	in accordance with section 4.19.1

(l)	No part of a lot shall be used for the parking or storing of any motor vehicle for a period exceeding 1 week.	
(m)	Maximum floor area of a convenience store (2011-136)	200 square metres

8.9.3 REGULATIONS FOR GASOLINE BARS: No person shall within any AS Zone use any land or erect or use any building or structure for the purpose of a gasoline bar except in accordance with the provisions of section 4 and the following regulations:

(a)	Minimum lot frontage	30 metres (99.0 ft.)
(b)	Minimum lot depth	30 metres (99.0 ft.)
(c)	Minimum front yard depth	10 metres (33.0 ft.) plus any applicable distance specified in section 4.27.1
(d)	Minimum rear yard depth (81-62)	5 metres (16.4 ft.) plus any applicable distance specified in section 4.27.1
(e)	Minimum interior side yard width (2016-03)	5 metres
(f)	Minimum exterior side yard width	10 metres (33.0 ft.) plus any applicable distance specified in section 4.27.1
(g)	Maximum lot coverage (2016-03)	20%
(h)	Maximum height of building or structure (2016-03)	8 metres (26.2 ft.) subject to section 4.7
(i)	Minimum landscaped open space	5%
(j)	Notwithstanding any of the above provisions, no pump, pump island or canopy shall be located closer to any lot line than (81-62, #49)	6 metres (19.7 ft.)
(k)	Parking and access requirements	in accordance with section 4.19.1
(l)	No part of a lot shall be used for the parking or storing of any motor vehicle for a period exceeding 1 week.	
(m)	Maximum floor area of a convenience store (2011-136)	200 square metres

8.9.4 REGULATIONS FOR CAR WASHES: All of the supplementary regulations for car washes in section 4.22, as amended, shall apply to car washes in AS Zones. (81-62, #50)

8.10 **COMMERCIAL HIGHWAY ZONE (CH ZONE)**

8.10.1 PERMITTED USES: no person shall within any CH zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

(a) Arenas
(b) Automobile Service Stations
(c) Automobile Garages (commercial)
(d) Automobile Sales and Services
(e) Banks
(f) Churches and places of worship
(g) Living accommodation being an integral part of stores – maximum 50% of total floor area
(h) Exhibitions
(i) Fraternal organizations or lodges
(j) Libraries
(k) Museums
(l) Offices
(m) Places of Commercial entertainment or recreation
(n) Recreation clubs
(o) Restaurants, premises licensed for the sale of beer, wine or liquor
(p) Sightseeing and tours (all sightseeing and tours must be operated within and from the premises of an established business, e.g. hotel, motel, etc.)
(q) Theatres
(r) Tourist establishments as defined by the Tourist Establishment Act which includes a cabin establishment, a cottage establishment, a hotel or hotel establishment, a motel, a tourist home but excluding a tourist outfitters camp and a trailer establishment.

8.10. 2 REGULATIONS: No person shall within any CH Zone erect or use any building or structure except in accordance with the provisions of section 4 and the following regulations:

(a) Maximum lot coverage	20 %
(b) Minimum front yard depth	no part of any building shall be constructed, altered, used or maintained at a distance of less than 12.1 m from a public highway, street or road, provided that on Queen Elizabeth Way, a setback of 76.2 metres shall be required from the centre line of the original right-of-way to the main front wall of the building.
(c) Minimum side yard width	(i) 3 metres required each side; minimum side yard on corner lot, not less than minimum front yard required on flanking street.

	(ii) where a side lot line is a boundary between a Commercial Highway zone and a Residential zone, the said side lot line shall be not less than 9.1 metres within which a 1.5 metres treed buffer strip and/or a close boarded fence, or suitable alternative, to a height of not less than 1.2 metres nor more than 1.8 metres shall be provided.
(d) Minimum rear yard depth	(i) no part of any building shall be less than 7.6 metres from any rear boundary line of the lot or parcel on which the building is situated. (ii) where a rear lot line is a boundary between a Commercial Highway zone and a Residential zone, the said rear line shall be not less than 12.1metres within which a 1.5 metres treed buffer strip and/or a close boarded fence, or suitable alternative, to a height of not less than 1.2 metres nor more than 1.8 metres shall be provided
(e) Maximum height of a building or structure	10.7 metres, subject to section 4.7

8.11 TOURIST COMMERCIAL WILLOUGHBY ZONE (TCW ZONE)

8.11.1 PERMITTED USES: No person shall within any TCW zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

(a) Automobile service station
(b) Bake shop
(c) Bank, Trust Company, Credit Union
(d) Beer, wine or liquor store
(e) Car wash
(f) Clothing store
(g) Community building
(h) Drive-in restaurant including a fast-food take-out service
(i) Drug store
(j) Food store
(k) Gasoline bar
(l) Handcraft store
(m) Hotel
(n) Motel
(o) Office, provided that the total rentable floor area for all offices within the said area shall not exceed 2,750 square metres
(p) Personal service shop
(q) Post office
(r) Premises licensed under The Liquor License Act
(s) Private Club
(t) Recreational uses
(u) Restaurant
(v) Souvenir store
(w) Tobacco store
(x) Trailer camp

8.11.2 REGULATIONS: No person shall within any TCW Zone erect or use any building or structure except in accordance with the provisions of section 4 and the following regulations:

(a) Subject to clauses b and c, no part of any building or structure shall be located on such lot or parcel of land closer than:

i. 35 metres from the centre line of any highway under the jurisdiction of The Regional Municipality of Niagara,

ii. 25 metres from the centre line of any highway under the jurisdiction of The Corporation of the City of Niagara Falls,

iii. 10 metres from any other boundary of such lot or parcel of land;

(b) No gasoline pump or pump island shall be located on such lot or parcel of land closer than 10 metres from the limit of any highway or any other

boundary of the said land;

(c) Canopies on any building or structure and any in-ground swimming pools which are not more than 0.3 metres above the average finished grade levels may be located closer to the highways and boundaries than the distances specified in clause a above but no such canopy or swimming pool shall be located closer than 7 metres from the limit of any such highway or any other boundary of any such lot or parcel of land;

(d) Landscaped open space shall be provided and maintained on such lot or parcel of land to the extent of at least of 20% of the area of such lot or parcel of land;

(e) The percentage of area of each such lot or parcel of land covered by the ground level area of all buildings and structures thereon shall not exceed 40 percent;

(f) The maximum height of any building or structure shall not exceed 12 metres;

(g) No person shall erect or use any building or structure on any parcel of land within the TCW zone unless municipal services as set out below are available to service the said land, building or structure:

i. A sanitary sewerage system,

ii. A storm sewerage system,

iii. A water supply system.

(h) The owner or occupant of every building or structure to be erected or used for any of the purposes listed in Table 1 of this clause shall provide and maintain a parking area which shall be located on the same lot or parcel of land occupied by such building or structure. The said parking area shall contain individual parking spaces of at least 27.87 square metres each inclusive of access area to the extent at least prescribed in said Table 1 for the respective classes of uses, buildings or structures set out therein. Where a building, structure or lot accommodates more than one use or purpose, the required parking spaces shall be the sum of the required parking spaces for each such use or purpose

Table 1

Class of Use, Building or Structure	Minimum Parking Space Requirements
Bank, office	1 parking space for each 25 square metres of gross leasable floor area
Barbershop or hairdressing establishment	3 parking spaces plus 1 additional parking space for each chair above 3
Car Wash	7 parking spaces continuous in-line per bay
Drive-in restaurant or fast-food takeout service	25 parking spaces plus 1 parking space for each 5 seats within the building or structure
Hotel	1 parking space for each two bedrooms plus

	1 parking space for each 5.5 square metres of floor area used as a place of assembly
Motel	1 parking space for each 1.3 motel units
Premises licenced under The Liquor Licence Act if not part of a motel or hotel	1 parking space for each 5 seats
Premises licenced under The Liquor Licence Act if part of a motel or hotel	1 parking space for each 10 seats
Restaurant if not part of a motel or hotel	1 parking space for each 5 seats
Restaurant if part of a motel or hotel	1 parking space for each 10 seats
Retail establishment, laundromat and personal service shop up to and including a gross leasable floor area of 450 square metres	1 parking space for each 25 square metres of gross leasable floor area
Retail establishment exceeding gross leasable floor area of 450 square metres	1 parking space for each 18 square metres of gross leasable floor area on the main sales floor plus 1 parking space for each 45 square metres of gross leasable floor area on every other floor
Uses, Buildings and Structures permitted by this by-law other than those listed in this schedule	1 parking space for each 40 square metres of floor area

8.11.3 For the purposes of subsections 1 and 2 of this section,

(a) “Landscaped Open Space” means a portion of the lot area which is not used for buildings, structures, parking areas or driveways and which consists of grass, flower beds, trees, shrubbery and other landscaping, including any surfaced walk, patio, pool or similar amenity or a combination thereof;

(b) “Personal Service Shop” means a barber’s, hairdresser’s or hairstyling shop, a dressmaker’s shop, a shoe repair shop, a tailor’s shop, a self-service laundry or depot for the collection of dry cleaning and laundry;

(c) “Pinball or electronic game machine establishment” means a building or part of a building in which 3 or more pinball or other mechanical or electronic game machines are kept for use in pursuance of a trade, calling, business or occupation;

SECTION 9 - INSTITUTIONAL ZONE (I ZONE)

9.1 PERMITTED USES: No person shall within any I Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

(a) Art gallery or museum
(b) Community building
(c) Emergency care residence (2016-03)
(d) Long term care home (2016-03)
(e) Hospital
(f) Nursing home
(g) Place of worship
(h) Private club
(i) Receiving home, within the meaning of The Child Welfare Act
(j) Religious institution
(k) Sanatorium
(l) Retirement home (2008-148)
(m) Y.M.C.A, Y.W.C.A, Y.M.H.A
(n) Accessory buildings and accessory structures which are accessory to any of the foregoing uses, including not more than 1 dwelling unit which is accessory to and on the same lot as the principal use.
(o) Day nursery (2008-148)

9.2 REGULATIONS: No person shall within any I Zone use any land or erect or use any building or structure except in accordance with the provisions of section 4 and the following regulations:

(a)	Minimum lot area	
(i)	for a hospital or sanatorium	2 hectares (4.9 ac.)
(ii)	for any other use described in clauses (a) to (m) of section 9.1	0.15 hectare (.37 ac.)
(b)	Minimum lot frontage	
(i)	for a hospital or sanatorium	150 metres (493.0 ft.)
(ii)	for any other use described in clauses (a) to (m) of section 9.1	30 metres (98.4 ft.)
(c)	Minimum front yard depth	10 metres (33.0 ft.) plus any applicable distance specified in section 4.27.1
(d)	Minimum interior side yard width	5 metres (16.4 ft.)
(e)	Minimum exterior side yard width	7.5 metres (24.61 ft.) plus any applicable distance specified in section 4.27.1
(f)	Minimum rear yard depth	10 metres (33.0 ft.) plus any applicable distance specified in section 4.27.1
(g)	Maximum lot coverage	35%
(h)	Maximum height of building or structure	10 metres (33.0 ft.) subject to section 4.7
(i)	Minimum landscaped open space	5%
(j)	Parking and access requirements	in accordance with section 4.19.1

(k)	Where any of the provisions of this section conflict with any of the provisions of sections 4.13 or 4.14, the provisions of this section shall govern	

SECTION 10 - GENERAL PROVISIONS FOR INDUSTRIAL ZONES

10.1 Subject to section 10.2, no person shall, within any Industrial Zone, use any land or erect or use any building or structure for the purpose of a retail store.

10.2 Section 10.1 shall not apply to prevent the offering or keeping for sale at retail of goods, wares, merchandise, substances or articles through a "factory outlet" but only where and as long as:

(a) such "factory outlet" is incidental, subordinate and exclusively devoted to an industrial undertaking being carried on at the same location as such "factory outlet",
(b) such goods, wares, merchandise, substances or articles are manufactured or produced at such location by such industrial undertaking.
(c) such "factory outlet" is contained in or attached to the building in which such industrial undertaking is being carried on.

10.3 Where a building or structure within any PI, LI, GI, or HI Zone was lawfully used at the day of the passing of this By-law for a purpose prohibited by this By-law, nothing in this By-law shall apply to prevent, (81-62, #51)

(a) the reconstruction of any such building or structure that is damaged subsequent to the day of the passing of this By-law by a cause or causes beyond the control of the owner, or
(b) the alteration or repair of any such building or structure, provided that (i) such reconstruction, alteration or repair will not increase the height, size or volume of such building or structure and (ii) such building or structure continues to be used in the same manner and for the same purpose as it was used on the day of the passing of this By-law.

10.4 Where a lot in any PI, LI, GI or HI Zone having a lesser lot area and/or lot frontage than that required under this By-law is held under distinct and separate ownership from all abutting lands as shown by a registered conveyance in the records of the Land Registry Office as at the 5th day of November, 1979 or is created as a result of an expropriation, nothing in section 4.11 or in the regulations for the zone in which such lot is located shall prevent the use of such lot or the erection or use of any building or structure on such lot for a use permitted in such zone provided that the lot area of such lot is not less than 650 square metres (6,996.8 sq. ft.) and lot frontage of such lot is not less than 15 metres (49.2 ft.) and further provided that all the remaining regulations for the zone in which such lot is located shall apply and are complied with.

10.5 Adult Entertainment Parlours and Body-Rub Parlours which are permitted within PI, LI, GI, HI and TDI zones shall only be permitted subject to the provisions of the applicable zone category as well as the following provisions: (2002-201)

(e) Adult entertainment parlours and body-rub parlours are only permitted within areas shown hatched on Schedule C and Schedules C-A through to and including C-F and Schedules C-H through to and including C-K. (2004-14)

(f) Adult entertainment parlours and body rub parlours must be separated from each other by a minimum distance of 300 metres measured from building to building; and

(g) Adult entertainment parlours and body-rub parlous are permitted only in freestanding, single use structures.

(h) No body-rub parlour shall have a gross leasable floor area greater than 300 square metres (3,229 sq.ft.)

(i) No adult entertainment parlour shall have a gross leasable floor area greater than 929 square metres (10,000 sq. ft.)

SECTION 11 - INDUSTRIAL ZONES

11.1 PRESTIGE INDUSTRIAL ZONE (PI ZONE).

11.1.1 PERMITTED USES: No person shall within any PI Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses, provided that each such use except the uses described in clauses (b), (i), (j) and (l) is conducted within a completely enclosed building and is not prohibited under section 4.8:

(a) Manufacturing, compounding, processing, packaging, crating, bottling, assembling of raw or semi-processed or fully processed materials, and further provided that no such use is dangerous, obnoxious or offensive by reason of the presence, emission or production of odour, smoke, noise, gas fumes, cinders, vibration, radiation, refuse matter or water carried waste
(b) Car rental establishment, truck rental establishment
(c) Car wash
(d) Cold storage plant
(e) Commercial printing and associated services establishment
(f) Consulting engineering office
(g) Ice manufacturing plant
(h) Laboratory - experimenting, commercial or testing
(i) New car agency
(j) Nursery for trees, shrubs, plants but excluding licensed cannabis production facilities and designated medical growth of cannabis
(k) Public garage, mechanical
(l) Used car lot
(m) Warehouse
(n) Wholesale establishment
(o) Winery
(p) Adult entertainment parlour, subject to the provisions of section 10.5 (2002-201)
(q) Body-rub parlour, subject to the provisions of section 10.5 (2002-201)
(r) An office which is an accessory use to one of the foregoing permitted uses.

11.1.2 REGULATIONS: Subject to section 11.1.3, no person shall within any PI Zone use any land or erect or use any building or structure except in accordance with the provisions of sections 4 and 10 and the following regulations.

(a)	Minimum lot frontage	30 metres (99.0 ft.)
(b)	Minimum lot area	2000 square metres (21,530.0 ft.)
(c)	Minimum front yard depth	10 metres (33.0 ft.) plus any applicable distance specified in section 4.27.1
(d)	Minimum interior side yard width	3.5 metres (11.5 ft.)
(e)	Minimum exterior side yard width	7.5 metres (24.61 ft.) plus any applicable distance specified in section 4.27.1
(f)	Minimum rear yard depth	

	(i) where the rear lot line abuts a residential zone	15 metres (49.2 ft.) plus any applicable distance specified in section 4.27.1
	(ii) where the rear lot line does not abut a residential zone	7.5 metres (24.61 ft.) plus any applicable distance specified in section 4.27.1
(g)	Maximum height of building or structure	12 metres (40.0 ft.) subject to section 4.7
(h)	Minimum height of exterior walls: The minimum vertical height of each exterior wall of any such building or structure shall be 2.5 metres above the elevation of the finished ground level at the mid point of the wall in question	
(i)	Maximum lot coverage	60%
(j)	Minimum landscaped open space	
	(i) for an interior lot (2011-136)	67% of the required front yard
	(ii) for a corner lot	67% of the required front yard and 67% of the required exterior side yard
(k)	Parking and access requirements	in accordance with section 4.19.1
(l)	Loading area requirements	in accordance with section 4.20.1
(m)	Property abutting railways: Notwithstanding clauses (d), (e), (f) and (j), where any lot line abuts a railway right-of-way, no side yard or rear yard or landscaped open space shall be required on that portion of a lot contiguous to the portion of the lot line which abuts the railway right-of-way	
(n)	Outside storage: Except in the case of the uses described in clauses (b), (i), (j) and (l) of section 11.1.1, no person shall use any part of the front yard or exterior side yard of any lot for the purpose of outside storage.	
(o)	External design: The front exterior walls of any such building shall consist of stone, brick, architectural reinforced concrete, profile type concrete masonry units, glass and metal combinations, or any combination thereof. The front 6 metres of each side exterior wall of any such building shall consist of any of the foregoing or of masonry, architectural metal, asbestos cement or material of similar standards provided that where a side exterior wall faces an abutting street it shall consist of the same materials prescribed for the front exterior wall of such building	

11.1.3. REGULATIONS FOR CAR WASHES: The regulations in clauses (a) to (g) inclusive, (i), (j), and (m) of section 11.1.2 shall not apply to car washes in PI Zones. The remaining provisions of section 11.1.2 and all of the supplementary regulations for car washes in section 4.22 shall apply to car washes in PI Zones.

11.2 LIGHT INDUSTRIAL ZONES (LI ZONE).

11.2.1 PERMITTED USES: No person shall within any LI Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses, provided that each such use except the uses described in clauses (b),(p),(q),(v) and (w) is conducted within a completely enclosed building and is not prohibited under section 4.8:

(a) Manufacturing, compounding, processing, packaging, crating, bottling, assembling of raw or semi-processed or fully processed materials, and further provided that no such use is dangerous, obnoxious or offensive by reason of the presence, emission or production of odour, smoke, noise, gas fumes, cinders, vibration, radiation, refuse matter or water-carried waste
(b) Car rental establishment, truck rental establishment
(c) Car wash
(d) Carpenter shop
(e) Cold storage plant
(f) Commercial bakery
(g) Commercial printing and associated services establishment
(h) Contractor's or tradesman's shop, contractor’s or construction equipment rental shop (2002-061)
(i) Consulting engineering office
(j) Grain and feed mill and storage
(k) Ice manufacturing plant
(l) Laboratory - experimenting, commercial or testing
(m) Laundry plant
(n) Machine shop
(o) Monument, stone, clay or glass manufacturing plant
(p) New car agency
(q) Nursery for trees, shrubs, plants but excluding licensed cannabis production facilities and designated medical growth of cannabis
(r) Public garage, auto body
(s) Public garage, mechanical
(t) Shop for the repair and servicing of goods, machinery and equipment
(u) Silver plating and cutlery plant
(v) Trucking or shipping terminal
(w) Used car lot
(x) Warehouse
(y) Wholesale establishment
(z) Winery
(aa) Adult entertainment parlour, subject to the provisions of section 10.5 (2002-201)
(bb) Body-rub parlour, subject to the provisions of section 10.5 (2002-201)
(cc) An office which is an accessory use to one of the foregoing permitted uses

11.2.2 REGULATIONS: Subject to section 11.2.3, no person shall within any LI Zone use any

land or erect or use any building or structure except in accordance with the provisions of sections 4 and 10 and the following regulations:

(a)	Minimum lot frontage	30 metres (99.0 ft.)
(b)	Minimum lot area	2000 square metres (21,530.0 sq. ft.)
(c)	Minimum front yard depth	10 metres (33.0 ft.) plus any applicable distance specified in section 4.27.1
(d)	Minimum interior side yard width	3.5 metres (11.5 ft.)
(e)	Minimum exterior side yard width	7.5 metres (24.61 ft.) plus any applicable distance specified in section 4.27.1
(f)	Minimum rear yard depth	
	(i) where the rear lot line abuts a residential zone	15 metres (49.2 ft.) plus any applicable distance specified in section 4.27.1
	(ii) where the rear lot line does not abut a residential zone	7.5 metres (24.61 ft.) plus any applicable distance specified in section 4.27.1
(g)	Maximum height of building or structure	12 metres (40.0 ft.) subject to section 4.7
(h)	Minimum height of exterior walls: The minimum vertical height of each exterior wall of any such building or structure shall be 2.5 metres above the elevation of the finished ground level at the mid point of the wall in question	
(i)	Maximum lot coverage	70%
(j)	Minimum landscaped open space	
	(i) for an interior lot (2011-136)	67% of the required front yard
	(ii) for a corner lot	67% of the required front yard and 67% of the required exterior side yard
(k)	Parking and access requirements	in accordance with section 4.19.1
(l)	Loading area requirements	in accordance with section 4.20.1
(m)	Property abutting railways: Notwithstanding clauses (d), (e), (f) and (j), where any lot line abuts a railway right-of-way, no side yard or rear yard or landscaped open space shall be required on that portion of a lot contiguous to the portion of the lot line which abuts the railway right-of-way	
(n)	Outside storage: Except in the case of the uses described in clauses (b),(i),(j) and (l) of section 11.1.1, no person shall use any part of the front yard or exterior side yard of any lot for the purpose of outside storage.	

11.2.3. REGULATIONS FOR CAR WASHES: The regulations in clauses (a) to (g) inclusive, (l), (j) and (m) of section 11.2.2 shall not apply to car washes in LI Zones. The remaining provisions of section 11.2.2 and all of the supplementary regulations for car washes in section 4.22 shall apply to car washes in LI Zones.

11.3 GENERAL INDUSTRIAL ZONE (GI ZONE).

11.3.1. PERMITTED USES: No person shall within any GI Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

(a) Manufacturing, compounding, processing, packaging, crating, bottling, assembling of raw or semi-processed or fully processed materials
(b) Animal hospital
(c) Artificial abrasive plant
(d) Artificial fertilizer processing plant
(e) Brick, pottery, tile, terra cotta, concrete and concrete products plant
(f) Builder's supply yard
(g) Carpenter shop
(h) Car rental establishment, truck rental establishment
(i) Car wash
(j) Cleaning, curing, storing or tanning of fresh or green hides and leather finishing
(k) Coal, fuel, gasoline and oil storage yard
(l) Cold storage plant
(m) Commercial printing and associated services establishment
(n) Contractor's or tradesman's shop or yard, Contractor’s or construction equipment rental shop or yard (2002-061)
(o) Equipment yard
(p) Establishment for building material sales
(q) Food and meat products plant but not including an abattoir
(r) Frozen food locker service
(s) Grain and feed mill and storage
(t) Humane society including a pound for small animals
(u) Ice manufacturing plant
(v) Kennel for the boarding and breeding of dogs and cats
(w) Laboratory
(x) Laundry plant
(y) Lumber and planing mill and yard
(z) Machine shop
(aa) Monument, stone, clay and glass manufacturing plant
(bb) Poultry processing plant
(cc) Public garage, auto body
(dd) Public garage, mechanical
(ee) Rubber factory
(ff) Shop for the repair and servicing of goods, machinery and equipment
(gg) Silver plating and cutlery plant
(hh) Soap manufacture
(ii) Stone cutting plant
(jj) Trucking or shipping terminal
(kk) Animal clinic (2011-136)

(ll) Warehouse
(mm) Welding shop
(nn) Wholesale establishment
(oo) Winery
(pp) Adult entertainment parlour, subject to the provisions of section 10.5 (2002-201)
(qq) Body-rub parlour, subject to the provisions of section 10.5 (2002-201)
(rr) An office which is an accessory use to one or more of the uses set forth in clauses (a) to (oo) inclusive of this section (83-72)
(ss) Licensed production facilities and designated medical growth of cannabis (2022-45)

11.3.2 REGULATIONS: Subject to section 11.3.3, no person shall within any GI Zone use any land or erect or use any building or structure except in accordance with the provisions of sections 4 and 10 and the following regulations:

(a)	Minimum lot frontage	30 metres (99.0 ft.)
(b)	Minimum lot area	4000 square metres (43,060 sq. ft.)
(c)	Minimum front yard depth	10 metres (33.0 ft.) plus any applicable distance specified in section 4.27.1
(d)	Minimum interior side yard width	3.5 metres (11.5 ft.)
(e)	Minimum exterior side yard width	7.5 metres (24.61 ft.) plus any applicable distance specified in section 4.27.1
(f)	Minimum rear yard depth	
	(i) where the rear lot line abuts a residential zone	30 metres (99.0 ft.) specified plus any applicable distance in section 4.27.1
	(ii) where the rear lot line does not abut a residential zone	7.5 metres (24.61 ft.) plus any applicable distance specified in section 4.27.1
(g)	Maximum height of building or structure (81-62, #52)	20 metres (66.0 ft.) subject to section 4.7
(h)	Minimum height of exterior walls: The minimum vertical height of each exterior wall of any such building or structure shall be 2.5 metres (8.2 ft.) above the elevation of the finished ground level at the mid point of the wall in question	
(i)	Maximum lot coverage	70%
(j)	Minimum landscaped open space	
	(i) for an interior lot	50% of the required front yard
	(ii) for a corner lot	50% of the required front yard and 50% of the required exterior side yard
(k)	Parking and access requirements	in accordance with section 4.19.1
(l)	Loading area requirements.	in accordance with section 4.20.1
(m)	Property abutting railway: Notwithstanding clauses (d), (e), (f) and (j), where any lot line abuts a railway right-of-way, no side yard or rear yard	

	or landscaped open space shall be required on that portion of a lot contiguous to the portion of the lot line which abuts the railway right-of-way.	
(n)	Outside storage: No person shall use any part of the front yard of any lot for the purpose of outside storage and no person shall use any part of the remainder of such lot for the purpose of outside storage other than storage for an accessory use	

11.3.3 REGULATIONS FOR CAR WASHES: The regulations in clauses (a) to (g) inclusive, (I), (j) and (m) of section 11.3.2 shall not apply to car washes in GI Zones. The remaining provisions of section 11.3.2 and all of the supplementary regulations for car washes in section 4.22 shall apply to car washes in GI Zones.

11.4 HEAVY INDUSTRIAL ZONE (HI ZONE).

11.4.1 PERMITTED USES: No person shall within any HI Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

(a) Manufacturing, compounding, processing, packaging, crating, bottling, assembling of raw or semi-processed or fully processed materials
(b) Abattoir and stock yard used in connection with an abattoir
(c) Acetylene gas manufacture
(d) Artificial abrasive plant
(e) Caustic manufacture
(f) Cement manufacture
(g) Cleaning, curing, storage or tanning of fresh or green hides
(h) Fertilizer processing plant
(i) Lime, plaster of paris manufacture
(j) Poultry processing plant
(k) Iron and steel plant
(l) Lime kiln
(m) Rubber factory
(n) Soap manufacture
(o) Steel furnace, blooming or rolling mill
(p) Winery
(q) Adult entertainment parlour, subject to the provisions of section 10.5 (2002-201)
(r) Body-rub parlour, subject to the provisions of section 10.5 (2002-201)
(s) An office which is an accessory use to one or more of the uses set forth in clauses (a) to (p) inclusive of this section. (83-72)
(t) Licensed production facilities and designated medical growth of cannabis (2022-45)

11.4.2. REGULATIONS: No person shall within any HI Zone use any building or structure except in accordance with the provisions of sections 4 and 10 and the following regulations:

(a)	Minimum lot frontage	30 metres (99.0 ft.)
(b)	Minimum lot area	4000 square metres (43,060 sq. ft.)
(c)	Minimum front yard depth	10 metres (33.0 ft.) plus any applicable distance specified in section 4.27.1
(d)	Minimum interior side yard width	3.5 metres (11.5 ft.)
(e)	Minimum exterior side yard width	7.5 metres (24.61 ft.) plus any applicable distance specified in section 4.27.1
(f)	Minimum rear yard depth	7.5 metres (24.61 ft.) plus any applicable distance specified in section 4.27.1
(g)	Maximum height of building or structure (81-62, #53)	30 metres (99.0 ft.) subject to section 4.7
(h)	Minimum height of exterior walls: The minimum vertical height of each	

	exterior wall of any such building or structure shall be 2.5 metres (8.20 ft.) above the elevation of the finished ground level at the mid point of the wall in question provided that this regulation shall not apply to buildings or structures such as storage tanks or buildings used for the bulk storage of non-flammable solids or liquids. (81-62, #54)	
(i)	Maximum lot coverage	70%
(j)	Minimum landscaped open space	
	(i) for an interior lot	50% of the required front yard
	(ii) for a corner lot	50% of the required front yard and 50% of the required exterior side yard
(k)	Parking and access requirements	in accordance with section 4.19.1
(l)	Loading area requirements.	in accordance with section 4.20.1
(m)	Property abutting railway: Notwithstanding clauses (d), (e), (f) and (j), where any lot line abuts a railway right-of-way, no side yard or rear yard or landscaped open space shall be required on that portion of a lot contiguous to the portion of the lot line which abuts the railway right-of-way.	
(n)	Outside storage: No person shall use any part of the front yard of any lot for the purpose of outside storage and no person shall use any part of the remainder of such lot for the purpose of outside storage other than storage for an accessory use	

11.5 TRANSPORTATION-DISTRIBUTION INDUSTRIAL ZONE (TDI).

11.5.1 PERMITTED USES: No person shall within any TDI Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

(a) Assembling, packaging, packing, crating, disassembling, unpacking, uncrating any goods, wares, merchandise, substances, articles or things stored or transported in connection with any of the following permitted uses
(b) Cartage, express or truck transport or terminal for one or more highway transportation companies or organizations including service and repair buildings and yards
(c) Cold storage plant
(d) Distribution warehouse
(e) Open storage
(f) Railway, railway express yard or terminal
(g) Shipping, trans-shipping or distributing depot
(h) Storage warehouse
(i) Adult entertainment parlour, subject to the provisions of section 10.5 (2002-201)
(j) Body-rub parlour, subject to the provisions of section 10.5 (2002-201)
(k) Business office accessory to any of the foregoing permitted uses
(l) Uses similar to the foregoing permitted uses

11.5.2 REGULATIONS: No person shall within any TDI Zone use any land or erect or use any building or structure except in accordance with the provisions of sections 4 and 10 and the following regulations:

(a)	Minimum lot frontage	25 metres (82.0 ft.)
(b)	Minimum lot area	8000 square metres (86,120 sq. ft.)
(c)	Minimum front yard depth	15 metres (49.2 ft.) plus any applicable distance specified in section 4.27.1
(d)	Minimum interior side yard width	3.5 metres (11.5 ft.)
(e)	Minimum exterior side yard width	15 metres (49.2 ft.) plus any applicable distance specified in section 4.27.1
(f)	Minimum rear yard depth	7.5 metres (24.61 ft.) plus any applicable distance specified in section 4.27.1
(g)	Maximum height of building or structure	12 metres (40.0 ft.) subject to section 4.7
(h)	Minimum height of exterior walls: The minimum vertical height of each exterior wall of any such building or structure shall be 2.5 metres above the elevation of the finished ground level at the mid point of the wall in question	
(i)	Maximum lot coverage	50%
(j)	Minimum landscaped open space	5% of the lot area
(k)	All of the required front yard, except for any driveways and parking areas which	

	shall not exceed, in the aggregate, 33% of the required front yard shall be maintained as landscaped open space. In the case of a corner lot, the exterior side yard shall be subject to the same landscaped open space regulations as for a front yard. In addition, that portion of the rear yard abutting on a side street, except for any driveways, shall be maintained as landscaped open space to a depth of 1.5 metres	
(l)	Parking and access requirements	in accordance with section 4.19.1
(m)	Loading area requirements.	in accordance with section 4.20.1
(n)	Property abutting railway: Notwithstanding clauses (d), (e), (f) and (j), where any lot line abuts a railway right-of-way, no side yard or rear yard or landscaped open space shall be required on that portion of a lot contiguous to the portion of the lot line which abuts the railway right-of-way.	
(o)	Outside storage: No person shall use any part of the required front yard or the required exterior side yard for the purpose of outside storage	

11.6 EXTRACTIVE INDUSTRIAL ZONE (EI ZONE).

11.6.1 INTERPRETATION: In section 11.6.2

(a) "pit or quarry" means land where gravel, stone, sand, clay, shale or other natural material is or has been removed by excavating, quarrying or otherwise for sale or use for construction, business, manufacturing or other industrial purposes.

11.6.2 PERMITTED USES: No person shall within any EI Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

(a) A pit or quarry licensed under The Pits and Quarries Control Act, 1971
(b) Processing of natural materials removed from the site including crushing, screening, mixing, washing and storing of such materials
(c) Concrete or asphalt mixing plant
(d) Accessory buildings and accessory structures
(e) A use, building or structure permitted in any one or more of clauses (a) to (d) inclusive or section 12.1

11.6.3 REGULATIONS: No person shall within any EI Zone use any land or erect or use any building or structure except in accordance with section 4 and the following regulations:

(a)	all of the regulations in section 12.2 for a use, building or structure in an A Zone shall also apply to a use, building or structure permitted under clause e of section 11.6.2 in an EI Zone	
(b)	the regulations for a use, building, or structure permitted under clauses (a), (b), (c) or (d) of section 11.6.2 shall be as follows:	
	(i) Minimum front yard depth	30 metres (99.0 ft.) plus any applicable distance specified in section 4.27.1
	(ii) Minimum exterior side yard width	30 metres (99.0 ft.) plus any applicable distance specified in section 4.27.1
	(iii) Minimum interior side yard width (81-62, #55)	16 metres (53.0 ft.)
	(iv) Minimum rear yard depth	16 metres (53.0 ft.) plus any applicable distance specified in section 4.27.1
	(v) No building, structure, accessory building, accessory structure or product stockpile of a pit or quarry shall be located closer than: 30 metres (164.0 ft.) from any boundary of the land used for any of the aforesaid uses permitted under clauses (a), (b), (c) or (d) of	

	section 11.6.2 or 50 metres from any boundary of a residential zone (81-62, #56)	
(vi)	Maximum height of building or structure (81-62, #57)	15 metres (49.2 ft.) subject to section 4.7 and provided that the height of a building or structure which is erected or is to be erected on an excavated portion of a pit or quarry shall be measured from the average grade level of the unexcavated ground closest to such building or structure

11.7 **INDUSTRIAL WILLOUGHBY ZONE (IW ZONE)**

11.7.1 No person shall within any IW zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

(a) Industrial uses including those manufacturing, converting, altering, finishing, fabricating or assembling of products establishments which do not emit obnoxious sound, odour, dust, fumes, vibration or smoke and which are not hazardous to the surrounding uses.

(b) A commercial undertaking or business office, necessary to serve the industrial area or incidental to an industrial operation, including storage warehouses and wholesale business.

(c) A dwelling may be erected for a caretaker, watchman or other similar person employed on the premises concerned and such person's family provided that the requirements of Section VII are complied with.

11.7.2 Notwithstanding any provisions of this Section, the following uses are prohibited (By-law 439, 1967):

(a) Abattoir
(b) Acetylene gas manufacture
(c) Asphalt manufacture or refining
(d) Brick, pottery, tile, terra cotta or building block manufacture
(e) Boiler works
(f) Bronze, aluminum or other metal powder manufacture
(g) Coke ovens
(h) Crematory
(i) Disinfectant, insecticide, or poison manufacture
(j) Dye manufacture
(k) Forge plant
(l) Storage, cleaning, curing or tanning of fresh or green hides
(m) Storage of gas, except for consumption on the premises
(n) Grease, lard, fat or tallow rendering or refining
(o) Metal foundry
(p) Lime, cement, or plaster of paris manufacture
(q) Match manufacture
(r) Oilcloth or linoleum manufacture
(s) Paint, oil, varnish, turpentine, lacquer, shellac or enamel manufacture
(t) Storage of fuel or petroleum above ground
(u) Caustic manufacture
(v) Junk yards
(w) Printing ink manufacture
(x) Pyroxylin plastic manufacture or the manufacture of articles therefrom
(y) Shoe backing or stove polish manufacture
(z) Soap manufacture from animal fats
(aa) Steel furnace, blooming or rolling mill

(bb) Stockyards
(cc) Structural steel or pipe works
(dd) Sugar refining
(ee) Tar distillation or manufacture
(ff) Tobacco (chewing) manufacture or treatment,
(gg) Tar roofing or waterproofing manufacture
(hh) Vinegar manufacture
(ii) Wool pulling or scouring
(jj) Yeast plant
(kk) Commercial dog kennels
(ll) Bus, truck or railroad freight terminals
(mm) Dry cleaning, rug cleaning and laundry plants
(nn) Any use which is conducted so as to cause or result in the dissemination of noise, vibration, odor, dust, smoke, gas or fumes, or other pollutant beyond the lot on which such use is conducted
(oo) Public uses including all public utilities and essential services excepting schools

11.7.3 REGULATIONS: No person shall within any IW Zone erect or use any building or structure except in accordance with the provisions of section 4 and the following regulations:

(a) Maximum lot coverage	30 %
(b) Minimum front yard depth	no part of any building shall be constructed, altered, used or maintained at a distance of less than 12.1 metres from a public highway, street or road boundary, provided that on the streets named below, the following setbacks shall apply: Street: Required Distance Between Main Front Wall and Centre Line of the Original Road Allowance: Reixinger Road: 31.3 metres Lyon's Creek Road: 31.3 metres Queen Elizabeth Way: 62.4 metres
(c) Minimum side yard width	(i) 4.5 metres (ii) where a side lot line is a boundary between an Industrial Willoughby zone and a Residential Niagara Parkway or Residential Village zone or a Commercial Highway zone, the said side lot line shall be not less than 9.1

	metres within which a 1.5 metres treed buffer strip and/or a close boarded fence, or suitable alternative, to a height of not less than 1.2 metres nor more than 1.8 metres shall be provided.
(d) Minimum rear yard depth	(i) no part of any building shall be less than 7.6 m from any rear boundary line of the lot or parcel on which the building is situated. (ii) where a rear lot line is a boundary between an Industrial Willoughby Zone and a Residential Niagara Parkway zone or Residential Village Zone, or a Commercial Highway zone, the said rear line shall be not less than 12.1 metres within which a 1.5 metres treed buffer strip and/or a close boarded fence, or suitable alternative, to a height of not less than 1.2 metres nor more than 1.8 metres shall be provided.

(e) Signs: On any lot no more than one sign facing each street on which the lot abuts and announcing the name of the company or companies located in the building, and a brief statement of its activities. The total area of such signs shall not exceed sixty square feet in area, nor extend above the roof level of the building, nor shall any free-standing sign have any dimensions exceeding ten feet, nor any part thereof be more than 12 feet above ground level. Such signs shall not be illuminated by exposed light sources or be intermittent or revolve in operation. There shall be no exterior spot lighting or other illumination of any such sign that would cause any glare observable from a residential district.

On any lot no more than one “For Sale” or “To Let” sign not to exceed twenty-five square feet in area

(f) Loading Facilities: The owners or occupants of every building or structure used for manufacturing, storage or commercial purposes, or for any purpose involving the use of vehicles for the receipt or distribution of materials or merchandise, shall provide and main loading areas on land that is not part of a highway and no part of the required parking, in such a manner and to such an extent as to render unnecessary any obstruction of, or interference with, traffic upon any street or alley by reason of any

loading or unloading operations.

(g) Open Storage:

(i) Open storage other than the temporary parking of vehicles in accordance with Section 11.7.3 (h) (b) of this by-law shall not be permitted in any front or side yard required by this by-law.

(ii) No material shall be piled higher than the height of the treed bufferstrip and/or fence if the said strip and/or fence is required under subsection (d)(i) of Section 11.7.3

(h) Landscaping:

(i) All lands within 76.2 metres of the centre line of the Queen Elizabeth Way shall be landscaped with at least lawn and ornamental shrubs.

(ii) Front yards required in accordance with the provisions of this by-law shall be landscaped with at least lawn and ornamental shrubs except that provision may be made for:

(iii) Not more than two driveways, (maximum width of 9.1 metres each).

(iv) Limited area for visitor parking occupying not more than 25% of the required front yard.

(i) Paving: Driveways, loading and parking areas provided in accordance with the provisions of this section shall be paved with all-weather dust-free materials.

(j) Maximum height of a building or structure: 10.7 metres, subject to section 4.7

SECTION 12 - AGRICULTURAL ZONE (A ZONE)

12.1 PERMITTED USES: no person shall within any A Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

(a) Agricultural including the growing of field, berry, bush or tree crops; truck gardening; flower gardening; nurseries; orchards; commercial greenhouses; aviaries, apiaries, mushroom farms, farms devoted to the hatching, raising and marketing of chickens, turkeys, or other poultry, fowl, rabbits or other fur-bearing animals and fish; farms or ranches for grazing of farm animals; breeding, raising or training of horses or cattle; goat or cattle dairies; the raising of sheep or goats; the raising of swine; dog kennels or the breeding and sale of dogs and other domestic animals

(b) Commercial forestry

(c) Commercial riding stable

(d) Accessory buildings and accessory structures which are accessory to any of the foregoing uses, including:

  (i) storage buildings, including cold storage

  (ii) farm produce outlet, subject to the provisions of section 4.36

  (iii) no more than 1 detached dwelling which is on the same lot as and is accessory to a use permitted in clauses (a) to (c) of this section and which is occupied as a residence by the owner of such lot or the principal operator of the use being conducted on such lot. (2016-105, 81-79, #19)

  (iv) accessory buildings and accessory structures which are accessory to the dwelling units described in subclause (iii) of this clause (d)

(e) A bed and breakfast in a detached dwelling, that complies with the provisions set out in section 4.37.1 (2018-91)

(f) Additional dwelling unit(s) subject to the provisions of Section 4.45 of this By-law (2025-019)

12.2 REGULATIONS: No person shall within any A Zone erect or use any building or structure except in accordance with the provisions of section 4 and the following regulations:

(a)	Minimum lot area (81-179, #20)	16 hectares (39.5 ac.)
(b)	Minimum lot frontage	150 metres (493.0 ft.)
(c)	Minimum front yard depth	10 metres (33.0 ft.) plus any applicable distance specified in section 4.27.1
(d)	Minimum side yard width each side	10 metres (33.0 ft.) plus any applicable distance specified in section 4.27.1
(e)	Minimum rear yard depth	10 metres (33.0 ft.) plus any applicable distance specified in section 4.27.1
(f)	Minimum floor area for each dwelling unit	80 square metres (892.0 sq. ft.)
(g)	Maximum number of detached dwelling on one lot (81-179, #20)	only one

(h)	Parking and access requirements	in accordance with section 4.19.1
(i)	Notwithstanding section 4.11, a farm building or farm structure which is not to be erected or used for the purpose of human habitation may be erected upon a lot which fronts or abuts upon a street which is not an improved street	
(j)	Maximum height of a detached dwelling (2011-136)	10 metres
(k)	Accessory buildings and accessory structures to a detached dwelling (2011-136)	in accordance with sections 4.13 and 4.14

12.2A Where a lot in any A Zone having a lesser lot area and/or lot frontage than that required under this By-law is held under distinct and separate ownership from all abutting lands as shown by a registered conveyance in the records of the Land Registry Office as at the 5th day of November, 1979 or is created as a result of an expropriation, nothing in section 4.11 or in the regulations for the A Zone in which such lot is located shall prevent the erection or use on such lot of a detached dwelling and accessory buildings and accessory structures which are necessary to such detached dwelling and the use of the remainder of such lot for one or more of the uses permitted in clauses (a), (b) or (c) of section 12.1 or in subclauses (i) or (ii) of clause d of section 12.1 provided that the lot area of such lot is not less than 0.4 hectare and the lot frontage of such lot is not less than 30 metres and further provided that the regulations for R Zones contained in subclauses (iv) to (xi) inclusive of section 13.2 shall apply to such lot and be complied with. (81-62)

12.2 AGRICULTURAL 1 Zone (A1 ZONE)

12.2.1 PERMITTED USES: No person shall within any A1 zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

(a) An existing use

(b) Agricultural uses and residence associated with that use

12.2.2 REGULATIONS: No person shall within any A1 zone erect or use any building or structure except in accordance with the provisions of Section 4 and the following regulations:

(a) Minimum lot area	10.1 hectares
(b) Minimum front yard depth	7.6 metres
(c) Minimum side yard width each side	7.6 metres
(d) Minimum rear yard depth	7.6 metres
(e) Where a side yard or rear yard abut a residential use	30 metres

12.3 AGRICULTURAL 2 ZONE (A2 ZONE).

12.3.1 PERMITTED USES: no person shall within any A2 zone use any land or erect or use any building or structure for any purpose except one or more of the following uses

(a) A detached dwelling
(b) For lands north of Biggar Road, east of Crowland Avenue, and within the City's Urban Boundary:

(i) Accessory living quarters for staff employed on the premises,
(ii) Light manufacturing
(iii) Heavy industrial
(iv) Cemeteries
(v) A converted dwelling

(c) Agricultural uses including crops, truck and market gardening, nurseries, greenhouses, breeding, raising animals
(d) Animal hospitals
(e) Veterinary establishments
(f) Storing of farm machinery and vehicles used on the farm
(g) A farm produce outlet in accordance with Section 4.36
(h) A bed and breakfast in a detached dwelling, that complies with the provisions set out in section 4.37.1 (2018-91)

12.3.2 REGULATIONS: No person shall within any A2 zone erect or use any building or structure except in accordance with the provisions of Section 4 and the following regulations:

(a) Minimum lot area	1.2 hectares
(b) Minimum lot frontage	30 metres
(c) Minimum front yard depth	18 metres plus any applicable distance specified in section 4.27.1
(d) Minimum side yard width	4.5 metres plus any applicable distance specified in section 4.27.1
(e) Minimum rear yard depth	12 metres plus any applicable distance specified in section 4.27.1
(f) Minimum ground floor area	88.2 square metres
(g) Minimum total floor area	111.5 square metres
(h) Maximum lot coverage	15%
(i) Maximum building height	10.7 metres

(j)	Parking and access requirements	In accordance with section 4.19.4
(k)	Notwithstanding section 4.11, a farm building or farm structure may be erected upon a lot which fronts or abuts upon a street which is not an improved street	

12.4 AGRICULTURAL 3 ZONE (A3 ZONE)

12.4.1 PERMITTED USES: no person shall within any A3 zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

(a) Agricultural including field crops, dairy farming, hog and other animal raising, poultry raising, ranching and grazing, tree nurseries, berry or bush crops, orchards, vineyards, truck gardening, aviaries, apiaries, dog kennels and other similar uses customarily carried on in the field of agriculture
(b) A detached dwelling
(c) Public utilities, including radio and television, railway
(d) A farm produce outlet in accordance with Section 4.36
(e) A bed and breakfast in a detached dwelling, that complies with the provisions set out in section 4.37.1 (2018-91).

12.4.2 REGULATIONS: No person shall within any A3 zone erect or use any building or structure except in accordance with the provisions of Section 4 and the following regulations:

(a) Minimum lot area	0.4 hectares
(b) Minimum lot frontage	60 metres
(c) Minimum building setback from all roads	20.7 metres from the centreline of the road allowance
(d) Minimum side yard width each side	4.5 metres plus any applicable distance specified in section 4.27.1
(e) Minimum floor area – dwelling	93 square metres
(f) Minimum rear yard depth	9.1 metres plus any applicable distance specified in section 4.27.1
(g) Maximum lot coverage	33%
(h) Parking and access requirements	In accordance with section 4.19.5
(i) Maximum height of building or structure	10.7 metres, subject to section 4.7
(j) Notwithstanding section 4.11, a farm building or farm structure may be erected upon a lot which fronts or abuts upon a street which is not an improved street	

SECTION 13 - RURAL ZONE (R ZONE)

13.1 PERMITTED USES: No person shall within any R Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

(a) A use, building or structure permitted in any one or more of clauses (a) to (d) inclusive of section 12.1
(b) A detached dwelling on a separate lot, the location of which complies with the Minimum Distance Separation formula issued by the Ministry of Agriculture, Food and Rural Affairs. (2007-156)
(c) Accessory buildings and accessory structures which are accessory to the use described in clause (b)
(d) Farm produce outlet, subject to the provisions of section 4.36. (2016-105)
(e) A bed and breakfast in a detached dwelling, that complies with the provisions set out in section 4.37.1 (2018-91)
(f) Additional dwelling unit(s) subject to the provisions of Section 4.45 of this By-law (2025-019)

13.2 REGULATIONS: No person shall within any R Zone use any land or erect or use any building or structure except in accordance with section 4 and the following regulations:

(a)	all of the regulations in section 12.2 for a use, building or structure in an A Zone shall also apply to a use, building or structure permitted under clause (a) of section 13.1 in an R Zone	
(b)	the regulations for a detached dwelling permitted under clause (b) of section 13.1 shall be as follows:	
(i)	Minimum lot area	0.4 hectare (1.0 ac.)
(ii)	Maximum lot area	1.3 hectare (3.2 ac.)
(iii)	Minimum lot frontage	30 metres (99.0 ft.)
(iv)	Minimum front yard depth	10 metres (33.0 ft.) plus any applicable distance specified in section 4.27.1
(v)	Minimum side yard width each side	3 metres (9.84 ft.) plus any applicable distance specified in section 4.27.1
(vi)	Minimum rear yard depth	10 metres (33.0 ft.) plus any applicable distance specified in section 4.27.1
(vii)	Maximum lot coverage	30%
(viii)	Maximum height or building or structure	10 metres (33.0 ft.) subject to section 4.7
(ix)	Minimum floor area	80 square metres (892.0 sq. ft.)
(x)	Maximum number of detached dwellings on one lot	only one
(xi)	Parking and access requirements	in accordance with section 4.19.1
(c)	Accessory buildings and accessory	

	structures permitted under clause (c) of section 13.1 in accordance with sections 4.13 and 4.14.	

SECTION 14 - OPEN SPACE ZONE (OS ZONE)

14.1 PERMITTED USES: No person shall within any OS Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

(a) A use permitted in any one or more of clauses (a) to (d) inclusive of section 12.1
(b) Boating club
(c) Cemetery
(d) Hospital
(e) Private club
(f) Recreational uses
(g) Religious institution
(h) Riding stable
(i) Sanatorium
(j) School
(k) Accessory buildings and accessory structures including not more than one dwelling unit which is on the same lot as and is accessory to a use which is permitted in clauses (b) to (j) of this section.

14.2 REGULATIONS: No person shall within any OS Zone use any land or erect or use any building or structure except in accordance with section 4 and the following regulations:

(a)	all of the regulations in section 12.2 for a use, building or structure in an A Zone shall also apply to a use, building or structure permitted under clause (a) of section 14.1 in an R Zone	
(b)	the regulations for a use, building or structure permitted under clauses (b) to (j) inclusive of section 14.1 shall be as follows:	
	(i) Minimum lot frontage	150 metres (493.0 ft.)
	(ii) Minimum front yard depth	10 metres (33.0 ft.) plus any applicable distance specified in section 4.27.1
	(iii) Minimum lot area	2 hectares (4.9 ac.)
	(iv) Minimum side yard width each side	10 metres (33.0 ft.) plus any applicable distance specified in section 4.27.1
	(v) Minimum rear yard depth	10 metres (33.0 ft.) plus any applicable distance specified in section 4.27.1
	(vi) Maximum lot coverage	10%
	(vii) Maximum height or building or structure	10 metres (33.0 ft.) plus any applicable distance specified in section 4.27.1
	(viii) Maximum number of dwelling units on one lot	1 only
	(ix) Parking and access requirements	in accordance with section 4.19.1
(c)	Accessory buildings and accessory	in accordance with subclause (ii), (Iv), (v) and

structures permitted under clause (k) of section 14.1	(vii) of clause (b) of this section

14.1.1 – OPEN SPACE CONSERVATION ZONE (OSC ZONE)

14.1.2 PERMITTED USES: no person shall within any OSC Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

(a) Agricultural uses as listed under Section 12.4.1
(b) Athletic fields
(c) Band stands
(d) Bowling greens
(e) Community centres
(f) Golf courses
(g) Public parks
(h) Skating rinks
(i) Swimming pools
(j) Tennis courts

14.1.3 REGULATIONS: No person shall within any OSC zone erect or use any building or structure except in accordance with the provisions of section 4 and the following regulations:

(a) Minimum lot area	2 hectares
(b) Minimum lot frontage	121.9 metres
(c) Minimum front yard depth	10.69 metres plus any applicable distance specified in section 4.27.1
(d) Minimum rear yard depth	9.4 metres plus any applicable distance specified in section 4.27.1
(e) Minimum side yard width each side	4.6 metres plus any applicable distance specified in section 4.27.1
(f) Maximum height of building or structure	10.7 metres, subject to section 4.7

Notwithstanding the foregoing, the area and frontage requirements shall not be applicable to bona fide public space uses.

14.2 PUBLIC AND PRIVATE OPEN SPACE ZONE (OSPP ZONE)

14.2.1 PERMITTED USES: no person shall within any OSPP Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

(a) Recreational: parks, walks, statues, fountains, playlots, wading pools, shelters, play fields, playgrounds, athletic fields, field houses, community centre, bleachers, open or closed swimming pools, botanical gardens, zoological gardens, band stands, skating rinks, bowling greens, tennis courts, boat liveries, bathing stations, golf courses, parking stations, public parking lot, yacht club and cemetery.

(b) Commercial: refreshment pavilion or booth

14.2.2 REGULATIONS: No person shall within any OSPP zone erect or use any building or structure except in accordance with the provisions of section 4 and the following regulations:

Yard requirements: Minimum distance of buildings or structures from all lot lines: 12 metres

SECTION 15 - DEVELOPMENT HOLDING ZONE (DH ZONE)

15.1 PERMITTED USES: No person shall within any DH Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

(a) A use which is lawfully being carried on the date of the passing of this By-law upon such land or in any building or structure erected thereon
(b) An accessory use to the use described in clause (a)
(c) A detached dwelling
(d) A home occupation in a detached dwelling or in a dwelling unit of an existing semi-detached dwelling or duplex dwelling, subject to the provisions of section 5.5
(e) Cultivation of land but excluding licensed cannabis production facilities and designated medical growth of cannabis
(f) Production of field crops but excluding licensed cannabis production facilities and designated medical growth of cannabis
(g) Flower and market gardening
(h) Grazing for horses, cattle and sheep
(i) Farm produce outlet, subject to the provisions of section 4.36 (2016-105)
(j) Accessory buildings and accessory structures, subject to the provisions of sections 4.13 and 4.14. (2016-03)
(k) A bed and breakfast in a detached dwelling, that complies with the provisions set out in section 4.37 (2018-91)
(l) Additional dwelling unit(s) subject to the provisions of Section 4.45 (2023-110)

15.2 REGULATIONS: No person shall within any DH Zone use any land or erect or use any building or structure except in accordance with the provisions of section 4 and the following regulations:

(a) all of the provisions of section 5 which apply to R1E Zones shall also apply to DH Zones
(b) the regulations for R1E Zones contained in clauses (a) to (l) inclusive of section 7.5.2 shall also apply to DH Zones
(c) nothing in this section shall apply to prevent the reconstruction of any building or structure that is damaged by causes beyond the control of the owner subsequent to the date of the passing of this By-law, provided the reconstruction of such building or structure will not increase the height, size or volume or change the use of such building or structure
(d) nothing in this section shall apply to prevent the strengthening or restoration to a safe condition of any building or structure or part of any such building or structure or the alteration or repair of an existing building or structure, provided such alteration or repair will not increase the height, size or volume or change the use of such building or structure

SECTION 16 - HAZARD LAND ZONE (HL ZONE)

16.1 PERMITTED USES: No person shall within any HL Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

(a) A use permitted in any one or more of clauses (a) to (d) inclusive of section 12.1 except a dwelling, dwelling unit or any other building or structure

(b) A dwelling existing at the date of the passing of this By-law, but not the conversion, extension or enlargement thereof

(c) Parks, playgrounds, tennis courts, lawn bowling greens, outdoor natural rinks, athletic fields, golf courses, picnic areas and boat launching ramps, boat shelters and docking facilities and accessory structures but not including any dwelling or dwelling unit

16.2 REGULATIONS: No person shall within any HL Zone use any land or erect or use any building or structure except in accordance with section 4 and the following regulations:

(a) all of the regulations in section 12.2 for a use, building or structure in an A Zone shall also apply to a use, building or structure permitted under clause (a) of section 16.1 in an HL Zone

(b) all of the regulations in section 14.2 for a use, building or structure in an OS Zone shall also apply to a use, building or structure permitted under clause (c) of section 16.1 in an HL Zone

SECTION 17 - PARKING ZONE (P ZONE)

17.1 PERMITTED USE: No person shall within any P Zone use any land or erect or use any building or structure for any purpose except the following use: Parking lot, including accessory buildings and accessory structures

17.2 REGULATIONS: No person shall within any P Zone use any land or erect or use any building or structure except in accordance with the provisions of section 4 and the following regulations:

(a)	Minimum lot area	400 square metres (4,306) sq. ft.
(b)	Minimum front yard depth	3 metres (9.84 ft.) plus any applicable distance specified in section 4.27.1
(c)	Minimum exterior side yard width	3 metres (9.84 ft.) plus any applicable distance specified in section 4.27.1
(d)	Minimum interior side yard width	3 metres (9.84 ft.)
(e)	Minimum rear yard depth	3 metres (9.84 ft.) plus any applicable distance specified in section 4.27.1
(f)	Maximum height or building or structure	3 metres (9.84 ft.) subject to section 4.27
(g)	Minimum landscaped open space	
(h)	Either a planting strip not less than 2 metres in width which complies with the requirements of section 4.14 and which shall be provided and maintained along the whole of every lot line which abuts a street, except that part thereof crossed by an access ramp or sidewalk, or a close-board type fence or a decorative wall that complies with the height requirements of section 4.17 shall be provided.	

SECTION 18 - PARKING HOLDING ZONE (PH ZONE)

18.1 PERMITTED USES: No person shall within any PH Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

(a) A use which is lawfully being carried on on the date of the passing of this By-law upon such land or in any building or structure erected thereon
(b) An accessory use to the use described in clause (a)
(c) A home occupation in an existing detached dwelling or in a dwelling unit of an existing semi-detached dwelling or a duplex dwelling, subject to the provisions of section 5.5

18.2 REGULATIONS: No person shall within any PH Zone use any land or erect or use any building or structure except in accordance with the provisions of section 4 and the following regulations:

(a) nothing in this section shall apply to prevent the reconstruction of any building or structure that is damaged by causes beyond the control of the owner subsequent to the date of the passing of this By-law, provided the reconstruction of such building or structure will not increase the height, size or volume or change the use of such building or structure.
(b) nothing in this section shall apply to prevent the strengthening or restoration to a safe condition of any building or structure or part of any such building or structure or the alteration or repair of an existing building or structure, provided such alteration or repair will not increase the height, size or volume or change the use of such building or structure.

SECTION 18A - ENVIRONMENTAL PROTECTION AREA (EPA) ZONE

18A.1 PERMITTED USES: No person shall within any EPA Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses: (2016-04)

(a) Conservation use
(b) Existing agricultural use
(c) Wildlife management
(d) Works of a Conservation Authority

18A.2 REGULATIONS: No person shall within any EPA Zone use any land or erect or use any building or structure except in accordance with the following regulation: (2016-04)

(a) Buildings and structures No buildings or structures are permitted unless for flood control purposes in accordance with the regulations of the Conservation Authority having jurisdiction or appropriate government agency. Docks and boat ramps will be allowed subject to the approval of the Conservation Authority and/or appropriate government agencies. (2016-04)

SECTION 19 - EXCEPTIONS AND SPECIAL PROVISIONS

	19.1	Notwithstanding anything herein before contained, 2016-04
	19.1.1	None of the provisions of section 4.1 shall apply to prevent the use of the land on the west side of Victoria Avenue designated OS and numbered 1 on Sheet D3 of Schedule "A" or the erection or use of buildings or structures thereon for the purpose of a helicopter airport subject to compliance with section 14.2 and the remaining provisions of this By-law;
	19.1.2	None of the provisions of section 7.7.1 shall apply to prevent the use of a detached dwelling or a semi-detached dwelling or a duplex dwelling within the area bounded on the north by Morrison Street, on the west by the railway right-of-way of Consolidated Rail Corporation, on the east by River Road and on the south by that section of John Street between River Road and Falls Avenue, that section of Falls Avenue between John Street and Highway 420 and that section of Highway 420 between Falls Avenue and the said railway right-of-way and designated R2 and numbered 2 on sheets D3 and D4 of Schedule "A" for the purpose of a tourist home containing not more than 4 rooms for tourists in such dwelling, provided that the external appearance of such dwelling as a residence is maintained and the parking facilities required in section 4.19.1 are provided and maintained;
	19.1.3	q) none of the provisions of section 4.19.1 shall apply to require the owner of the apartment dwelling to be erected on the land between the south limit of Huron Street and the north limit of Morrison Street designated R5F and numbered 3 on Sheet D3 of Schedule "A" to provide and maintain 1.4 parking spaces for each dwelling unit in the said apartment dwelling, provided that the said owner shall provide and maintain not less than one parking space for each dwelling unit in such apartment dwelling and further provided that such apartment dwelling shall contain not more than 61 dwelling units; p) the provisions of clause m of section 7.15.2 shall not apply to prevent the use of the land between the south limit of Huron Street and the north limit of Morrison Street designated R5F and numbered 3 on Sheet B3 of Schedule "A" or the erection or use of buildings or structures thereon providing less landscaped open space than 55% of the lot area provided that the minimum landscaped open space shall not be less than 25% of the lot area

	19.1.4	Deleted by By-law No. 2008-40.
2006-93 2021-07	19.1.5	Repealed by By-law No. 2021-07.
81-62 #59	19.1.6	None of the provisions of section 14.1 shall apply to prevent the use of the lands designated OS and numbered 6 on Sheets D6 and D7 of Schedule "A" or the erection or use of buildings or structures thereon for the purpose of a commercial marine show and animal park including any or all of the following: a boat ride, steam train, monorail railway, carnival show, circus, merry-go-round, carousel, ferris wheel, roller coaster or other mechanical amusement rides or devices; and, for the purpose of clarification, the accessory buildings and accessory structures permitted on the aforesaid lands include not more than a detached dwelling premises in or from which souvenirs, food and refreshments, or any of them, are offered for sale or sold to persons attending the said commercial marine show or animal park but do not include premises in or from which souvenirs, food or refreshments are offered for sale or sold to the public
2018-022	19.1.7	Repealed by By-law No. 2018-022.
	19.1.8	The provisions of clause g of section 8.6.2 shall not apply to prevent the erection of a hotel on the land on the west side of Stanley Avenue designated TC and numbered 8 on Sheet D5 of Schedule "A" having a height of not more than 28 metres;
	19.1.9	None of the provisions of section 11.1.1 shall apply to prevent the use of the land on the west side of Stanley Avenue designated PI and numbered 9 on Sheets C6 and D6 of Schedule "A" for the purpose of a mobile home park containing not more than 50 mobile homes;
	19.1.10	No person shall erect or use a detached dwelling within the area north of Mountain Road designated R1A and numbered 10 on Sheet C1 of Schedule "A" on a lot having a lot area of less than 2,000 square metres or a lot frontage of less than 30 metres and the provisions of clauses a and b, section 7.1.2, shall not apply to land within the said area;
	19.1.11	None of the provisions of section 7.3.1 shall apply to prevent the use of the land on the east side of Portage Road designated R1C and numbered 11 in sheet C2 of Schedule "A" and the existing building thereon for the purpose of a nursery school for pre-school children together with not more than one dwelling unit in the said building;
	19.1.12	Repealed by By-law No. 98-245.
	19.1.13	None of the provisions of section 8.2.1 shall apply to prevent the use of the land on

		the east side of Drummond Road south of William Street designated GC and numbered 13 on Sheet C3 of Schedule "A" or the erection or use of a building or structure thereon for the purpose of a public garage, auto body, provided that no automobile fuels or lubricants are stored or kept for sale on the land or within any such building or structure;
	19.1.14	Repealed by By-law No. 88-31
81-126	19.1.15	None of the provisions of section 7.10.1 or clause j of section 7.10.2 shall apply to prevent the erection and use on the land designated R5A and numbered 15 on Sheet C5 of Schedule "A", as amended, of two apartment dwellings subject to compliance with By-law No. 81-126
94-297	19.1.16	as amended by OMB Order None of the provisions of section 12.1 shall apply to prevent the land on the west side of Mewburn Road, designated A and numbered 16 on Sheet D1 of Schedule “A” from being used for the purpose of providing a detached dwelling and not more than 69 residential units in the form of trailer and mobile home units, serviced by a private sewage disposal system and utilities required to maintain the development, with or without ancillary uses and structures only to the extend necessary to service the residents, which may include recreational facilities; and a convenience commercial use, which shall be situated internal to the development and not closer than 60 metres (300 feet) of the westerly limit of Mewburn Road.
	19.1.17	None of the provisions of section 12.1 shall apply to prevent the use of the land on the south side of Mountain Road designated A and numbered 17 on Sheet B2 of Schedule "A" for the purpose of a mobile home park containing not more than 17 mobile homes;
	19.1.18	Repealed by By-law No. 90-178;
	19.1.19	Repealed by By-law No. 86-204;
	19.1.20	None of the provisions of section 8.2.1 shall apply to prevent the use of the land on the south side of McLeod Road designated GC and numbered 20 on Sheets B5 and B6 of Schedule "A" or the erection or use of any building or structure thereon for the purpose of a drive-in restaurant, automobile service centre, gasoline bar or car wash provided that a retail store shall not be a permitted use unless it is ancillary or subordinate to another permitted use and such ancillary or subordinate retail use does

		not exceed 20% of the total gross leasable floor area of a building used for such permitted use;
	19.1.21	Nothing in section 8.9.1 shall apply to prevent the use of the land at the northeast corner of Garner and McLeod Roads designated AS and numbered 21 on Sheets B5 and B6 of Schedule "A" or the erection or use of a building or structure thereon for the purpose of either or both a used car lot and a public garage, auto body subject to compliance with section 8.9.2 and the remaining provisions of this By-law;
	19.1.22	Repealed by By-law No. 80-187.
	19.1.23	Removed by By-law No. 2004-157.
	19.1.24	None of the provisions of section 7.11.1 shall apply to prevent the use of the land on the east side of Drummond Road designated R5B and numbered 24 on sheet C3 of Schedule "A" or the erection or use of buildings thereon for one or more of the uses permitted under section 7.9.1 in an R4 Zone provided that all of the regulations in section 7.9.2 for a use, building or structure in an R4 Zone shall also apply to a use, building or structure permitted under this section on the said land;
	19.1.27	Repealed by By-law No. 84-229
	19.1.28	None of the provisions of subclause (iii) of clause b or of subclauses (i) and (ii) of clause e of section 7.7.2 shall apply to prevent the erection and use on the land lying north of Caronpost Road and south of Cattell Drive and designated R2 and numbered 28 on Sheets E6 and E7 of Schedule "A" of semi-detached dwellings or duplex dwellings having a lesser lot frontage and interior side yard width than that specified in said subclause (iii) of clause b and subclauses (i) and (ii) of clause e of said section 7.7.2 provided that the minimum lot frontage and minimum interior side yard width shall not be less than the following: a) minimum lot frontage for a semi-detached dwelling or a duplex dwelling on an interior lot 15 metres b) minimum interior side yard width, subject to the provisions of clauses a and b of section 5.1, for a one storey, one and one-half storey, split level building or a building with two or more storeys 1 metre;
	19.1.29	The provisions of subclause (ii) of clause f of section 11.2.2 shall not apply to prevent the erection or use of a building or structure on the land south of Don Murie Street designated LI and numbered 29 on Sheet C7 of Schedule "A" having a lesser

		minimum rear yard depth than that specified in said subclause (ii) of clause f of section 11.2.2 provided that the minimum rear yard depth shall be not less than 3 metres plus any applicable distance specified in section 4.27.1;
	19.1.30	None of the provisions of section 8.1.1 shall apply to prevent the use of the land on the west side of Stanley Avenue designated NC and numbered 30 on Sheet D6 of Schedule "A" for the purpose of an automobile service station or a gasoline bar provided that all of the regulations in section 8.9.2 for an automobile service station in an AS Zone shall apply to such automobile service station on the said land and all of the regulations in section 8.9.3 for a gasoline bar in an AS Zone shall apply to such gasoline bar on the said land;
	19.1.31	No person shall use any land within registered Plan No. 243 for the City of Niagara Falls or within Plan —67 designated PI or LI on Sheets C6, C7, D6 and D7 of Schedule "A" or erect or use any building or structure thereon for any of the following purposes, namely, a new car agency, a used car lot or a public garage, auto body;
81-179 #22	19.1.32	Notwithstanding the GI designation, no person shall use any land within Registered Plan No. 243 for the City of Niagara Falls or within Registered Plan —67 designated GI and numbered 32 on Sheets C6 and C7 of Schedule "A", as amended, or erect or use any building or structure thereon for the purpose of a kennel for the boarding or breeding of dogs and cats or for the purpose of cleaning, curing, storing or tanning of fresh or green hides;
	19.1.33	Deleted by By-law No. 2009-126.
76-200	19.1.35	Repealed by By-law No. 86-90;
80-251	19.1.36	The provisions of clause a of section 4.25 shall not apply to prevent the use of the land on the northeasterly side of Main Street designated TC and numbered 36 on Sheet C5 of Schedule "A" having a lot frontage of not less than 30 metres or the erection or use of a building or structure thereon for the purpose of a motel, and nothing in section 8.6.1 shall apply to prevent the erection or use on the said land of not more than a detached dwelling provided that all of the regulations in section 7.5.2 for a use, building or structure in an R1E Zone shall apply to such detached dwelling to be erected on the said land;
81-179 #23	19.1.37	The provisions of clause a of section 8.1.2 shall not apply to prevent the use of the land on the south side of Thorold Stone Road west of Montrose Road designated NC and numbered 37 on Sheet B3 of Schedule #23 "A", as amended, having a lot

		frontage of not less than 18 metres or the erection or use of a building or structure thereon for one or more of the uses permitted under section 8.1.1;
81-62 #60	19.1.38	
	19.1.39	The provisions of clause c of section 11.2.2 of By-law 79-200 shall not apply to prevent the erection of buildings on the land on either side of Oakwood Drive shown hatched and designated LI and numbered 39 on Sheets B5 and C5 of Schedule "A", as amended, having a front yard depth of less than 10 metres provided that no such front yard depth is less than 7.5 metres;
81-62 2020-82	19.1.40	Repealed by By-law No. 2020-82.
81-62	19.1.41	None of the provisions of section 11.1.1 shall apply to prevent the use of the land on the west side of Dorchester Road designated PI and numbered 41 on Sheet C4 of Schedule "A", as amended, or the erection or use of buildings or structures thereon for the purpose of an office;
81-62	19.1.42	Repealed by By-law No. 85-186.
	19.1.43	None of the provisions of section 8.1.1 shall apply to prevent the use of the land on the west side of St. Paul Avenue designated NC and numbered 43 on Sheet C2 of Schedule "A", as amended, or the erection or use of buildings or structures thereon for the purpose of a public house within the meaning of The Liquor Licence Act;
81-62	19.1.44	Repealed by By-law No. 2000-103.
81-62	19.1.45	None of the provisions of section 11.2.1 shall apply to prevent the use of the land on the east side of Montrose Road designated LI and numbered 45 on Sheet B3 of Schedule "A", as amended, or the erection or use thereon of a free standing building for the purpose of an office;
81-62	19.1.46	None of the provisions of section 8.2.1 shall apply to prevent the use of the land on the east side of Drummond Road shown hatched and designated GC and numbered 46 on Sheet C5 of Schedule "A", as amended, or the erection or use of buildings or structures thereon for the purpose of a public garage, auto body;81-62
	19.1.47	Nothing in clause g of section 8.6.2 shall apply to prevent the erection of a hotel on the land on the east side of Fallsview Boulevard designated TC and numbered 47 on Sheets D5 of Schedule "A", as amended, having a height of not more than 17 metres provided that notwithstanding subclause ii of clause d of section 8.6.2, the minimum

		interior side yard width on the easterly side of the said hotel shall be 2.4 metres;
	19.1.49	(a) in addition to the uses permitted by section 11.4.1 in HI Zones, the following uses shall be permitted on the lands lying east of Stanley Avenue designated HI and numbered 49 on Sheets C3 and D3 of Schedule "A", as amended, and on the lands lying north of Chippawa Creek Road and east of Thorold Town Line Road designated HI and numbered 49 on Sheets A6 and A7 of Schedule "A", as amended, hereinafter jointly called the said lands: (a) an organic and inorganic chemical plant (b) bulk storage of gasoline, oil or other inflammable liquids or gases (c) coke manufacture (d) manufacturing gas (e) manufacturing glue (f) manufacturing, refining or processing acid, ammonia, chlorine (g) manufacturing or storing of explosives, ammunition or fireworks (h) refining petroleum or petroleum products (i) an incinerator and a disposal area, as accessory uses to the principal uses of the said lands and which have received the approval of the Ministry of the environment and all other required approvals (j) a sewage system and a septic tank system and buildings and structure may be erected on the said lands and used for any one or more of the foregoing additional uses provided that the uses in clause I and j above shall be restricted to the disposal of wastes resulting from the other permitted uses carried on any part of the said lands and not for the disposal of wastes emanating elsewhere; (b) none of the provisions of sections 4.13 or 4.14 shall apply to prevent the erection and use of accessory buildings or accessory structures in any front yard, side yard, or rear yard of the said lands described in clause a and numbered 49 on Sheets A6, A7, C3 and D3 of Schedule "A", as amended, provided that any such building or structure is not erected in any required front yard, required side yard or required rear yard; (c) none of the provisions of section 4.19.1 shall apply to require the owner of a chemical plant erected on the said lands described in clause a and numbered 49 on Sheets A6, A7, C3 and D3 of Schedule "A", as amended, to provide and maintain 1

		parking space for each 90 square metres of floor area of the said chemical plant, provided that the said owner shall provide and maintain entirely within the limits of the said lands a parking area or parking areas which shall have a sufficient number of parking spaces to accommodate all employee and visitor parking at all times and in no event shall such parking area or parking areas contain less than one parking space for each 3 employees; (d) none of the provisions of section 4.19.1 shall apply to require the owner of a chemical plant erected on the said lands described in clause a and numbered 49 on Sheets A6, A7, C3 and D3 of Schedule "A", as amended, to provide and maintain loading spaces to the extent prescribed in section 4.19.1;
	19.1.50	Repealed by By-law No. 85-234.
81-62	19.1.51	Notwithstanding the PI designation, no person shall use the land on the east side of Stanley Avenue, north of Church's Lane designated PI and numbered 51 on Sheet C2 of Schedule "A", as amended, or erect or use any building or structure thereon for any purpose except one or more of the uses enumerated in clauses a,b,e,f,h,j,m,n,o and p of section 11.1.1 subject to compliance with sections 11.1.1 and 11.1.2;
	19.1.52	Notwithstanding the LI designation, no person shall use the land on the east side of Stanley Avenue north of Church's Lane designated LI and numbered 52 on Sheet C2 of Schedule "A", as amended, or erect or use any building or structure thereon for any purpose except one or more of the uses enumerated in clauses a, b, c, d, e, f, g, h, I, l, m, q, s, t, x, y, z and aa of section 11.2.1 subject to compliance with sections 11.2.1 and 11.2.2;81-62
	19.1.53	None of the provisions of section 11.3.1 shall apply to prevent the use of the land on the west side of Victoria Avenue north of Bridge Street designated GI and numbered 53 on Sheet D3 of Schedule "A", as amended, or the erection or use of any building or structure thereon for any one or more of the following uses: cannery, paper and paper products plant, plastic products plant, textile and textile processing plant, wood products factory subject to compliance with section 11.3.2
81-62	19.1.54	None of the provisions of section 11.2.1 shall apply to prevent the use of the land on the east side of Victoria Avenue designated LI 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.
81-179 2019-74	19.1.55	Notwithstanding the GI and HI designations, no person shall use any of the land west of Stanley Avenue designated GI or HI and numbered 55 on #22 Sheets C6 and D6 of Schedule "A", as amended, or erect or use any building or structure thereon for the purpose of cleaning, curing, storing or tanning of fresh or green hides; Refer to By-law No. 2019-74.
81-62	19.1.56	(e) in addition to the uses permitted by section 11.3.1 in GI Zones, the following uses shall be permitted on the land lying east of Dorchester Road designated GI and numbered 56 on Sheets C6 and C7 of Schedule "A", as amended: (a) manufacturing, refining and distillation of organic and inorganic chemicals and plastics (b) bulk storage of coal, fuel, gasoline, oil and other petrochemicals and inflammable liquids or gases (c) manufacturing gas (d) refining petroleum or petroleum products and buildings and structures may be erected on the said land and used for any one or more of the foregoing additional uses; (b) none of the provisions of section 4.13 and 4.14 shall apply to prevent the erection and use of accessory buildings or accessory structures in any front yard, side yard or rear yard of the said lands described in clause a and numbered 56 on Sheets C6 and C7 of Schedule "A", as amended, provided that any such building or structure is not erected in any required front yard, required side yard or required rear yard; (c) none of the provisions of section 4.19.1 shall apply to require the owner of a chemical and plastics plant erected on the said land described in clause a and numbered 56 on Sheets C6 and C7 of Schedule "A", as amended, to provide and maintain 1 parking space for each 90 square metres of floor area of the said chemical and plastics plant, provided that the said owner shall provide and maintain not less than one parking space for each 200 square metres of floor area in such chemical and plastics plant or for each 4 employees, whichever is greater; (d) none of the provisions of section 4.19.1 shall apply to require the owner of a chemical and plastics plant erected on the said land described in clause a and numbered 56 on Sheets C6 and C7 of Schedule "A", as amended, to provide and maintain loading spaces to the extent prescribed in section 4.19.1;

		(e) the provisions of clause g of section 11.3.2 shall not apply to the erection or use on the lands described in clause a and numbered 56 on Sheets C6 and C7 of Schedule "A", as amended, of the following types of structures and buildings: processing towers, processing equipment and industrial process buildings;
	19.1.57	Repealed by By-law No. 89-266.
	19.1.58	None of the provisions of section 11.3.1 shall apply to prevent the use of the land west of Stanley Avenue designated GI and numbered 58 on sheets C2 and C3 of Schedule "A", as amended, or the erection or use of any building or structure thereon for anyone or more of the following uses: cannery, paper and paper products plant, plastic products plant, textile and textile processing plant, wood products factory subject to compliance with section 11.3.2;
	19.1.59	Refer to By-law No. 2010-101.80-198
	19.1.60	None of the provisions of section 7.7.2 shall apply to prevent the use of the land on the east side of Second Avenue designated R2 and numbered 60 on Sheet D4 of Schedule "A", as amended, and the use of the building thereon for the purpose of a detached dwelling having a lesser front yard, interior side yard and rear yard and a greater maximum lot coverage than that specified in clauses c,d,e and g of said section 7.7.2 provided that the minimum front yard depth, minimum rear yard depth and minimum interior side yard width shall not be less than the following: (i) Minimum front yard depth 15 metre (ii) Minimum rear yard depth 1 metre (iii) Minimum interior side yard width None required and further provided that the maximum lot coverage shall not exceed 95%.
	19.1.62	Repealed by By-law No. 96-214.
	19.1.64	Shall no longer apply, see By-laws Nos. 87-12, 87-97 and 87-98.
	19.1.67	Deleted by By-law 2008-174.
81-73	19.1.68	The use of the land on the south side of Lundy's Lane designated OS and numbered 68 on Sheet A5 of Schedule "A" to By-law No. 79-200, as amended, and the erection and use of any building or structure thereon shall be subject to compliance with By-law No. 81-73
83-153	19.1.69	The provisions of clause g of section 8.6.2 shall not apply to prevent the erection or use of the land designated TC and numbered 69 on Sheet D4 of Schedule "A", as

		amended, of a 6 storey hotel and an atrium subject to compliance with By-law No. 83-153; (also see By-law 84-20).
	19.1.71	Repealed by By-law No. 93-56.
81-181 2019-66	19.1.72	Repealed by By-law No. 2019-66.
81-199	19.1.73	None of the provisions of section 4.19.1 or of clause i of section 8.5.2 shall apply so as to require the owner or occupant of any building which is hereafter to be erected or to be extended or enlarged or to be materially altered on land within the area designated CB, CB2, CB3, CB4, CB4-1, CB5 and CB6 on Sheet D3 of Schedule "A", as amended, for the purpose of any one or more of the uses permitted in clauses a, c, d, e, g, h, i, k, m, n, p, q, t, v, w, y, z, bb, dd, ee, ff, gg and hh of section 8.5.1 (which for the purpose of this section19.1.73 are hereafter referred to as the "designated uses") to provide or maintain a parking area to the extend prescribed in said section 4.19.1 with respect to the following part or parts of any such new building to be erected or of any such extension or enlargement of an existing building or of any such material alteration of an existing building: (a) each of the first two storeys above the basement or cellar, provided that the whole of each such storey is used for one or more of the designated uses and the basement or cellar is not used for any of the designated uses other than storage in connection with the use or uses being carried on above it, or (b) the basement or cellar if it is used for one or more of the designated uses other than storage in connection with the designated use or uses being carried on above it and the first storey above the basement or cellar, provided that the whole of such storey is also used for one or more of the designated uses, and (c) any dwelling unit on the one storey which is immediately above the upper storey described in either of the preceding clauses a and b provided the owner or occupant of such building provides and maintains a parking area to the extent prescribed in section 4.19.1 with respect to the remainder, if any, of such building. For the purpose of this section 19.1.73 and sections19.1.74 and19.1.75 "materially altered" and "material alteration" mean such alteration for which a building permit is required under The Building Code Act, 1974.
81-199 2008-23	19.1.74	None of the provisions of section 4.19.1 or of clause l of section 8.2.2 shall apply to as to require the owner or occupant of any building which is hereafter to be erected or to be extended or enlarged or to be materially altered on land within the area designated

		GC and numbered 74 on Sheet C4 of Schedule "A", as amended, for the purpose of any one or more of the uses permitted in clauses b, c, d, e, h, j, l, n, o, q, r, v, x, y, aa, bb, cc, ee, gg, hh, ii, jj, ll, qq and rr of section 8.2.1 (which for the purpose of this section 19.1.74 are hereafter referred to as the "designated uses") to provide or maintain a parking area to the extent prescribed in said section 4.19.1 with respect to the same part or parts of any such new building to be erected or of any such extension or enlargement of any existing building or of any such material alteration of an existing building as are specified in clauses a, b and c of section19.1.73, the provisions of which shall apply to this section19.1.74 except that for the purpose of this section "designated uses" shall mean the uses enumerated in this section, provided the owner or occupant of such building provides and maintains a parking area to the extent prescribed in section 4.19.1 with respect to the remainder, if any, of such building.
2012-61	19.1.75	None of the provisions of section 4.19.1 or of clause i of section 8.6.2 or section 19 shall apply so as to require the owner or occupant of any building which is hereafter to be erected or to be extended or enlarged or to be materially altered on land within the area designated TC and numbered 75 on Sheet D4 and D5 of Schedule “A”, for the purpose of any one or more of the uses permitted in clauses a, d, e, f, i, k, m, n, o, p, s, u, v, w, x, y, aa, bb, cc, dd, ee, ff, ll and mm of section 8.6.1 (which for the purpose of this section 19.1.75 are hereafter referred to as the “designated uses”), to provide or maintain a parking area to the extent prescribed in said section 4.19.1 with respect to the same part or parts of any such new building to be erected or of any such extension or enlargement of any existing building or of any such material alteration of an existing building as are specified in clauses a, b and c of section 19.1.73, the provisions of which shall apply to this section 19.1.75 except that for the purposes of this section “designated uses” shall mean the uses enumerated in this section, provided the owner or occupant of such building provides and maintains a parking area to the extent prescribed in section 4.19.1 with respect to the remainder, if any, of such building.” 82-49
	19.1.76	No person shall use the land on the north side of Spring Street designated I and numbered 76 on Sheet C4 of Schedule "A" to By-law No. 79-200, as amended, or erect or use any building or structure thereon for any purpose except for either or both a private club and a community building, subject to compliance with By-law No. 82-49.
81-255	19.1.77	The provisions of clause g of section 8.6.2 shall not apply to prevent the erection and use on the land designated TC and numbered 77 on Sheet D4 of Schedule "A", as

		amended, of an hotel 18.8 metres in height subject to compliance with By-law No. 81-255.
81-304	19.1.78	None of the provisions of section 4.28 shall apply to prevent the erection of walls and enclosure and use of an existing exterior patio for a commercial purpose on the land on the east side of Victoria Avenue designated TC and numbered 78 on Sheet D4 of Schedule "A", as amended, provided that the area enclosed shall not exceed 37 square metres.
81-283 2014-75	19.1.79	Repealed by By-law No. 2014-75.
82-2	19.1.80	None of the provisions of section 4.28 shall apply to prevent the erection of walls and enclosure and use of an existing porch for a commercial purpose on the land on the east side of Victoria Avenue designated TC and numbered 80 on Sheet D4 of Schedule "A", as amended, provided that the area enclosed shall not exceed 28 square metres.
81-305	19.1.81	None of the provisions of subclause iv of clause a, subclause vi of clause b or subclause ii of clause e of section 7.8.2 shall apply to prevent the use of the land on the south side of Morrison Street designated R3 and numbered 81 on Sheet D3 of Schedule "A", as amended, or the alteration and use of the existing dwelling thereon for the purpose of a triplex dwelling having a lesser side yard width on the easterly side than 3 metres provided that the width of the said side yard is not less than 2.4 metres.
	19.1.84	The extension or enlargement, to the extent hereinafter prescribed, of the land on the north side of Bridge Street hereinafter referred to and the garage building erected thereon and their use for the purpose of the sale and installation of tires and batteries for motor vehicles is hereby permitted, provided (i) the land to be used for the purpose aforesaid shall not extend beyond the limits of the land shown hatched and numbered 84 on Sheet D3 of Schedule "A", as amended, (ii) the extension or enlargement of the said building shall not exceed the enclosure of an area 8 metres in width and 1 metre in depth on the southerly side of the said building and the erection of a canopy 10.5 metres in width and 2.5 metres in depth on the southerly side of the said building, (iii) the said land and garage building as so extended or enlarged continue to be used in the same manner and for the same purpose as they were used on

		the 5th day of November, 1979, namely for the purpose of the sale and installation of tires and batteries for motor vehicles.
90-155	19.1.84 (A)	No building or structure shall be erected on the land shown hatched and numbered 84A on said Sheet D3 of Schedule "A", as amended, and the said land shall be used only for the purpose of a surface parking area and landscaped open space and a storage area in conjunction with the use referred to in section19.1.84 and in accordance with By-law No. 90-155.
	19.1.85	Repealed by By-law No. 2004-136.
	19.1.86	Repealed by By-law No. 99-106.
	19.1.87	Repealed by By-law No. 89-318.
	19.1.88	Repealed by By-law No. 99-106.
82-189	19.1.89	None of the provisions of sections 4.4 or 11.2.1 or clause n of section 11.2.2 shall apply to prevent the use of the land on the north side of Montgomery Street and the east side of Kalar Road designated LI and numbered 89 on Sheet B6 of Schedule "A", as amended, for outside storage in conjunction with the use of such land and of any building or structure to be erected thereon for the purpose of public service by Niagara Falls Hydro-Electric Commission subject to compliance with clauses a to m inclusive of section 11.2.2 and provided that no part of the said land which is closer (i) to the northerly boundary thereof than 3.5 metres, (ii) to the westerly boundary thereof than 10 metres, (iii) to the westerly 290 metres of the southerly boundary thereof than 3.5 metres, (iv) to the remainder of the southerly boundary thereof than 7.5 metres shall be used for the purpose of outside storage or for the purpose of structures for the storage of fuel.
82-115	19.1.90	Nothing in sections 7.7.1 or 7.7.2 shall apply to prevent the erection on the land designated R2 and numbered 90 on Sheet D3 of Schedule "A", as amended, of a monument subject to compliance with By-law No. 82-115.
83-192 83-192	19.1.92	(a) Notwithstanding the R3 designation or anything contained in section 7.8.1, no person shall use the land on the west side of Ottawa Avenue designated R3 and numbered 92 on Sheet D4 of Schedule "A", as amended, or erect or use any building or structure on the said land for any purpose except one on street

		townhouse dwelling containing not more than 4 dwelling units, subject to compliance with By-law No.83-192, or one or more of the uses enumerated in clauses a,b,c,g and h of said section 7.8.1; (b) None of the provisions of clause a of section 4.19.1 or of subclause v of clause b or of subclause ii of clause e or of clause k of section 7.8.2 shall apply to prevent the erection and use of such on street townhouse dwelling on the aforesaid land, subject to compliance with said By-law No. 83-192.
82-237	19.1.93	Repealed by By-law No. 2009-184.
82-268B	19.1.94	None of the provisions of section 8.1.1 or of clauses c or e of section 8.1.2 shall apply to prevent the use of the said land on the south side of McLeod Road designated NC and numbered 94 on Sheet C5 of Schedule "A", as amended, or the erection and use of structures on such land for the purpose of a gasoline bar in conjunction with a retail store subject to compliance with By-law No. 82-268B. Notwithstanding clause f or any other provision of section 8.1.2, the maximum lot coverage of the land on the east side of Drummond Road designated NC and numbered 95 on Sheet C5 of Schedule "A", as amended, shall be 15% and landscaped open space shall be provided and maintained on the said land to the extent, at least of 30% of the area of the said land.
82-268B	19.1.95	See 19.1.94.
82-257	19.1.96	None of the provisions of sections 2.42, 2.49 or 8.6.1 shall apply to prevent the use of the land designated TC and numbered 96 on Sheet D5 of Schedule "A", as amended, or the erection or use of buildings or structures thereon for the purpose of a miniature racing car amusement ride, subject to compliance with By-law No. 82-257.
85-155	19.1.97	None of the provisions of section 8.8.1 or of clauses (a) or (b) of section 8.8.2 or of clause (c) or subclause (ii) of clause (e) of section 7.5.2 or of section 5 shall apply to prevent the erection of an addition to the existing building on the land on the southeasterly side of Lewis Avenue designated DTC and numbered 97 on Sheet D4 of Schedule "A", as amended, or the use of the said land, building and addition thereto for the purpose of a retail food store with not more than one dwelling unit above the retail food store, subject to compliance with By-law No. 85-155.
	19.1.98	Repealed by By-law No. 97-196.
84-3	19.1.99	Repealed by By-law No. 94-264.
83-151	19.1.100	None of the provisions of section 11.2.1 shall apply to prevent the use of the land on

		the west side of Beechwood Road designated LI and numbered 100 on Sheet A6 of Schedule "A", as amended, or the erection and use thereon of buildings or structures for the purpose of a non-motorized bicycle race course as defined in By-law No. 83-151 subject to compliance with such by-law.
	19.1.101	Repealed by By-law No. 98-37.
84-238	19.1.102	No person shall use the land on the westerly side of Valley Way designated R1C and numbered 102 on Sheet C4 of Schedule "A" to By-law No. 79-200, as amended, for any purpose except for the purpose of a private landscaped passive park and no person shall erect or use any building or structure on the said land except as provided in By-law No. 84-238.
85-206	19.1.103 &19.1.103A	None of the provisions of section 8.9.1 or of clause e of section 8.9.2 or of clause e, g or h of section 8.9.3 shall apply to prevent the use of the said land on the north side of McLeod Road designated AS and numbered 103 on Sheet C5 of Schedule "A", as amended, or the erection or use of buildings and/or structures on such land for any of the following purposes in conjunction with an automobile service station or a gasoline bar, subject to compliance with By-law No. 85-206 (a) bake shop; (b) personal service shop; (b) retail store; (c) service shop; Notwithstanding clause g or any other provision of section 8.9.3, the maximum lot coverage of the said land on the north side of McLeod Road designated AS and numbered 103 on Sheet C5 of Schedule "A", as amended, shall be 20%.
84-19	19.1.104	None of the provisions of sections 4.4 or 14.1 shall apply to prevent the use of the land in Township Lot 191 of the former Township of Stamford designated OS and numbered 104 on Sheet D6 of Schedule "A", as amended, for outside storage of materials, supplies, equipment and vehicles by Ontario Hydro for the purpose of public service, provided that no part of such land shall be used for the storage of transformers, explosives, or bulk storage of gasoline, oil or other inflammable liquids or gases.
85-108	19.1.105	No person shall use the land on the west side of Montrose Road designated I and numbered 105 on Sheets B4 and B5 of Schedule "A", as amended, or erect or use any building or structure thereon for any purpose except for one or more of the uses

		permitted in and subject to compliance with By-law No. 85-108.
84-23	19.1.106	None of the provisions of clause a of section 4.19.1 or of clauses a,c,i.j and k of section 4.25 or of clause L of section 8.6.2 shall apply so as to prevent the erection and use of a motel containing not more than 9 motel units on the land on the southeasterly side of Ellen Avenue designated TC and numbered 106 on Sheet D4 of Schedule "A", as amended, with a lesser lot frontage than 40 metres and a lesser front yard depth than 3 metres or so as to require the owner or occupant of such motel to provide and maintain a parking area containing all of the parking spaces prescribed by the aforesaid section 4.19.1 in respect of such motel on the same lot occupied by such motel, provided that such owner or occupant shall provide and maintain parking areas containing, in the aggregate, parking spaces for such motel to the extent at least prescribed in Table 1 of the aforesaid section 4.19.1 on the said land designated TC and numbered 106 and on the land on the northwesterly side of Ellen Avenue designated P and numbered 106 on said Sheet D4 of Schedule "A", as amended, and further provided that no part of such motel shall be erected closer to the southeasterly limit of Ellen Avenue than 1.5 metres.
84-21	19.1.107	None of the provisions of sections 9.1 or 9.2 shall apply to prevent the use of the existing dwelling on the land on the north side of Biamonte Parkway designated I and numbered 107 on Sheet C4 of Schedule "A" to By-law No. 79-200, as amended, for the purpose of a clinic or the use of the northerly 21 metres of the said land for a parking area for the said clinic and an existing clinic on lands to the west, subject to compliance with By-law No. 84-21.
	19.1.108	Repealed by By-law No. 89-232.
86-27 95-35	19.1.109	None of the provisions of section 8.1.1 shall apply to prevent the use of the land on the westerly side of Portage Road designated NC and numbered 109 on the Sheet C4 of Schedule "A", as amended, for either but not both, of the following alternative uses: Alternative 1 the use of the existing building on part of the said land for the purpose of a variety store and/or a shop selling prepared foods and the use of the remainder of the land for the purpose of a surface parking area, or Alternative 2 the erection and use on part of the said land of one building for the purpose of a clinic and the use of the remainder of the said land for a surface parking area in connection with the said clinic subject to compliance with By-law No. 86-27, as amended by By-law No. 95-35.84-176

	19.1.110	None of the provisions of section 7.7.1 or of clauses a or b or subclause ii of clause e of section 7.7.2 shall apply to prevent the use of the land on the north side of Armoury Street designated R2 and numbered 110 on Sheet D4 of Schedule "A", as amended, or the alteration and use of the detached dwelling thereon for the purpose of a dwelling containing 2 dwelling units and having a lesser side yard width on each side than 1.8 metre provided that the width of each side yard is not less than 1.1 metre.
84-177	19.1.111	None of the provisions of section 8.3.1 shall apply to prevent the use of the existing garage building on the land on the west side of Carroll Avenue designated DC and numbered 111 on Sheet C3 of Schedule "A", as amended, for the purpose of a service shop for the repairing of radios, televisions and electronic apparatus, subject to compliance with By-law No. 84-177.
84-220	19.1.112	None of the provisions of section 8.9.1 shall apply to prevent the use of the land located on the north side of Bridge Street designated AS and numbered 112 on Sheet D3 of Schedule"A", as amended, or the erection and use of buildings or structures thereon for the purpose of the keeping for sale and selling at retail of either or both diesel fuel and propane in addition to gasoline, subject to compliance with By-law No. 84-219.
84-252	19.1.114	Repealed by By-law No. 2001-90.
84-245	19.1.115	None of the provisions of sections 10.1 or 10.2 shall apply to prevent the use of an existing building on the land located on the east side of Montrose Road designated LI and numbered 115 on Sheet B3 of Schedule "A" as amended for the keeping for sale and selling at retail of flooring products, carpet products and bathroom fixtures subject to compliance with By-law No. 84-245
84-229	19.1.116	None of the provisions of section 8.6.1 of clause a of section 4.19.1 or clauses g and l of section 8.6.2 shall apply to prevent the erection or use on the land on the north side of Ferry Street between Ellen Avenue and Victoria Avenue, designated TC and numbered 116 on Sheet D4 of Schedule "A", as amended, of one building not exceeding 6 storeys in height for the purpose of a hotel or so as to require the owner or occupant of such hotel to provide and maintain a parking area containing all of the parking spaces prescribed by the aforesaid section 4.19.1 in respect of such hotel on the same lot occupied by such hotel, provided that such owner or occupant shall provide and maintain a parking area containing, in the aggregate, parking spaces for such hotel to the extent at least prescribed in Table 1 of the aforesaid section 4.19.1

		on the said land designated TC and numbered 116 and on the land on the northwesterly side of Ellen Avenue designated P and numbered 116 on said Sheet D4 of Schedule "A", as amended, subject to compliance of By-law No. 84-229.
84-240	19.1.117	None of the provisions of clauses b, d or e of section 7.9.2 shall apply to prevent the erection or use of group dwellings containing in aggregate not more than 45 dwelling units and having a minimum lot frontage of 12 metres on the land on the north side of Prospect Street designated R4 and numbered 117 on Sheet C4 of Schedule "A" as amended subject to compliance with By-law No. 84-240.
	19.1.118	Repealed by By-law No. 87-140.
85-77	19.1.119	(a) none of the provisions of section 12.1 shall apply to prevent the use of the land designated "A", as amended, for the purpose of a golf course or to prevent the erection or use of accessory buildings and accessory structures thereon for the purpose of a golf course, subject to compliance with By-law No. 85-77; (b) notwithstanding sections 16.1 and 16.2, no person shall use the land designated HL and numbered 119 on Sheets A3 and A4 of Schedule "A", as amended, for any purpose except for the purpose of a golf course and no person shall erect or use any building or structure of any nature or kind on the said land for the purpose of a golf course or for any other purpose.
85-226	19.1.120	Notwithstanding clause (d) of section 7.4.2 or clauses (c) and (d) of section 7.5.2 no person shall erect or use any building or structure on any lot abutting on the most northerly boundary of the land numbered 120 on Sheet B3 of Schedule "A", as amended, closer to such most northerly boundary than 10 metres or erect or use any building or structure on any lot designated R1E lying within the area of the said land numbered 120 having a lesser front yard depth than 6 metres.
85-133	19.1.122	Deleted by By-law No. 88-28.85-133
	19.1.123	None of the provisions of section 7.10.1 or of clauses d, e, h and j of section 7.10.2 shall apply so as to prevent the erection and use on the land designated R5A and numbered 123 on Sheet B3 of Schedule "A", as amended, of not more than five apartment dwellings containing a combined total of 150 dwelling units and a parking structure and with or without other accessory buildings and accessory structures, and having a lesser interior rear yard depth than 10 metres, lesser interior side yard widths than one-half the height of the apartment dwellings, a greater height than 10 metres for the apartment dwellings and more than one apartment dwelling on one lot or block,

		subject to compliance with By-law No. 85-133.
85-130	19.1.124	Repealed by By-law No. 96-107.
85-154	19.1.125	The provisions of clause g of section 8.6.2 shall not apply to prevent the erection or use on the land on the northwesterly side of Victoria Avenue and the southeasterly side of Ellen Avenue designated TC and numbered 125 on Sheet D4 of Schedule "A", as amended, of a hotel 7 storeys in height subject to compliance with By-law No. 85-154.
	19.1.127	Repealed by By-law No. 98-204
85-234	19.1.128	Repealed by By-law No. 95-200
86-43	19.1.129	The provisions of clause (c) of section 7.2.2 shall not apply to prevent the erection and use on the land designated R1B and numbered 129 on Sheet C4 of Schedule "A", as amended, of detached dwellings having a lesser front yard depth than 7.5 metres provided that the front yard depth shall not be less than 6 metres.
86-45 92-113 92-182	19.1.130	Notwithstanding the GC designation or anything contained in sections 8.2.1 and 8.2.2 no person shall use the land on the south side of McLeod Road designated GC and numbered 130 on Sheet C5 on Schedule "A", as amended, or erect or use any building or structure on the said land for any purpose except one or more of the uses set out in By-law No. 86-45 and except in compliance with the regulations set out in said By-law No. 86-45, as amended by By-law No. 92-113 and By-law No. 92-182.86-36
	19.1.131	None of the provisions of section 8.1.1 shall apply to prevent the use of the existing motel building on the land on the northerly side of McLeod Road and designated NC and numbered 131 on Sheet C5 of Schedule "A", as amended, or the conversion and use of the said motel building and any addition thereto for the purpose of an outlet for the sale or rental of video cassettes and recorders and certain additional Neighbourhood Commercial uses specified in By-law No. 86-36 subject to compliance with said By-law No. 86-36.
86-48	19.1.132	Repealed by By-law No. 99-259.
86-72 86-72	19.1.133	(a) none of the provisions of subclause (iii) or clause (a), subclause (v) of clause (b) or of subclause (ii) of clause (e) or of clause (f) of section 7.8.2 shall apply to prevent the erection and use of one on-street townhouse dwelling containing not more than 3 dwelling units on the land at the northeasterly corner of Murray Street and Drummond

		Road designated R3 and numbered 133 on Sheet C5 of Schedule "A", as amended, and having a lesser interior side yard width than 3 metres and lesser exterior side yard width than 4.5 metres, provided that such yards are not less than 1.8 metres and 3 metres, respectively, subject to compliance with By-law No. 86-72. (b) notwithstanding the R3 designation or anything contained in section 7.8.1, no person shall use the aforesaid land or erect or use any building or structure thereon for any purpose except one on-street townhouse dwelling containing not more than 3 dwelling units subject to compliance with said By-law No. 86-72
86-82	19.1.134	None of the provisions of section 4.14 or clause (f) of section 7.11.2 shall apply to prevent the erection and use on the land on the easterly side of Portage Road and northerly side Valley Way designated R5B and numbered 134 on Sheet C4 of Schedule "A", as amended, of an apartment dwelling containing not more than 15 dwelling units having covered balconies which project into the exterior side yard a distance of not more than 1.83 metres, subject to compliance with By-law No. 86-82.
	19.1.135	Repealed by By-law No. 94-180.86-90
	19.1.136	Repealed by By-law No. 98-176.
86-113	19.1.137	None of the provisions of clauses (b), (d) or (k) of section 7.11.2 shall apply to prevent the erection or use on the land on the northerly side of Dunn Street designated R5B and numbered 137 on Sheet C5 of Schedule "A", as amended, of an apartment dwelling containing not more than 7 dwelling units and having lesser rear yard depth than 10 metres and less than 10 parking spaces subject to compliance with By-law No. 86-113.
86-112	19.1.138	None of the provisions of section 7.8.1 or of clauses (a) or (i) of section 7.8.2 shall apply to prevent the use of the land on the south side of Ker Street designated R3 and numbered 138 on Sheet C4 of Schedule "A", as amended, or the alteration and use of the existing dwelling thereon for the purpose of a dwelling containing 3 dwelling units subject to compliance with By-law No. 86-112.
88-107	19.1.139	Repealed by By-law No. 88-107; repealed by By-law No. 96-04.
87-155	19.1.140	Notwithstanding the P designation or any of the provisions of section 17.1, no person shall use the land on the westerly side of Drummond Road designated P and numbered 140 on Sheet C3, as amended, for any purpose except a parking lot consisting only of a surface parking area and subject to compliance with By-law No.

		87-155
86-164	19.1.142	Notwithstanding the GC designation or anything contained in sections 8.2.1 and 8.2.2 no person shall use the land on the west side of Stanley Avenue and the southerly side of Valley Way designated GC and numbered 142 on Sheet D4 on Schedule "A", as amended, or erect or use any building or structure on the said land for any purpose except one or more of the uses set out in By-law No. 86-164 and except in compliance with the regulations set out in said By-law No. 86-164.
	19.1.143	Repealed by By-law No. 88-134.
	19.1.144	Repealed by By-law No. 94-151.
	19.1.145	Repealed by By-law No. 97-100.88-26
	19.1.146	None of the provisions of section 8.5.1 shall apply to prevent the use of the land on the southerly side of Bridge Street, designated CB and numbered 146 on Sheet D3 of Schedule"A", as amended, or the erection or use of buildings or structures thereon or the purpose of either or both a used car lot and new car agency, subject to compliance with section 8.5.2.
87-55	19.1.147	The provisions of section 7.9.1, subclause (i) of clause d of section 7.9.2 and subclause (iii) of clause c of section 7.9.3 shall not apply to prevent the use of the land on the westerly side of Portage Road designated R4 and numbered 147 on Sheet C3 of Schedule "A", as amended, or the erection or use thereon of four townhouse dwellings containing, in the aggregate, not more than 16 dwelling units or the alteration or use of an existing dwelling for the purpose of a semi-detached dwelling, subject to compliance with By-law No. 87-55
86-224	19.1.148	The provisions of clause b of section 7.9.2 shall not apply to prevent the use of the land on the easterly side of Ailanthus Avenue designated R4 and numbered 148 on Sheet C5 of Schedule "A", as amended, or the erection or use thereon of either one apartment dwelling containing no more than 12 dwelling units or two or more townhouse dwellings containing, in the aggregate, not more than 10 dwelling units, subject to compliance with By-law No. 86-224.
86-254	19.1.149	The provisions of subclause (i) of clause b of section 7.9.2 shall not apply to prevent the use of the land on the easterly side of Montrose Road designated R4 and numbered 149 on Sheet B5 of Schedule "A", as amended, or the erection or use thereon of one apartment dwelling containing no more than 16 dwelling units, subject

		to compliance with By-law No. 86-254.
87-13	19.1.150	By-law expired.
87-11	19.1.151	(a) the extension, to the extent hereinafter prescribed, of the land shown hatched and numbered 151 on Sheet C4 of Schedule "A", as amended, and the use thereof for the purpose of a club house and playground for carrying on the activities of Boy Scouts and Girl Guides and their respective groups and divisions is hereby permitted subject to the provisions of By-law No. 87-11. (b) the land to be used for the purpose aforesaid shall not be extended beyond the limits of the land shown hatched an numbered 151 and 152 on said Sheet C4 of Schedule "A", as amended.
87-11	19.1.152	No building or structure shall be erected on the land shown hatched and numbered 152 on said Sheet C4 of Schedule "A", as amended, but otherwise the said land may be used for the purpose described in section19.1.151
89-208	19.1.153	None of the provisions of section 16.1 shall apply to prevent the erection or use of a detached dwelling with an attached garage on the land on the southeasterly side of Lundy's Lane designated HL and numbered 153 on Sheet A5 of Schedule "A", as amended, subject to compliance with By-law No. 89-208.
87-47	19.1.154	Repealed by By-law No. 99-233.
	19.1.155	Repealed by By-law No. 2000-195.
87-79	19.1.156	Notwithstanding the R5C designation or anything contained in section 7.12.2, no person shall use the land on the easterly side of Dorchester Road designated R5C and numbered 156 on Sheet C4 of Schedule "A", as amended, for any purpose except one apartment dwelling containing not more than 77 dwelling units, subject to compliance with By-law No. 87-79.
87-81	19.1.157	Notwithstanding the R4 designation or anything contained in sections 7.9.1, 7.9.2 and 7.9.3, no person shall use the land on the easterly side of Dorchester Road designated R4 and numbered 157 on Sheet C4 of Schedule "A", as amended, for any purpose except for 5 townhouse dwellings containing, in the aggregate, no more than 30 dwelling units, subject to compliance with By-law No. 87-81
87-81	19.1.158	Repealed by By-law No. 2000-243.
87-140	19.1.159	No person shall use the land on the north side of Morrison Street designated GC and numbered 159 on Sheet C3 of Schedule "A", as amended, or erect or use any building

		or structure thereon for any purpose except one building for the purpose of medical offices with or without ancillary uses, subject to compliance with By-law No. 87-140.
87-144	19.1.160	None of the provisions of section 7.7.1 shall apply to prevent the use of the land on the east side of Second Avenue north of Bridge Street designated R2 and numbered 160 on D3 of Schedule "A", as amended, or the use of the existing dwelling thereon for the purpose of a dwelling containing not more than three dwelling units
86-259	19.1.161	No person shall use the land on the southeasterly side of Lewis Avenue, being Lots 23, 24, 25, 26 and 27 according to Registered Plan No. 1063 for the Town of Niagara Falls, now known as Plan 11, designated TC and numbered 161 on Sheet D4 of Schedule "A", as amended, by By-law No. 86-259 and this order, except in accordance with the provisions of sections 8.6.1 and 8.6.2 and the plan added as Schedule 2 to said By-law No. 86-259 by this order.
	19.1.162	Repealed by By-law No. 89-301.
	19.1.163	Repealed by By-law No. 97-50.
88-207 2017-046	19.1.164	None of the provisions of section 8.2.1 shall apply to prevent the use of the existing building on the land on the southerly side of Robinson Street and easterly side of Main Street designated GC and numbered 164 on Sheet C5 of Schedule "A", as amended, for the purpose of a rooming house or boarding house for the accommodation of not more than 10 persons, exclusive of the owner and, subject to compliance with By-law No. 88-207.
	19.1.165	Repealed by By-law No. 90-126.
	19.1.166	Repealed by By-law No. 94-263.
92-01	19.1.167	Notwithstanding clause (c) of section 7.3.2 and except for Lot 45 according to Registered Plan 59M-138 for the City of Niagara Falls, no person shall erect or maintain any fence or wall on the land designated R1C and numbered 167 on Sheet B3 of Schedule "A", as amended, closer to the northerly limit of Thorold Stone Road than 8 metres.87-222
	19.1.168	Deleted by By-law No. 2003-180.
	19.1.169	Repealed by By-law No. 90-216.
88-40	19.1.170	The enlargement by an aggregate floor area of 410 square metres on the westerly side of the building now erected on the land shown hatched and designated R5A and

		numbered 170 on Sheet C3 of Schedule "A", as amended, and the use thereof for the purpose of a restaurant with two dwelling units above it is hereby permitted subject to the provisions of By-law No. 88-40.
87-243	19.1.171	(a) the extension, to the extent hereinafter prescribed, of the land shown hatched and numbered 171 on Sheet C4 of Schedule "A", as amended, and the use thereof for the purpose of a club house and grounds for carrying on the activities of Knights of Columbus is hereby permitted subject to the provisions of By-law No. 87-243. (b) the land to be used for the purpose aforesaid shall not be extended beyond the limits of the land shown hatched and numbered 171 and 172 on said Sheet C4 of Schedule "A", as amended.
87-243	19.1.172	No building or structure shall be erected on the land shown hatched and numbered 172 on said Sheet C4 of Schedule "A", as amended, but otherwise the said land may be used for the purpose described in section19.1.171
88-030	19.1.173	Repealed by By-law No. 2001-265.
87-269	19.1.174	Notwithstanding the R4 designation or anything contained in sections 7.9.1, 7.9.2 and 7.9.3, no person shall use the land on the easterly side of Mewburn Road designated R4 and numbered 174 on Sheet B2 of Schedule "A", as amended, for any purpose except for 5 townhouse dwellings containing, in the aggregate, no more than 28 dwelling units, subject to compliance with By-law No. 87-269.
88-48	19.1.175	None of the provisions of sections 10.1, 10.2 or 11.1.1 shall apply so as to prevent the use on the land on the westerly side of Stanley Avenue, designated PI and numbered 175 on Sheet C3 of Schedule "A", as amended, or part or parts of the industrial mall building erected thereon for the purpose of a contractor's or tradesman's shop or the use of not more than 30% or 93 square metres, whichever is the lesser, of the gross floor area of any unit in the said industrial mall building for retail purposes, subject to compliance with By-law No. 88-48.
96-04	19.1.176	Repealed by By-law No. 99-268.
88-165	19.1.177	The provisions of clause (g) of section 8.6.2 shall not apply to prevent the erection or use on the land on the northwesterly side of Victoria Avenue, designated TC and numbered 177 on Sheet D4 of Schedule "A", as amended, of a hotel not exceeding 9 storeys in height, subject to compliance with By-law No. 88-165.
88-28 92-01	19.1.178	(a) The provisions of clause (j) of section 7.2.2 shall not apply to prevent the erection and use on the land designated R1B and numbered 178 on Sheet B3 of Schedule "A",

		as amended, of not more than 26 detached dwellings, subject to compliance with By-law 88-28, and By-law 92-01
88-31 88-110	19.1.179	Notwithstanding the OS designation or anything contained in sections 14.1 and 14.2, no person shall use the land on the easterly side of Portage Road, designated OS and numbered 179 on Sheet C3 of Schedule "A", as amended, for any purpose except for one or more of a mausoleum, which may contain a chapel and a columbarium, subject to compliance with By-law No. 88-31.
88-149	19.1.180	The provisions of clause (g) of section 8.6.2 shall not apply to prevent the erection or use on the land on the northerly side of Lundy's Lane and the easterly side of Belmont Avenue, designated TC and numbered 180 on Sheet B4 of Schedule "A", as amended, of a hotel not exceeding 6 storeys in height, subject to compliance with By-law No. 88-149.
88-163	19.1.182	Notwithstanding the P designation or any of the provisions of section 17.1, no person shall use the land lying east of Drummond Road and north of Toby Crescent, designated P and numbered 182 on Sheet C5 of Schedule "A", as amended, for any purpose except a parking lot consisting only of a surface parking area and subject to compliance with By-law No. 88-163.88-78
	19.1.183	Notwithstanding clauses (d) and (i) of section 7.2.2, no person shall erect or use any dwelling having a floor area of less than 139 square metres on the land designated R1B and numbered 183 on Sheet C2 of Schedule "A", as amended, and no such dwelling shall be erected closer to the most westerly boundary of the said land than 12 metres and a close board type fence shall be erected and maintained along the whole of the said most westerly boundary, all in compliance with By-law No. 88-78.
88-151	19.1.184	No person shall use the land on the northwesterly side of Main Street and the southeasterly side of Bridgewater Street designated R1C and numbered 184 on Sheet E6 of Schedule"A", as amended, or erect or use any building or structure thereon for any purpose except for the purpose of a senior citizens' residence as defined in By-law 88-151, subject to compliance with such by-law.
88-101	19.1.185	None of the provisions of section 7.9.1 or of clause (b) of section 7.9.2 shall apply so as to prevent the erection or use of a quadruplex dwelling on the land designated R4 and numbered 185 on Sheet C5 of Schedule "A", as amended, subject to compliance with By-law No. 88-101.
88-108	19.1.186	Notwithstanding the P designation or any of the provisions of sections 17.1 and 17.2,

		no person shall use the land on the southerly side of Spring Street, designated P and numbered 186 on Sheet C4 of Schedule "A", as amended, for any purpose except a surface parking area and subject to compliance with By-law No. 88-108.
88-102	19.1.187	Deleted by By-law No. 2003-180.
88-116 90-310	19.1.188	Notwithstanding the GC designation or anything contained in sections 8.2.1 and 8.2.2, no person shall use the land on the west side of Drummond Road designated GC and numbered 188 on Sheet C3 on Schedule "A", as amended, or erect or use any building or structure on the said land for any purpose 90-310 except a retail store and one or more of the uses set out in By-law No. 88-116 and except in compliance with the regulations set out in said By-law No. 88-116.
	19.1.189	Repealed by By-law No. 89-288.88-134
	19.1.190	None of the provisions of section 7.10.1 or of clauses (c), (d), (e) and (j) of section 7.10.2 shall apply so as to prevent the erection and use on the land designated R5A and numbered 190 on Sheet B3 of Schedule "A", as amended, of not more than 2 apartment dwellings containing a combined total of not more than 30 dwelling units and having a lesser front yard depth from the centre line of Thorold Stone Road than 34.02 metres, a lesser interior rear yard depth than 10 metres and a lesser interior side yard width on the easterly side than one-half the height of the more easterly apartment dwelling, subject to compliance with By-law 88-134.
	19.1.191	Repealed by By-law No. 95-53.
88-182	19.1.192	Notwithstanding the R5A designation or the provisions of section 7.10.2, no person shall use the land on the southwesterly side of Terrace Avenue designated R5A and numbered 192 on Sheet D3 of Schedule "A", as amended, or erect or use any building or structure thereon for any purpose other than one apartment dwelling not exceeding 2 storeys in height and containing not more than 6 dwelling units, subject to compliance with By-law No. 88-182.
88-184	19.1.192	The land on the westerly side of Montrose Road, designated R1B and numbered 192 on Sheet B3 of Schedule "A", as amended, shall be subject to the additional lot frontage and exterior side yard requirements and the landscaped open space requirement of at least 40% of the area of each lot contained in By-law No. 88-184.
88-184	19.1.193	The land on the westerly side of Montrose Road designated R1A and numbered 193 on Sheet B3 of Schedule "A", as amended, shall be subject to the additional lot

		frontage and yard requirements and the landscaped open space requirement of at least 40% of the area of each lot contained in By-law No. 88-184.
88-184	19.1.194	The land lying west of Montrose Road designated R1A and numbered 194 on Sheet B3 of Schedule "A", as amended, shall be subject to the additional lot frontage, yard and minimum floor area requirements and the landscaped open space requirement of at least 40% of the area of each lot contained in By-law No. 88-184.88-184
	19.1.195	The land on the westerly side of Montrose Road designated R1A and numbered 195 on Sheet B2 of Schedule "A", as amended, shall be subject to the additional lot frontage, yard and minimum floor area requirements and the landscaped open space requirement of at least 40% of the area of each lot contained in By-law No. 88-184.
88-184	19.1.196	Notwithstanding the R4 designation or anything contained in sections 7.9.1, 7.9.2 and 7.9.3, no person shall use the land on the westerly side of Montrose Road designated R4 and numbered 196 on Sheet B2 of Schedule "A", as amended, for any purpose except for townhouse dwellings not more than one storey in height containing, in the aggregate, no more than 25 dwelling units, subject to the additional yard and minimum floor area requirements and the additional landscaped open space requirement of at least 40% of the area of the said land contained in By-law No. 88-184.
88-184 2002-091	19.1.197	Repealed by By-law No. 2002-091
89-266	19.1.202	None of the provisions of section 4.8 or section 11.4.1 shall apply so as to prevent the use of the land on the easterly side of Thorold Town Line Road and the northerly side of Brown Road designated HI and numbered 202 on Sheet A6 of Schedule "A", as amended, or the erection and use of buildings or structures thereon for either or both of the following purposes: (a) a metal scrap yard, subject to compliance with By-law No. 89-266, (b) not more than one detached dwelling provided that all of the regulations in clauses (c),(d),(e) and (f) of section 7.3.2 or a detached dwelling in an R1C Zone shall apply to the said land.
89-33	19.1.203	Repealed by By-law No. 2010-163.
88-246 94-130	19.1.204	None of the provisions of sections 10.1, 10.2, 11.1.1 or clause (c) of section 11.1.2 shall apply so as to prevent the use of the land on the westerly side of Stanley Avenue, designated PI and numbered 204 on Sheet C3 of Schedule "A", as amended, or part or parts of the industrial mall building erected thereon for the purpose of a dance studio, contractor's or tradesman's shop or the use of not more than 30% or 93

		square metres, whichever is the lesser, of the gross floor area of any unit in the said industrial mall building for retail purposes, or the erection or use of a part of the said building closer to the southwesterly limit of Stanley Avenue than 10 metres, subject to compliance with By-law No. 88-246.
89-09	19.1.205	Notwithstanding the provisions of clauses (a) and (b) of section 7.10.2, no person shall use the land designated R5A and numbered 205 on Sheet B3 of Schedule "A", as amended, or erect or use any building thereon for any purpose other than one apartment dwelling containing not more than 18 dwelling units.
95-109	19.1.207	None of the provisions of sections 8.7.1 and 8.7.2 shall apply to prevent the use of the land on the northerly side of Lundy's Lane designated CE and numbered 207 on Sheet B4 of Schedule "A", as amended, for the placement and use thereon of not more than 26 trailers or structures to be used for occupancy on a year-round basis.
88-291	19.1.208	The provisions of clauses (e) and (g) of section 8.6.2 shall not apply to prevent the erection or use on the land on the westerly side of Buchanan Avenue, northerly side of Spring Street and easterly side of Stanley Avenue, designated TC and numbered 208 on Sheet D4 of Schedule "A", as amended, of a hotel not exceeding four storeys or 14.6 metres in height, whichever is the lesser, or a one storey addition to an existing restaurant building without such addition having any setback from the northerly limit of Spring Street, subject to compliance with By-law No. 88-291
89-17	19.1.209	Repealed by By-law No. 2003-75.
	19.1.210	Repealed by By-law No. 90-222.
89-122	19.1.211	The provisions of subclause (ii) of clause (a) of section 7.7.2 shall not apply so as to prevent the use of the land on the northwesterly side of Palmer Avenue designated R2 and numbered 211 on Sheet D4 of Schedule "A", as amended, or the erection or use thereon of not more than four semi-detached dwellings, provided that no part of any such dwelling shall be erected on the said land closer to the northwesterly limit of Palmer Avenue than 6 metres.
	19.1.212	Repealed by By-law No. 96-94.
89-52	19.1.213	None of the provisions of clause (a) of section 4.19.1 or clauses (g) and (i) of section 8.6.2 shall apply so as to prevent the erection and use of a 10 storey hotel containing not more than 108 rooms for guests on the land on the southwesterly corner of Victoria Avenue and Roberts Street, designated TC and numbered 213 on Sheet D4

		of Schedule "A", as amended or so as to require the owner or occupant of such hotel to provide and maintain a parking area containing all of the parking spaces prescribed by the aforesaid clause (a) of section 4.19.1 in respect of such hotel on the same lot occupied by such hotel, provided that such owner or occupant shall provide and maintain parking areas containing, in the aggregate, parking spaces for such hotel to the extent at least prescribed in Table 1 of the aforesaid clause (a) of section 4.19.1 on the said land designated TC and numbered 213 and on the land on the southerly side of Roberts Street and northerly side of Kitchener Street designated P and numbered 213 on said Sheet D4 of Schedule "A", as amended, subject to compliance with By-law No. 89-52.
	19.1.215	Repealed by By-law No. 97-197.
89-44	19.1.216	The provisions of subclause (ii) of clause (a) of section 7.7.2 shall not apply so as to prevent the erection or use of two semi-detached dwellings or two duplex dwellings or one semi-detached dwelling and one duplex dwelling on the land designated R2 and numbered 216 on Sheet E6 of Schedule "A", as amended, subject to compliance with By-law No. 89-44.
	19.1.217	Repealed by By-law No. 2001-21.
	19.1.218	Repealed by By-law No. 98-157.
	19.1.219	Repealed by By-law No. 98-157.
89-65	19.1.220	None of the provisions of clauses (a),(c),(d),(e),(h) and (m) of section 7.11.2 or of clauses (a) and (d) of section 4.27.1 shall apply so as to prevent the erection or use on the land designated R5B and numbered 220 on Sheet C3 of Schedule "A", as amended, of a sixteen unit apartment building, subject to compliance with By-law No. 89-65.
89-116	19.1.221	The provisions of clause (g) of section 4.25 shall not apply to prevent the erection or use on the land on the easterly side of Stanley Avenue and westerly side of Buchanan Avenue designated TC and numbered 221 on Sheet D4 of Schedule "A", as amended, of a motel not exceeding 12 metres in height, subject to compliance with By-law No. 89-116.
90-20	19.1.222	The provisions of clause (k) of section 7.9.2 shall not apply so as to prevent the erection or use on the land on the easterly side of Montrose Road designated R4 and numbered 222 on Sheet B3 of Schedule "A", as amended, of one apartment dwelling

		having a lesser number of parking spaces than prescribed in clause (a) of section 4.19.1, subject to compliance with By-law No. 90-19.
90-94	19.1.223	Notwithstanding clause (m) of section 7.9.2, no person shall use the land on the east side of Montrose Road designated R4 and numbered 223 on B2 of Schedule "A", as amended, except in compliance with By-law No. 90-94.
89-118	19.1.224	The land on the westerly side of Montrose Road designated R1B and numbered 224 on Sheet B3 of Schedule "A", as amended, shall be subject to the additional lot frontage and exterior side yard requirements and the landscaped open space requirement of at least 40% of the area of each lot contained in By-law No. 89-118.
89-133	19.1.225	The provisions of clause (h) of section 7.9.2 shall not apply so as to prevent the erection and use on the land on the north side of Thorold Stone Road designated R4 and numbered 225 on Sheet B3 of Schedule "A", as amended, of not more than 2 apartment dwellings containing a combined total of not more than 60 dwelling units and having a greater height than 10 metres, subject to compliance with By-law No. 89-133.
89-145	19.1.226	The land lying west of Montrose Road and north of Thorold Stone Road designated R1C and R1D and numbered 226 on Sheet B3 of Schedule "A", as amended, shall be subject to the additional lot coverage requirements and the landscaped open space requirement of at least 40% of the area of each lot contained in By-law No. 89-145.
89-235	19.1.227	Repealed by By-law No. 2008-102.
89-228	19.1.228	Repealed in whole by the Ontario Municipal Board.
	19.1.229	Repealed by By-law No. 96-213.
	19.1.230	Repealed by By-law No. 96-213.
89-280 96-213	19.1.231	The land on the easterly side of Kalar Road designated R1A and numbered 231 on Sheet B2 of Schedule "A", as amended, shall be subject to the additional lot frontage and yard requirements and the landscaped open space requirement of at least 40% of the area of each lot contained in By-law No. 89-280; amended by By-law 96-213.
89-280	19.1.232	The land lying west of Montrose Road designated R1A and numbered 232 on Sheet B2 of Schedule "A", as amended, shall be subject to the additional lot frontage, yard and minimum floor area requirements and the landscaped open space requirement of at least 40% of the area of each lot contained in By-law No. 89-280.
89-280	19.1.233	The land on the east side of Kalar Road designated R1A and numbered 233 on Sheet

		B3 of Schedule "A", as amended, shall be subject to the additional lot frontage, yard and minimum floor area requirements and the landscaped open space requirement of at least 40% of the area of each lot contained in By-law No. 89-280.
89-288	19.1.234	None of the provisions of clauses (c) and (h) of section 8.1.2 or of clause (d) of section 4.27.1 shall apply so as to prevent the erection or use on the land on the southerly side of Thorold Stone Road, being part of Township Lot No. 78 of the former Township of Stamford designated NC and numbered 234 on Sheet C3 of Schedule "A" of any building or structure for the purpose of one or more of the uses enumerated in clauses (a),(b),(c),(e),(f),(h) and (i) of section 8.1.1 and the one restaurant in existence on the said land on the date of the passing of By-law No. 89-288, subject to compliance with By-law No. 89-288.
90-166	19.1.235	Notwithstanding clause c of Section 7.7.2, no person shall erect or use any dwelling having a front yard depth of less than 5.5 metres on the land designated R2 and numbered 235 on Sheets C6 and D6 of Schedule "A", as amended, all in compliance with By-law No. 90-166.
89-258	19.1.236	The extension, the extent hereinafter prescribed, of the land shown hatched and numbered 236 on Sheet D4 of Schedule "A", as amended, and the use thereof for the purpose of a general contractor's office and storage for an aluminum siding business is hereby permitted, subject to the provisions of By-law No. 89-258. (a) The land to be used for the purpose aforesaid shall not be extended beyond the limits of the land shown hatched and numbered 236 and 237 on said Sheet B4 of Schedule "A", as amended.
89-258	19.1.237	No building or structure shall be erected on the land shown hatched and numbered 237 on said Sheet D4 of Schedule "A", as amended, and the said land shall not be used for any purpose other than a surface parking area, landscaped open space and placing of one metal refuse bin.
89-255 92-285	19.1.238	Repealed by By-law No. 2008-54.
90-23 2022-07	19.1.239	Repealed by By-law No. 2022-07.
90-81	19.1.240	Repealed by By-law No. 2011-21.
	19.1.242	Repealed by By-law No. 95-260.
	19.1.243	Repealed by By-law No. 95-260.

	19.1.244	Repealed by By-law No. 95-260.
	19.1.245	Repealed by By-law No. 95-146.
	19.1.246	Repealed by By-law No. 94-116.
89-318	19.1.247	Notwithstanding the P designation or any of the provisions of Section 17.1, no person shall use the land being part of Lots 15 and 16 according to the Major Leonard Plan in the former Township of Stamford, now in the City of Niagara Falls, now known as Plan 2, located on the west side of Leonard Avenue, designated P and numbered 247 on Sheet C4 of Schedule "A", as amended, for any purpose except a parking lot consisting only of a surface parking area and subject to compliance with By-law No. 89-318.
90-67	19.1.248	None of the provisions of section 8.1.1 or of clauses a, b, d, e, f and h of section 8.1.2 shall apply to prevent the use of the land designated NC and numbered 248 on Sheet B5 of Schedule "A", as amended, for the purpose of a convenience store, subject to compliance with the provisions of By-law No. 90-67.
90-44	19.1.249	None of the provisions of section 11.2.1 shall apply to prevent the land on the northwest corner of Kister Road and Don Murie Street, designated LI and numbered 249 on Sheets C6 and C7 of Schedule "A", as amended, to be used for one or more of the uses set out in By-law No. 90-44 and except in compliance with the regulations set out in said By-law No. 90-44.
90-82	19.1.250	No person shall use the land on the north side of Ferguson Street designated P and numbered 250 on Sheet D3 of Schedule "A", as amended, or erect or use any building or structure thereon except in compliance with By-law No. 90-82.
90-93	19.1.251	The provisions of clause (g) of section 8.6.2 shall not apply to prevent the erection or use on the land on the southwest corner of Emery Street and Stanley Avenue designated TC and numbered 251 on Sheet D4 of Schedule "A", as amended, of a hotel 8 storeys in height, subject to compliance with By-law No. 90-93.
91-251	19.1.252	Repealed by By-law No. 91-251.
93-29	19.1.253	None of the provisions of section 8.5.1 shall apply to prevent the use of the land on the westerly side of Buckley Avenue, designated CB and numbered 253 on Sheet D3 of Schedule "A", as amended, or the erection or use of any buildings or structures thereon for either or both a used car lot and automotive car care centre, except in compliance with By-law No. 93-29.

90-31	19.1.254	No person shall use the land on the south side of Lundy's Lane designated I and numbered 254 on Sheet B4 of Schedule "A", as amended, or erect or use any building or structure thereon for any purpose except for the purpose of a senior citizens' residence as defined in By-law No. 90-31, subject to compliance with such by-law.90-152
95-81	19.1.255	Notwithstanding sections 8.4.1 or 8.4.2, no person shall use the land on the east side of Montrose Road designated as SC and numbered 255 on Sheet B3 of Schedule "A", as amended, except in compliance with By-law No. 90-152, as amended by By-law No. 95-81.
90-296	19.1.256	The provisions of clause (g) of Section 8.6.2 shall not apply to prevent the erection or use on the land on the southwest corner of Niagara River Parkway and Rapids View Drive, designated TC and numbered 256 on Sheet E6 of Schedule "A", as amended, one building having a height of more than 12 metres for the purposes of a hotel, subject to compliance with By-law No. 90-296.
90-126	19.1.257	None of the provisions of subclause ii of clause e of section 7.8.2 or of clause a of section 4.19.1 shall apply to prevent the erection or use on the land on the southwesterly side of Epworth Circle designated R3 and numbered 257 on Sheet D4 of Schedule "A",as amended, or an on-street townhouse dwelling having an interior side yard depth of less than 3 metres or to require the owner of such on-street townhouse dwelling to provide and maintain more than one individual parking space per dwelling unit, subject to compliance with By-law No. 90-126.
	19.1.258	Repealed by By-law No. 95-175
90-179	19.1.259	None of the provisions of clauses (a), (b), (c), (d), (e), (f) and (g) of section 7.12.1 shall apply to prevent the erection or use on the land on the west side of Montrose Road designated R5C and numbered 259 on Sheet B4 of Schedule "A", as amended, of one 140 unit six storey apartment building, subject to compliance with By-law No. 90-179.
90-211	19.1.260	None of the provisions of sections 9.1 or 9.2 shall apply to prevent the use of the land on the north side of Biamonte Parkway designated I and numbered 260 on Sheet C4 of Schedule "A" to By-law No. 79-200, as amended, to be used for the purpose of a detached dwelling, subject to compliance with By-law No. 90-211.
90-136	19.1.261	Notwithstanding clauses (d) and (i) of section 7.2.2, no person shall erect or use any dwelling having a floor area of less than 139 square metres on the land designated R1B and numbered 261 on Sheet C2 of Schedule "A", as amended, and no such

		dwelling shall be erected closer to the most westerly boundary of the said land than 12 metres and a close board type fence shall be erected and maintained along the whole of the said most westerly boundary, all in compliance with By-law No. 90-136.
90-167	19.1.262	Repealed by By-law No. 98-181.
90-289	19.1.263	Notwithstanding the P designation or any of the provisions of section 17.1, no person shall use the land for any purpose except for a parking lot consisting only of a surface, providing not less than 35 parking spaces to be used by the hotel located on the land designated TC and numbered 180 on Sheet B4 of Schedule "A", as amended, except in compliance with By-law No. 90-289.
91-319	19.1.264	None of the provisions of clause (b) of section 5 or subclause (iv) of clause (b) of section 7.7.2 shall apply so as to prevent the use of the existing building erected on the land designated R2 and numbered 264 on Sheet C3 of Schedule "A", as amended, or to prevent the erection and use of an addition to the said building for the purpose of a two unit dwelling, subject to compliance with By-law No. 91-319.
90-303	19.1.265	For the purpose of this by-law, the land on the west side of St. Paul Avenue, being part of Township Lot 36, former Township of Stamford, now in the City of Niagara Falls, shown hatched and designated R1C and numbered 265 on Sheet C2 of Schedule "A", as amended, any lot having a lot line abutting the north and east boundary between the points marked (a), (b) and (c) shall be deemed to be the rear lot line of said lot.
90-216	19.1.266	None of the provisions of section 11.2.1 shall apply to prevent the erection or use on the land designated LI and numbered 266 on Sheet B3 of Schedule "A", as amended, of a restaurant providing that the number of seats for patrons shall not exceed 40 and subject to compliance with By-law No. 90-216.
90-278	19.1.267	None of the provisions of section 12.2 shall apply to prevent the erection or use of a detached dwelling on the land on the west side of Kalar Road, designated A and numbered 267 on Sheet B4 of Schedule "A" to By-law 79-200, as amended, subject to compliance with By-law No. 90-278.90-222
	19.1.268	None of the provisions of sections 7.9.1 or 7.9.2 shall apply so as to prevent the erection or use of the land on the northerly side of McLeod Road designated R4 and numbered 268 on Sheet B5 of Schedule "A", as amended, of group dwellings for senior citizens having a height of one of the group dwellings greater than 10 metres and having a lesser number of parking spaces than prescribed in clause (1) of section

		4.19.1 or the use of a part of one of such group dwellings for a local convenience commercial store, or the use of a part of one of such group dwellings for a day nursery, subject to compliance with By-law No. 90-222.
95-176	19.1.269	Repealed by By-law No. 2001-85.
2007-120 2019-130	19.1.270	Repealed by By-law No. 2019-130.
90-220	19.1.271	Notwithstanding the R4 designation of anything contained in section 7.9.1 and 7.9.2, no person shall use the land located on the west side of Dorchester Road designated R4 and numbered 271 on Sheet C3 of Schedule "A", as amended, so as to prevent the erection or use of any building or structure for any purpose except for a townhouse dwelling containing not more than 8 dwelling units and not more than 15 dwelling units in the total aggregate, subject to lot frontage, yard and boundary requirements
90-215	19.1.272	Notwithstanding clauses (c) or (f) of section 8.6.2 or of section 4.15, nothing shall apply to prevent the erection or use on the land on the north corner of Centre Street and Victoria Avenue, designated TC and numbered 272 on Sheet D4 of Schedule "A", as amended, except in compliance with By-law No. 90-215.
90-217 95-238	19.1.273	Notwithstanding the R4 designation or anything contained in sections 7.9.1, 7.9.2 and 7.9.3, no person shall use the land lying east of Montrose Road designated R4 and numbered 273 on Sheets B2 and B3 of Schedule "A", as amended for any purpose except for townhouse dwellings or apartment dwelling, subject to the additional yard and additional landscaped open space requirement of at least 50% of the area of the said land contained in By-law No. 90-217; amended by By-law 95-238.
	19.1.274	Repealed by By-law No. 91-69.
90-276	19.1.275	None of the provisions of section 8.5.1 shall apply to prevent the use of the land on the northwest corner of Zimmerman Avenue and Huron Street, designated CB and numbered 275 on Sheets B3 of Schedule "A", as amended, or the conversion or use of an existing building thereon for the purpose of providing six rooms for tourist accommodation, subject to compliance with section 8.5.2.
2010-102 2019-24	19.1.276	Repealed by By-law No. 2019-24.
91-270	19.1.277	The provisions of clause (g) of section 8.2.2 shall not apply to prevent the erection or use on the land on the south side of Ferry Street, designated GC and numbered 277 on Sheet C4 of Schedule "A", as amended, of a hotel 10 storeys in height, subject to compliance with By-law No. 91-270.

92-123	19.1.278	Repealed by By-law No. 2010-03.
90-314	19.1.279	None of the provisions of section 7.7.1 or of section 7.8.2 shall apply to prevent the use of the land on the north side of Jepson Street designated R2 and numbered 279 on Sheet D4 of Schedule "A", as amended, or the alteration and use of the existing building thereon for the purpose of a dwelling containing not more than 3 dwelling units, subject to compliance with By-law No. 90-314.
91-68	19.1.280	Notwithstanding clause (c) of section 7.7.2, no person shall erect or use any dwelling having a front yard depth of less than 5.5 metres on the land designated R2 and numbered 280 on Sheet B5 of Schedule "A", as amended, except in compliance with By-law 91-68.
95-50	19.1.281	None of the provisions of section 11.3.1 shall apply to prevent the use of the land on the southeasterly corner of Kalar Road and Beaverdams Road, designated GI and numbered 281 on Sheet B4 of Schedule "A", as amended, or the use of an existing building thereon to be used for a transportation centre for the purpose of dispatching and servicing taxis, limousines and tow trucks and a vehicular compound yard.
91-66	19.1.283	None of the provisions of clauses (d), (e), (h) and (m) of section 7.11.2 shall apply so as to prevent the erection or use on the land designated R5B and numbered 283 on Sheet C3 of Schedule "A", as amended, of a thirty-six unit apartment building, except in compliance with By-law No. 91-66.
91-69	19.1.284	The land on the easterly side of Montrose Road designated R2 and numbered 284 on Sheets B2 and B3 of Schedule "A", as amended, shall be subject to the additional front yard, side yard and exterior side yard requirements, minimum floor area requirements, attached garage requirements, lesser maximum lot coverage and the additional requirements of providing a minimum landscaped open space requirement of at least 50% of the area of each lot contained in By-law 91-69.
91-111	19.1.285	Replaced by By-law No. 2007-248.
91-294 2022-115	19.1.286	Repealed by By-law No. 2022-115.
91-294	19.1.287	Notwithstanding the R4 designation, no person shall use the land designated R4 and numbered 287 on Sheet B5 of Schedule "A", as amended, or erect or use any building or structure thereon for any purpose except for townhouse dwellings having a total aggregate of not more than 36 townhouse dwelling units, except in compliance with By-law 91-294.

91-149	19.1.288	None of the provisions of sections 4.13 and 2.3 and clause (d) of section 8.7.2 shall apply so as to prevent unserviced cabins from being placed on the lands designated CE and numbered 288 on Sheet B7 for schedule "A", as amended, except in compliance with By-law No. 91-149.
92-07	19.1.289	Notwithstanding the R4 designation or any of the provisions of section 7.9.2, no person shall use the land lying on the east corner of Main Street and Lamont Avenue, being part of Lot 23, Concessions 1 and 2 and part of the original unopened road allowance between Concessions 1 and 2 and part of Lot 289, Plan 252, all in the former Village of Chippawa, now in the City of Niagara Falls, designated R4 and numbered 289 on Sheet E6 of Schedule "A", as amended, for any purpose except for townhouse dwellings not more than 1 ½ storeys in height, containing in the aggregate 25 dwelling units, except in compliance with By-law No. 92-07.
91-186	19.1.290	None of the provisions of sections 2.3 and 4.13 and clause (d) of section 8.7.2 shall apply so as to prevent unserviced cabins from being placed on the lands designated CE and numbered 290 on Sheet B4 of Schedule "A", as amended, except in compliance with By-law No. 91-186.
91-127	19.1.291	None of the provisions of subclause (iii) and clause (b) of section 7.7.2 shall apply so as to prevent the erection or use on the land designated R2 and numbered 291 on Sheet C5 of Schedule "A", as amended, of a semi-detached dwelling, except in compliance with By-law No. 91-127.
91-128	19.1.292	(a) The extension of the amusement use to include the use and construction of a miniature golf course on the land designated LI and numbered 292 on Sheet B5 of Schedule "A", as amended, subject to the provisions of By-law No. 91-128. (b) The land to be used for the purpose of the said amusement use of a go-kart track and mini-golf course and surface parking area and landscaped open space shall not be extended beyond the limits of the land shown hatched and numbered 292 and 293 and designated LI on the said Sheet B5 of Schedule "A", as amended.
	19.1.293	No building or structure shall be erected on the land shown hatched and numbered 293 on said Sheet B5 of Schedule "A", as amended, and the said land shall be used only for the purpose of a surface parking area and landscaped open space in conjunction with the use referred to in section19.1.292.
91-130	19.1.294	None of the provisions of sections 7.12.1, 7.12.2,19.1.259 or 2.17.7 shall apply to prevent the erection or use on the land on the west side of Montrose Road and

		numbered 294 and on the north side of Preakness Street designated R5C and numbered 259 on Sheet B4 of Schedule "A", as amended, of not more than 60 townhouse dwelling units, of which 8 dwelling units may be constructed in the form of on-street townhouse dwellings and 4 of which may be constructed in the form of duplex townhouse dwellings, subject to compliance with By-law No. 91-130
91-148	19.1.295	None of the provisions of sections 8.7.1 or 2.42 shall apply to prevent the use of the land on the southwest corner of Thorold Stone Road and Carroll Avenue designated GC and numbered 295 on Sheet C3 of Schedule "A", as amended, from using part of an existing building therefor for the purpose of a billiard or pool room having a total floor area of not more than 248 square metres, except in compliance with By-law No. 91-148.
	19.1.297	Repealed by By-law No. 95-53.
92-31 2020-82	19.1.299	Repealed by By-law No. 2020-82.
90-308	19.1.300	Notwithstanding the R5A designation or the provisions of section 7.10.2, no person shall use the land on the easterly side of Pettit Avenue designated R5A and numbered 300 on Sheet C3 of Schedule "A", as amended, for any purpose except one apartment dwelling containing not more than 69 dwelling units, subject to compliance with By-law No. 90-308.
92-02	19.1.301	Notwithstanding the I designation or use of the provisions of section 9.1, no person shall use the land, on the west side of Montrose Road designated I and numbered 301 on Sheet B5 of Schedule "A", as amended, and none of the provisions of clauses (a), (d), (e), (f), (g), (h) and (i) of section 9.2 shall apply to prevent the erection or use on the land of one building for the purpose of a place of worship, except in compliance with By-law No. 92-02.
	19.1.303	Repealed by By-law No. 98-122.
92-21 92-289	19.1.304	Sheets A2 and A3 of Schedule “A”, to By-law 79-200, as amended, are amended by rezoning lands from Agricultural (A) and Hazard Land (HL) to Extractive Industrial and numbering 304 (EI-304) and Hazard Land (HL), the land being Part Lots 49 and 50 and Lot 66, former Township of Stamford, now the City of Niagara Falls, as contained in By-law 92.21 and By-law 92-289.91-274
	19.1.305	None of the provisions of section 12.3 shall apply to prevent the erection or use of the land on the west side of Beechwood Road designated "A" and numbered 305 on

		Sheet A4 of Schedule "A", as amended, for a purpose as set out in section 12.1 except in compliance with By-law No. 91-274.
	19.1.306	Repealed by By-law No. 93-239.
92-41	19.1.307	Notwithstanding the R5D designation or anything contained in section 7.13.2, no person shall use the land on the east side of Valley Way designated R5D and numbered 307 on Sheet D3 of Schedule "A", as amended, or erect or use any building or structure thereon for any purpose except for one apartment dwelling not more than 3 storeys in height and having a total of not more than 20 dwelling units, except in compliance with By-law No. 92-41
95-209	19.1.308	Notwithstanding clause (g) of section 7.5.2, no person shall use the land on the easterly side of Montrose Road designated R1E and numbered 308 on Sheet B2 of Schedule "A", as amended, for any purpose except single dwellings in accordance with the additional lot coverage requirements and the landscaped open space requirement of at least 50% of the area of each lot as contained in By-law No. 95-209.
95-209	19.1.309	Notwithstanding the R4 designation or anything contained in sections 7.9.1, 7.9.2 and 7.9.3, no person shall use the land on the easterly side of Montrose Road designated R4 and numbered 309 on Sheet B2 of Schedule "A", as amended, for any purpose except townhouse dwellings or apartment dwellings, subject to the additional front yard requirement and additional landscaped open space requirement of at least 50% of the lot area as contained in By-law No. 95-209.
92-25	19.1.310	None of the provisions of sections 8.2.1 or 2.42 shall apply to prevent the use of the land on the northeast corner of Lundy's Lane and Kalar Road designated GC and numbered 310 on Sheet B4 of Schedule "A", as amended, from using part of an existing building therefor for the purpose of a billiard or pool room, as set out in By-law No. 92-25
92-79	19.1.311	Notwithstanding clause (c) of section 7.7.2, no person shall erect or use any dwelling having a front yard depth of less than 5.5 metres on the land designated R2 and numbered 311 on Sheet B4 of Schedule "A", as amended, except in compliance with By-law No. 92-79
92-149	19.1.312	None of the provisions of section 11.3.1 shall apply to prevent the land on the south side of Oldfield Road, west side of Drummond Road (closed), except for such parts thereof required for road widening, designated GI and numbered 312 on Sheet C6 of Schedule "A", as amended, to be used for the purpose of a Distribution Centre for the

		storage, blending and distribution of sulphuric acid and oleum, except in compliance with By-law No. 92-149.
92-80	19.1.313	None of the provisions of sections 8.2.1 or 2.42 shall apply to prevent the use of the land on the east side of Portage Road designated GC and numbered 313 on Sheet C3 of Schedule "A", as amended, from using part of an existing building therefor for the purpose of a billiard or pool room, refer for By-law No. 92-80.
94-120 2015-124	19.1.314	Repealed by By-law No. 2015-124.
93-84	19.1.316	Repealed by By-law 93-84.
92-160	19.1.317	None of the provisions of clause c(i) of section 8.5.2 shall apply to prevent the use of an existing building on the land, shown hatched and designated CB and numbered 317 on Sheet D3, Schedule "A", having a rear yard of less than 10 metres from being used for residential purposes by converting the second floor of the existing building into dwelling units, subject to compliance with By-law No. 92-160.
92-134 2007-120 2019-130	19.1.318	Repealed by By-law No. 2019-130.
92-158	19.1.320	Notwithstanding clause (c) of section 7.7.2, no person shall erect or use any dwelling having a front yard depth of less than 6 metres on the land designated R2 and numbered 320 on Sheet B3 of Schedule "A", as amended, except in compliance with By-law No. 92-158.
92-175	19.1.321	None of the provisions of section 11.1.1 shall apply to prevent the land being the south half of Lot 2 according to Registered Plan 144, designated PI and numbered 321 on Sheet B6 of Schedule "A", as amended, to be used for one or more of the uses as set out in section 2 of this by-law except in compliance with By-law No. 92-175.
92-238	19.1.322	Repealed by By-law No. 2006-202.
93-96	19.1.323	Repealed by By-law No. 2006-18.
92-240	19.1.324	Repealed by By-law No. 2016-78.
	19.1.325	Repealed by By-law No. 95-53
92-228	19.1.326	Notwithstanding clauses (g) and (i) of section 7.4.2, the maximum lot coverage for each lot shall be 35% and the minimum floor area for each dwelling shall be 185 square metres and, in addition, landscaped open space shall be provided and maintained on each lot to the extent of at least 40% of the area of each such lot on the

		land, being part of Township Lot 70, designated as R1D and numbered 326 on Sheet B3 of Schedule "A", as amended, subject to compliance with By-law No. 92-228.
93-37 2003-36	19.1.327	Repealed by By-law No. 2003-36.
96-56	19.1.328	Notwithstanding clause (c) of section 7.3.2, no person shall use the land or erect or use any building or structure on the land on the west side of Sodom Road and the south side of Lyon's Creek Road designated R1C and numbered 328 on Sheet D7 of Schedule "A", as amended, having a front yard depth of less than 10 metres, except in compliance with By-law No. 92-262; as amended by By-law 96-56.
96-56	19.1.329	Notwithstanding the provisions of clauses (b) and (c) of section 7.9.1 or anything contained in section 7.9.2, no person shall use the land on the west side of Sodom Road and the south side of Lyon's Creek Road designated R4 and numbered 329 on Sheet D7 of Schedule "A", as amended, or erect or use any building or structure thereon for any purpose except townhouse dwellings, not more than one storey in height and containing, in the aggregate, not more than 16 dwelling units on the whole of the lands, subject to the front yard and interior side yard requirements, except in compliance with By-law No. 92-262; as amended by By-law 96-56
	19.1.330	Refer to By-law No. 92-237.
92-288	19.1.331	Repealed by by-law No. 2007-62.
93-39	19.1.332	Notwithstanding clause (c) of section 7.5.2 or clause (c) of section 7.7.2, no person shall erect or use any dwelling on the land on the east side of Montrose Road having a minimum front yard depth of less than 6 metres for each lot on the land designated R1E and numbered 332 and R2 and numbered 332 on Sheets B4 and B5 of Schedule "A", as amended, except in compliance with By-law No. 93-39.
93-61	19.1.333	None of the provisions of clauses (a), (c), (l) and (m) of section 7.12.2 shall apply to prevent the existing building on the land on the south side of Perkins Street, being part of Township Lot 90, designated R5C and numbered 333 on Sheet C3 of Schedule "A", as amended, from being used for the purpose of an apartment dwelling, except in compliance with By-law No. 93-61.
93-56 94-115	19.1.334	None of the provisions of section 11.1.1 shall apply to prevent the land being part of Township Lot 107 on the south side of Morrison Street, designated PI and numbered 334 on Sheet C3 of Schedule "A", as amended, or erection or use of any building or structure from being used for one or more of the uses as set out in paragraph 2 of this

		by-law except in compliance with By-law No. 93-56 or the erection or use of any building or structure from being used for one or more of the uses as set out in paragraph 2 of and in compliance with By-law 94-115.
93-92	19.1.335	Notwithstanding the NC designation, no person shall use the land designated NC and numbered 335 on Sheet C3 of Schedule "A", as amended, or erect or use any building or structure thereon for any purpose except a retail store provided the said retail store is not used for the purposes of a convenience/variety store and for the purpose of dwelling units provided there are not more than 2 dwelling units contained therein, except in compliance with By-law No. 93-92.
93-154	19.1.336	See By-law No. 2003-180.
93-141 94-256	19.1.337	None of the provisions of section 11.1.1 or clause (b)(i) of section 11.6.3 shall apply to prevent the land on the east side of St. Paul Avenue, designated EI and numbered 337 on Sheets C1 and C2 of Schedule "A", as amended, from being used for the purpose of a golf driving range, a golf course, or both without accessory buildings having a gross floor area of not more than 840 square metres provided that such accessory buildings will be removed when the closure of the said golf driving range and golf course use takes place, and subject to compliance with By-law No. 93-141, as amended by By-law No. 94-256.
93-182	19.1.339	Repealed by By-law No. 2000-230.
93-168	19.1.340	Notwithstanding the R5A designation, no person shall use the land designated R5A and numbered 340 on Sheet C5 of Schedule "A", as amended, or erect or use any building or structure on the said land for any purpose except for the purpose of an apartment dwelling which shall not exceed 3 storeys and not more than 14 metres in height and having a total aggregate of not more than 60 dwelling units, except in compliance with By-law No. 93-168.
93-170	19.1.341	Notwithstanding the R5A designation, no person shall use the land designated R5A and numbered 341 on Sheet C5 of Schedule "A", as amended, or erect or use any building or structure on the said land for any purpose except an apartment dwelling which shall not exceed 4 storeys or 14 metres, whichever is lesser, in height and have a total aggregate of not more than 40 dwelling units, except in compliance with By-law No. 93-170.
93-207	19.1.342	None of the provisions of sections 8.2.1 or 2.42 shall apply to prevent the use of the land on the east side of Willoughby Drive, approximately 39 metres south of Cattell

		Drive, designated GC and numbered 342 on Sheet E6 of Schedule "A", as amended, or part of an existing building thereon from being used for the purpose of a billiard hall or pool room and a do-it-yourself brewery, refer to By-law 93-207.
	19.1.343	Repealed by By-law No. 2004-72.
	19.1.344	Repealed by By-law No. 2000-226.
93-260 2017-46	19.1.345	None of the provisions of section 7.9.1 shall apply to prevent the existing building erected on the land on the southerly side of Dunn Street, designated as R4 and numbered 345 on Sheet C5 of Schedule "A", as amended, being used for the purpose of a rooming house or boarding house for the accommodation of not more than six (6) roomers, each provided with their own bedroom which shall be solely occupied by the roomer, and not less than 6 individual parking spaces are to be provided and maintained, subject to compliance with By-law 93-260.
94-39	19.1.347	Expired 1996.
95-200	19.1.348	None of the provisions of clauses (a) and (f) of section 7.10.2 shall apply to prevent the use of the land on the southwest corner of Culp Street and Pinegrove Avenue, designated R5A and numbered 348 on Sheet C5 of Schedule "A", as amended, and the use of the existing building thereon from being used for the purpose of an apartment dwelling provided that the number of dwelling units in the existing apartment dwelling shall not exceed 9 units; and the exterior side yard width shall not be less than the distance as presently established by the existing building, except in compliance with By-law No. 95-200.
95-200	19.1.349	None of the provisions of clause (b) of section 7.5.2 or section 5.3, shall apply to prevent the use of the land on the southwest corner of Culp Street and Pinegrove Avenue, designated R1E and numbered 349 on Sheet C5 of Schedule "A", as amended, from being used for the purposes as permitted to do so in section 7.5.1 of By-law No. 79-200, as amended, except in compliance with By-law No. 95-200.
94-151	19.1.350	Repealed by By-law No. 2000-250.
94-151 94-305	19.1.351	Repealed by By-law No. 2000-250.
94-200 2005-55	19.1.352	Repealed by By-law No. 2005-55.94-116
	19.1.353	No person shall use the land, being part of Township Lot 46 of the former Township of Stamford, designated R1B and numbered 353 on Sheet B2 of Schedule “A” to By-law

		No. 79-200, as amended, or erect or use any building or structure thereon for any purpose except for the purpose of a detached dwelling subject to compliance with By-law No. 94-116.
94-116	19.1.354	No person shall use the land, being part of Township Lots 46 and 53 of the former Township of Stamford, designated R1C and numbered 354 on Sheet B2 of Schedule "A" to By-law No. 79-200, as amended, or erect or use any building or structure thereon except for the purpose of a detached dwelling subject to compliance with By-law No. 94-116.
94-129 2000-127	19.1.355	None of the provisions of sections 8.6.1 or 2.2 shall apply to prevent the use of the land on the southwest corner of Dunn Street and Oakes Drive, designated TC and numbered 355 on D5 of Schedule "A", as amended, or an existing building thereon from being used for the purpose of permitting pinball and electronic game machines to be established and used as an accessory to one or more of the permitted uses described in section 8.6.1 and subject to compliance with By-law No. 2000-127.
	19.1.356	Repealed by By-law No. 95-192
94-171	19.1.357	None of the provisions of section 7.7.1 or clause (e) of section 7.7.2 shall apply to prevent the use of the land on the northwest corner of River Road and Otter Street, designated R2 and numbered 357 on Sheet D4 of Schedule "A", as amended, or the conversion or use of an existing dwelling thereon or an addition to said dwelling from being used for the purpose of providing a total aggregate of not more than 8 rooms for tourist and providing an easterly side yard of not less than 0.79 metres, except in compliance with By-law No. 94-171.
94-185	19.1.358	Notwithstanding clauses (h), (f) and (c) of section 8.2.2, no person shall use the land designated GC and numbered 358 on Sheet C5 of Schedule "A", as amended, or erect or use any building or structure thereon having a total maximum floor area of not more than 1,395 square metres (15,000 square feet), providing for a minimum landscaped open space of not less than 13 percent of the lot area, the maximum lot coverage shall not exceed 21 percent of the lot area and the minimum rear yard depth shall be 10.6 metres, and subject to compliance with By-law No. 94-185.
	19.1.359	Repealed by By-law No. 96-96.
94-212	19.1.360	Refer to By-law No. 94-212, as amended by By-law No. 2012-62.
94-292	19.1.361	None of the provisions of section 7.4.1 shall apply to prevent part of the existing

		dwelling on the land on the southeast corner of Graham Street (unopened) and Montrose Road, designated R1D and numbered 361 on Sheet B5 of Schedule “A”, as amended, from being used for the purpose of preparation of food for catering and food take-out business provided, (c) the food preparation and business is operated only in conjunction with the dwelling; (d) the basement or cellar of the existing dwelling is the only area to be used for the food preparation; (e) no additional asphalt area will be added or other area established or used in the front yard of the dwelling for the parking of vehicles, except in compliance with By-law No. 94-292.
94-264	19.1.362	None of the provisions of clause (a) of section 4.19.1, clause (n) of section 9.1 and clauses (d), (e) and (j) of section 9.2 shall apply to prevent the erection or use of an addition on the westerly side of the Christian Education Wing of the existing church building closer to the southerly limit of the said land than 5 metres, or to prevent two existing single dwelling units to be located on the same lot as the principal use, or to provide and maintain a parking area on the land which shall contain less than 62 parking spaces and to recognize the exterior side yard as presently established by the two existing dwellings, on the land located on the southwest corner of McMicking Street and St. Paul Avenue, designated I and numbered 362 on Sheet C2 of Schedule “A”, as amended, subject to compliance with By-law No. 94-264.
95-140	19.1.364	Notwithstanding the GC designation, no person shall use the land designated GC and numbered 364 on Sheet B3 of Schedule "A", as amended, or erect or use any building or structure thereon having a total maximum floor area of more than 2,975 square metres, except in compliance with By-law No. 95-140.
95-5398-186 2007-249	19.1.365	Notwithstanding sections 11.2.1 and 11.2.2, no person shall use the land on the southeast corner of Montrose Road designated LI and numbered 365 on Sheet B3 of Schedule "A", as amended, for any purpose except one or more of the uses permitted in and subject to compliance with By-law No. 95-53, except for such parts thereof as are required for road widenings.
	19.1.366	Repealed by By-law No. 2010-135.
94-305	19.1.367	Repealed by By-law No. 99-259.
95-96	19.1.368	No person shall use the land on the southwest corner of Stanley Avenue and Lyon's Creek Road, designated R1A and numbered 368 on Sheet D7 of Schedule "A" to By-

		law No. 79-200, as amended, or erect or use any building or structure on the lands for any purpose except one single-detached dwelling with or without accessory buildings and subject to compliance with By-law No. 95-96.
95-96	19.1.369	No person shall use the land on the southwest corner of Stanley Avenue and Lyon's Creek Road, designated HL and numbered 369 on Sheet D7 of Schedule "A" to By-law No. 79-200, as amended, except in accordance with the requirements of the Niagara Peninsula Conservation Authority, the Ministry of Natural Resources and is subject to compliance with By-law No. 95-96.
	19.1.370	Repealed by By-law No. 97-174
	19.1.371	Repealed by By-law No. 97-174.
	19.1.372	Repealed by By-law No. 97-174.
	19.1.373	Repealed by By-law No. 97-174.
	19.1.374	Repealed by By-law No. 97-174.
95-17	19.1.375	None of the provisions of section 11.2.1 or clause (g) of section 11.2.2 shall apply to prevent the use of the land on the west side of Stanley Avenue, south of Swayze Drive, designated LI and numbered 375 on Sheet C2 of Schedule "A", as amended, or part of an existing building thereon from being used for the purpose of an ornamental concrete products plant with a storage silo having a height of not more than 15 metres, except in compliance with By-law No. 95-17.
95-135	19.1.376	None of the provisions of section 8.1.1 shall apply to prevent the use of the land on the northeast corner of Prospect Street and Drummond Road, designated NC and numbered 376 on Sheet C4 of Schedule "A", as amended, or the erection of any building or structure thereon from being used for the purpose of a drive-through establishment provided that no menu or order boards are located closer to any street line than 18 metres; that the front yard depth of not less than 11.5 metres is provided, being the new street line as widened; landscaped open space shall be provided and maintained on the said lands to the extent of not less than 15% of the lot area after the dedication of any lands; and the minimum rear yard depth shall be 3 metres, subject to compliance with By-law No. 95-135.
95-65	19.1.377	None of the provisions of section 8.6.1 shall apply to prevent a maximum of 465 square metres of the existing building on the land on the north side of Lundy's lane between Montrose Road and Beaverdams Road, designated TC and numbered 377

		on Sheet B4 of Schedule "A", as amended, from being used for the purpose of retail stores, except in compliance with By-law 95-65.
95-218	19.1.379	Notwithstanding the R4 designation, no person shall use the land designated R4 and numbered 379 on Sheet C4 of Schedule "A", as amended, or erect or use any building or structure therein for any purpose except for eight (8) townhouse dwellings having a total aggregate of not more than 35 dwelling units subject to compliance with By-law 95-218.
95-122	19.1.380	None of the provisions of section 8.6.1 or19.1.75 shall apply to prevent a maximum of 46 square metres of the existing building on the land on the north side of Ferry Street between Ellen Avenue and McGrail Avenue, designated TC and numbered 380 on Sheet D4 of Schedule "A", as amended, from being used for the purpose of a tattoo studio, except in compliance with By-law No. 95-122.
95-116	19.1.381	Repealed by By-law No. 2016-95.
95-127	19.1.382	None of the provisions of section 12.1 shall apply to prevent the extension of a building for a place of worship and accessory uses on the land designated A and numbered 382 on Sheet B2 of Schedule "A", as amended, except in compliance with By-law No. 95-12795-146
	19.1.383	No person shall use the land, being part of Township Lots 46 and 53 for the former Township of Stamford, designated R1A and numbered 383 on Sheet B2 of Schedule "A" to By-law 79-200, as amended, or erect or use any building or structure thereon for any purpose except a detached dwelling subject to compliance with By-law No. 95-146.
95-146	19.1.384	No person shall use the land, being part of Township Lots 46 and 53 for the former Township of Stamford, designated R1C and numbered 384 on Sheet B2 of Schedule "A" to By-law No. 79-200, as amended or erect or use any building or structure thereon for any purpose except a detached dwelling, subject to compliance with By-law No. 95-146.
95-130	19.1.385	Notwithstanding clause (f) of section 11.2.2, the minimum rear yard depth for the lands located on the south side of Canadian Drive, west of Montrose Road, designated LI and numbered 385 on Sheet B6 of Schedule "A", as amended, shall be 1.8 metres, subject to compliance with By-law No. 95-130.
95-175	19.1.386	Notwithstanding the definition “lot frontage”, and notwithstanding clauses (c), (d), and (j) of section 7.7.2, the land on the southwest corner of Jepson Street and Rice

		Crescent designated R2 and numbered 386 on Sheet D4 of Section "A", as amended, shall be subject to the following conditions: (a) the frontage of the land shall be deemed to be on Rice Crescent, (b) a maximum of two semi-detached dwellings are permitted to be constructed on the whole of the land except for any land which may be dedicated for road widening, (c) the minimum front yard depth shall be 5.18 metres, (d) the minimum rear yard depth shall be 6.71 metres, (e) no driveway will be permitted from Jepson Street, and subject to compliance with By-law No. 95-175.
95-198	19.1.387	None of the provisions of section 9.2 shall apply to prevent the land located on the southeast corner of Sodom Road and Main Street, designated I and numbered 387 on Sheet D6 of Schedule "A", as amended, or the use of the existing building thereon from being used for the purpose of a place of worship and accessory uses, except in compliance with By-law No. 95-198.
95-192	19.1.388	None of the provisions of section 8.1.2 shall apply to prevent the use of the land located on the northeast corner of Thorold Stone Road and Dorchester Road, designated NC and numbered 388 on Sheet C3 of Schedule "A", as amended, or the use of the existing building and structure from being used for the purpose of one or more of the following uses: a garden centre which permits the selling of fruits and vegetables, a car rental establishment, a truck rental establishment, a public garage mechanical and a used car lot, except in compliance with By-law No. 95-192.
2007-248	19.1.389	Notwithstanding the provisions of section 7.9.1, clauses (a), (b), (c), (e), (g) and (m) of section 7.9.2 and subclause (iii) of clause (c) of section 7.9.3 of By-law No. 79-200, no person shall use the land on the east side of St. Paul Avenue, opposite Moretta Drive, designated R4 and numbered 389 on Sheet C2 of Schedule “A”, or erect or use any building or structure thereon, except for the purpose of townhouse dwellings and accessory buildings and structures, and except in compliance with By-law No. 2007-248.
95-238	19.1.390	Notwithstanding the R1E designation or anything contained in section 7.5.2, no person shall use the land on the east side of Monastery Drive designated R1E and numbered 390 on Sheets B2 and B3 of Schedule "A", as amended, or erect or use any building or structure thereon for any purpose except for single-detached dwellings and subject

		to compliance with By-law No. 95-238.
95-260	19.1.391	Repealed by By-law No. 2003-37.
95-270	19.1.392	Notwithstanding the provisions of section 11.1.1, or clauses (a) and (b) of section 11.1.2 no person shall use the lands, being part of Township Lot 77 on the south side of Fraser Street designated PI and numbered 392 on Sheet C3 of Schedule "A", as amended, except for those uses and regulations as provided and in accordance with By-law No. 95-270.
2002-144	19.1.393	Temporary use by-law no longer in effect as of August 12, 2005.
98-244	19.1.395	Repealed by By-law No. 98-244.
96-028	19.1.396	Repealed by By-law No. 2008-88.
96-056	19.1.397	Notwithstanding the provisions of clause (f) of section 8.1.2, no person shall use the land on the southwest corner of Sodom Road and the south side of Lyon's Creek Road designated NC and numbered 397 on Sheets D6 and D7 of Schedule "A", as amended, or erect or use any building or structure thereon having a total maximum floor area of not more than 929 sq.m., except in compliance with By-law No. 96-56
96-107	19.1.398	No person shall use the land designated GC and numbered 398 on Sheet C3 of Schedule "A", as amended, or erect or use any buildings or structures thereon having a maximum gross leasable floor area of not more than 2,560 square metres of which not more than 2,045 square metres shall be used for the purpose of retail stores, all in compliance with By-law 96-107.
96-093	19.1.400	None of the provisions of section 8.2.1 shall apply to prevent the use of the land on the southeast corner of Lundy's Lane and Drummond Road, designated GC and numbered 400 on Sheet C4 of Schedule "A", as amended for the purpose of a gas bar or the erection or use of any buildings or structures thereon, subject to compliance with By-law 96-93.
98-39	19.1.401	Repealed by By-law No. 98-39.
96-096	19.1.402	None of the provisions of Section 11.1.1 of By-law No. 79-200 shall apply to prevent the land being part of Township Lot 107 on the south side of Morrison Street, designated PI and numbered 402 on Sheet C3 of Schedule "A", as amended, or erection or use of any building or structure from being used for one or more of the uses as set out in paragraph 2 of this by-law except in compliance with By-law No. 96-

		96.
97-235	19.1.403	Notwithstanding subsections 7.9.2 (a), (b) and (h) or section 7.9.3 of By-law No. 79-200, as amended, no person shall use the land located on the east side of Drummond Road north of Barker Street designated R4 and numbered 403 on Sheet C4 of Schedule “A”, as amended, for any purpose except for not more than 2 dwelling(s), not more than 2 storeys or 8 metres in height and containing in the aggregate of not more than 8 dwelling units subject to compliance with By-law No. 97-235
96-122	19.1.404	Notwithstanding the TC designation or anything contained in section 8.6.1, no person shall use the land and building on the north side of Lewis Avenue designated TC and numbered 404 on Sheet D4 of Schedule "A", as amended, except for a 290 seat restaurant and an accessory souvenir store and subject to compliance with By-law 96-122. 96-144
	19.1.405	None of the provisions of clauses (b), (e) and (h) of section 7.11.2 shall apply to prevent the existing building on the land on the north side of McLeod Road, being Lot 24 on Plan 67, designated R5B and numbered 405 on Sheet C5 of Schedule "A", as amended, from being used for the purpose of an apartment building having an aggregate of not more than 8 dwelling units, except in compliance with By-law No. 96-144.
96-197	19.1.406	None of the provisions of section 7.7.1 and clause (k) of section 7.7.2 shall apply to prevent 53 sq.m. of the existing dwelling on the land on the southeast corner of Main Street and Greenwood Street, designated R2 and numbered 406 on Sheet D6 of Schedule "A", as amended, from being used for the purpose of a technical office, a personal service shop, a photographer's studio, an art gallery/studio, a craft and hobby store or for the selling of used clothing, except in compliance with By-law No. 96-197.
96-242	19.1.407	Repealed by 2006-205 No person shall use or erect any building or structure on the land located on the north side of Willick Road and east side of Ort Road, designated R3(H) and numbered 407 on Sheet D7 of Schedule “A” of By-law No. 79-200, except in accordance and in compliance with By-law No. 96-242.
96-242	19.1.408	Repealed by By-law No. 2006-205.
96-242	19.1.409	Notwithstanding the OS designation or the provisions of section 14.1 and 14.2 of By-law 79-200, as amended, no person shall use the land designated OS and numbered 409 on Sheet D7 for any purpose except for a passive park, and no person shall

		permit soil, sand, gravel, rubbish or other fill material to be placed or dumped or remove any soil or regrade any of the lands; or permit the construction of any buildings or structures on the lands except as otherwise approved and permitted by the Corporation of the City of Niagara Falls all in accordance and in compliance with By-law No. 96-242.
97-50	19.1.410	None of the provisions of section 7.10.1 shall apply to prevent the use of the land on the southwest corner of Portage Road and Prospect Street, designated R5A and numbered 410 on Sheet C4 of Schedule "A", as amended, or use of the existing two storey dwelling and a 26 square metre building addition for the purpose of a medical office for one practitioner and one dwelling unit, subject to compliance with By-law No. 97-50
96-214	19.1.411	Notwithstanding clause (i) of section 7.4.2, the minimum floor area of any dwelling erected on the lands designated R1D and numbered 411 on Sheet B3 Schedule "A", shall not be less than 100 sq.m. and in addition, each dwelling shall provide an attached garage and subject to compliance with By-law 96-214.
97-30	19.1.412	None of the provisions of sections 7.3.1 and 7.9.1 shall apply to prevent the use of the lands on the east side of Ailanthus Avenue, being Lot 20, according to Registered Plan 68 designated R1C and numbered 412 on Sheet C5 of Schedule "A", as amended and the lands on the south side of Dunn Street, being Part of J.B. Robinson Lot and part of Block No. 39, according to Plan No. 1 designated R4 and numbered 412 on Sheet C5 of Schedule "A", as amended, for the purpose of a parking area in conjunction with an assembly hall or a private club on the lands on the south side of Dunn Street, being Lot 21 and part of Lot 22, according to Registered Plan 68, designated GC and numbered 412 on Sheet C5 of Schedule "A", as amended, except in compliance with By-law No. 97-30.
97-51	19.1.413	Notwithstanding the R4 designation no person shall use the land on the east side of Mewburn Road designated R4 and numbered 413 on Sheet B2 of Schedule "A", as amended, or erect or use any building or structure thereon except for townhouse dwellings having a total aggregate of not more than 25 dwelling units, subject to compliance with By-law 97-51
97-63	19.1.414	None of the provisions of clause (g) of section 8.6.2 shall apply to prevent the land on the southwest corner of River Road and Buttrey Street designated TC and numbered 414 on Sheet D3 of Schedule "A", as amended, from being used for the erection of a

		stupa structure having a building height of more than 12 metres, subject to compliance with By-law No. 97-63.
97-56	19.1.415	Rescinded by By-law No. 2000-153.
	19.1.417	Repealed by By-law No. 2002-136.
97-119	19.1.418	None of the provisions of sections 7.8.1 or 7.8.2 shall apply to prevent the land on the west side of Main Street and on the north side of Barker Street, designated R3 and numbered 418 on Sheet C4 of Schedule "A", as amended, or the erection or use of a building to be used for the purpose of a dwelling providing for not more than three dwelling units, subject to compliance with By-law No. 97-119
97-100 2015-83	19.1.419	Repealed by By-law No. 2015-83.
97-128	19.1.420	None of the provisions of clause (h) of section 8.1.2 shall apply to prevent the land on the north side of Thorold Stone Road, designated NC and numbered 420 on Sheet C3 of Schedule "A", as amended, from being used for the purpose of a restaurant, subject to compliance with By-law No. 97-128.
97-178	19.1.421	None of the provisions of section 7.7.1 shall apply to prevent the existing detached dwelling on the northwest corner of Robinson Street and Grey Avenue, designed R2 and numbered 421 on Sheet C4 of Schedule “A”, as amended, from being used for the purpose of a tourist home containing not more than three (3) rooms for tourists, provided the external appearance of the dwelling is maintained as a residence and the parking requirements are provided for and maintained in accordance with section 4.19.1 and subject to compliance with By-law No. 97-178.
98-31	19.1.422	No person shall use the land located on the north and south sides of Lyon’s Parkway designated R1C and numbered 422 as shown on Sheet D7 of Schedule “A” to By-law No. 79-200, as amended, except in accordance with By-law No. 98-31.
98-31	19.1.423	No person shall use the land located on the north side of Lyon’s Parkway designated HL and numbered 423 as shown on Sheet D7 of Schedule “A” to By-law 79-200, as amended, except in accordance with By-law No. 98-31.
97-136	19.1.424	None of the provisions of section 7.3.1 shall apply to prevent the existing detached dwelling on the northwest corner of Bridgewater Street and Main Street, designated R1C and numbered 424 on Sheet E6 of Schedule "A", as amended, from being used for the purpose of a tourist home providing for not more than three (3) rooms for tourists, provided that the external appearance of the dwelling is maintained as a

		residence and the parking spaces required for the rooms for tourists are accessible from Main Street.99-126
	19.1.425	Notwithstanding section 11.1.1 and subsections 11.1.2 (a), (b), (c), (e), (f), (g), (i), (j) and (n) of By-law No. 79-200, as amended, no person shall use the land on the southeast corner of Montrose Road and Wanless Street designated PI and numbered 425 on Sheet B4 of Schedule “A”, as amended, or use any building or structure thereon, except in compliance with By-law No. 99-126.
97-165	19.1.426	Notwithstanding subclauses (i) and (ii) of clause (e) of section 7.5.2, lots 1 through 3, inclusive; 5 through 11, inclusive; 13 through 18, inclusive; 21 and 22; 26 through 37, inclusive; 41 and 47 through 53, inclusive, all in accordance with Registered Plan 59M-228, located on the west side of Sodom Road through to Lyon's Creek Road, designated R1E and numbered 426 on Sheet D7 of Schedule "A", as amended, are subject to reduced minimum interior side yard width requirements as contained in By-law No. 97-165.
97-174	19.1.427	No person shall erect or use any building or structure on the land designated R1A and numbered 427 on Sheet C1 of Schedule "A" to By-law No. 79-200 except in accordance with By-law No. 97-174.
97-174	19.1.428	No person shall erect or use any building or structure on the land designated R1A and numbered 428 on Sheet C1 of Schedule "A" to By-law No. 79-200 except in accordance with By-law No. 97-174.
97-174	19.1.429	No person shall erect or use any building or structure on the land designated R1E and numbered 429 on Sheet C1 of Schedule "A" to By-law No. 79-200 except in accordance with By-law No. 97-174.
97-174	19.1.430	No person shall erect or use any building or structure on the land designated R3 and numbered 430 on Sheet C1 of Schedule "A" to By-law No. 79-200 except in accordance with By-law No. 97-174.
97-174	19.1.431	No person shall erect or use any building or structure on the land designated R4 and numbered 431 on Sheet C1 of Schedule "A" to By-law No. 79-200 except in accordance with By-law No. 97-174.
97-174	19.1.432	No person shall erect or use any building or structure on the land designated R5A and numbered 432 on Sheet C1 and C2 of Schedule "A" to By-law No. 79-200 except in accordance with By-law No. 97-174.97-174
	19.1.433	No person shall use the land designated EPA and numbered 433 on Sheet C1 of

		Schedule "A" to By-law No. 79-200 for any purpose except in accordance with By-law No. 97-174.
97-175	19.1.434	None of the provisions of section 11.2.1 and clauses (c) and (j) of section 11.2.2 shall apply to prevent the land on the northwest corner of Kent Avenue and Industrial Street, designated LI and numbered 434 on Sheet B3 of Schedule "A", as amended, from being used for an establishment for building material sales provided that the maximum height of any exterior storage not exceed 5.0 metres from grade and subject to compliance with By-law No. 97-175.
97-196	19.1.435	Notwithstanding section 9.1 or subsections 9.2 (a), (b), (c), (d), (e), (f), (g), (h) and (i) and Table 1 of subsection 4.19.1 (a) of By-law No. 79-200, as amended, no person shall use the land on the south side of Valley Way designated I and numbered 435 on Sheet C4 of Schedule "A", as amended, or erector use any buildings or structures on the said land for any purpose except for an existing building to be used for a nursing home providing for not more than 65 beds and a building of not more than two storeys in height to be used for a senior citizens' residence providing for not more than 80 beds in compliance with By-law No. 97-196.
97-197	19.1.436	Repealed by By-law No. 2001-57.
97-212	19.1.437	Repealed by By-law No. 2000-38.
97-217	19.1.438	None of the provisions of section 8.6.1 shall apply to prevent the existing building located on the north side of Lundy's Lane, designated TC and numbered 438 on Sheet B4 of Schedule "A", as amended, from being used for the purpose of an insurance office, a law office or an accounting office in compliance with By-law No. 97-217.
98-11	19.1.439	Notwithstanding subsections 7.5.2 (a)(ii) and (b)(i) of By-law No. 79-200, as amended, no person shall use the land on the west side of Montrose Road, south of Chorozy Street, designated R1E and numbered 439 on Sheet B3 of Schedule "A", as amended, except with a minimum lot area for a corner lot of 430 sq.m. and the minimum lot frontage for an interior lot of 10.65m and except in compliance with By-law No. 98-11.2004-118
	19.1.440	Notwithstanding the provisions of Table 1 of clause (a) of section 4.19.1, section 9.1 and clauses (a), (b), (d), (g) and (i) of section 9.2 of By-law No. 79-200, no person shall use the land on the south side of Lundy's Lane designated I and numbered 440 on Sheet B4 of Schedule "A", or erect or use any building or structures thereon except

		for the purpose of a retirement home and accessory buildings and structures, and except in compliance with By-law No. 2004-118.
98-01	19.1.441	Notwithstanding subsection 7.5.2(d) of By-law No. 79-200, as amended, no person shall erect or use any part of detached dwelling on the lands within the area designated R1E and numbered 441 on Sheet B4 of Schedule “A”, as amended, closer than 30 metres to the CN Railway right-of-way, except in compliance with By-law No. 98-01.
98-02	19.1.442	None of the provisions of section 8.2.1 shall apply to prevent the use of the land and the existing building located on the west side of Victoria Avenue, north of Maple Street, designated GC and numbered 442 on Sheet D3 of Schedule “A”, as amended, from being used for the purpose of a souvenir wholesale and distribution establishment, except in compliance with By-law No. 98-02.
98-34	19.1.443	None of the provisions of section 12.1 or subsection 12.2 (a) of By-law No. 79-200, as amended, shall apply to prevent the use of the land, or the erection or use of a building or structure on the west side of Kalar Road, designated A and numbered 443 on Sheet B2 of Schedule “A”, as amended, from being used for the purpose of outdoor recreational activities or a youth centre for sports and recreational uses and/or not more than 25 dwelling units for seniors in the form of apartment dwellings or townhouse dwellings except in compliance with By-law No. 98-34.
98-196	19.1.444	None of the provisions of subsection 4.19.1(a), and sections 7.8.1 and 7.8.2 of By-law 79-200, as amended, shall apply to prevent the use of the land on the west side of Ontario Street, opposite Hiram Street, designated R3 and numbered 444 on Sheet D4 of Schedule “A”, as amended, or the existing building located thereon from being used for a dwelling containing not more than 3 dwelling units or to require all of the required parking spaces for the dwelling to be provided on the lands provided that the owner of occupant of such dwelling provides and maintains not more than 4 parking spaces on a surface parking area on the land on the west side of Ontario Avenue, opposite Hiram Street, designated P and numbered 444 on Sheet D4 of Schedule “A”, as amended, except in compliance with By-law No. 98-196.
98-104	19.1.445	Notwithstanding section 7.9.1, subsections 7.9.2 (c) (ii) and 7.9.2 (f) (ii), no person shall use the land on the northwest corner of Montrose Road and Woodbine Street, designated R4 and numbered 445 on Sheet B3 of Schedule “A”, as amended, or erect or use any building or structure on the said land for any purpose except in compliance

		with By-law No. 98-445.
98-39	19.1.446	None of the provisions contained in section 11.1 and subsection 11.1.2(j) of By-law 79-200 shall apply to prevent the use of the land or the erection or use of any building or structure, on the east side of Dorchester Road north of the CN Rail line, designated PI and numbered 446 on Sheet C4 of Schedule “A”, as amended, from being used for one or more of the uses as set out in paragraph 2 of this By-law and except in compliance with By-law No. 98-39.
98-94	19.1.447	Notwithstanding the R4 designation, no person shall use the land on the southeast corner of Sodom Road and Weinbrenner Road designated R4 and numbered 447 on Sheet D7 of Schedule “A”, as amended, or erect or use any building or structure thereon except for townhouse dwellings having a total aggregate of not more than 14 dwelling units, except in accordance to By-law 98-94.
98-244	19.1.448	Notwithstanding sections 12.1 and 12.2 of By-law No. 79-200, as amended, no person shall use the land on the northeast corner of Thorold Townline Road and Highway 20 designated A and numbered 448 on Sheet A5 of Schedule “A”, as amended, except for a passive recreational park and a private club with a maximum floor area of 290 square metres and except in compliance with by-law No. 98-244.
98-183	19.1.449	Repealed by By-law No. 2017-102.
98-122	19.1.450	(a) Notwithstanding the P designation or any of the provisions of sections 17.1 or 17.2, no person shall use the P subject lands on the west side of First Avenue, designated P and numbered 450 on Sheet D3 of Schedule “A”, as amended, for any purpose except as a parking lot consisting of a surface parking area and except in compliance with By-law No. 98-122. (b) None of the provisions of subsections 11.3.2 (c), (d), (e), (f) or (j) shall apply to prevent the erection or use of a building or structure on the GI subject lands on the west side of First Avenue, designated GI and numbered 450 on Sheet D3 of Schedule “A”, as amended, except in compliance with By-law No. 98-122.
98-146	19.1.451	None of the provisions of section 8.5.1 of By-law 79-200 shall apply to prevent the land on the southeast corner of Queen Street and Buckley Avenue, designated CB and numbered 451 on Sheet D3 of Schedule “A”, as amended, from being used for the purpose of a new car agency and a used car lot except in compliance with By-law No. 98-146.

99-260	19.1.452	None of the provisions of subsections 8.1.2(b) and section 4.27.1 shall prevent the erection or use of a building or structure on the lands located on the southwest corner of McLeod Road and Drummond Road designated NC and numbered 452 on Sheet C5 of Schedule “A”, as amended, except in compliance with By-law No.99-260.
99-65	19.1.453	Repealed by By-law No. 2009-194.
98-154	19.1.454	Notwithstanding subsections 7.5.2 (d), (e) and (f) of By-law 79-200, as amended, no person shall erect or use any detached dwelling on the land north of Beaverdams Road and east of Kalar Road designated R1E and numbered 454 on Sheet B4 of Schedule “A”, as amended, closer than 13.7 metres to the northerly boundary of the said land, except in compliance with By-law No. 98-154.
98-157	19.1.455	Repealed by By-law No. 2007-01.
98-176	19.1.457	Notwithstanding section 4.14.1, subsection 4.19.1 (e), section 8.6.1 and subsections 8.6.2 (a), (b), (d) and (g) of By-law No. 79-200, as amended, no person shall use the land located on the west side of Stanley Avenue designated TC and numbered 457 on Sheet D4 of Schedule “A”, as amended, or use any building or structure thereon, except for the existing 8 storey hotel and an 8 storey addition to it, in compliance with By-law No. 98-176.
	19.1.458	Repealed by By-law No. 99-78.
98-185	19.1.459	The provisions of section 8.1.1 of By-law No. 79-200, as amended, shall not apply to prevent a printing shop from being established on the land on the southeast corner of Drummond Road and Village Crescent, designated and numbered 459 on Sheet C5 of Schedule “A”, as amended, except in compliance with By-law No. 98-185.
98-204	19.1.460	(a) Notwithstanding the provisions of sections 14.1 and 14.2 of By-law No. 79-200, as amended, no person shall use the lands designed OS and numbered 460 on Sheet B5 on Schedule “A” except in compliance with By-law No. 98-204. (b) none of the provisions of sections 8.6.1, 8.6.2 or 4 of By-law No. 79-200, as amended, shall apply to prevent the use of lands designated TC and numbered 460 on Sheets B4 and B5 on the southwest corner of Lundy’s Lane and the Queen Elizabeth Way from being used as a factory outlet centre and except in compliance with By-law No. 98-204.
98-256	19.1.461	None of the provisions of section 8.6.1 shall apply to prevent the existing dwelling on the land on the northwest side of McGrail Avenue, designated TC and numbered 461

		on Sheet D4 of Schedule “A”, as amended, from being used for the purpose of two dwelling units except in compliance with By-law No. 98-256.
98-228	19.1.462	Deleted by By-law No. 2009-51.
98-228	19.1.463	Deleted by By-law No. 2009-51.
98-228	19.1.464	Deleted by By-law No. 2009-51.
99-14	19.1.465	Notwithstanding subsections 7.5.2 (a), (b), (c), (e), (i) and (ii) and (g) of By-law No. 79-200, as amended no person shall use the land located on the south side of Beaverdams Road and designated R1E and numbered 465 on Sheet B4 of Schedule “A”, as amended, or use any buildings or structures thereon, except in compliance with By-law No. 99-14.
99-48	19.1.467	None of the provisions of section 12.1 of By-law No. 79-200, as amended, shall apply to prevent a person from using the land on the east side of Thorold Townline Road, north of Highway 20 designated A and numbered 467 on Sheets A4 and A5 of Schedule “A”, as amended, for a shop to smoke and wholesale meat, except in compliance with By-law No. 99-48.99-30
99-30 2020-119	19.1.468	Notwithstanding subsection 7.5.2(i) of By-law No. 79-200, as amended no person shall use the lands on the west side of Kalar Road and north side of McLeod Road, designated R1E and numbered 468 on Sheet B5 of schedule “A”, as amended, or use any buildings or structures thereon except in compliance with By-law No. 99-30. Refer to By-law No. 1999-30, as amended by By-law No.2020-119.
99-30 2020-119	19.1.469	Notwithstanding section 8.1.2 of By-law No. 79-200, as amended, no person shall use the land on the northwest corner of Kalar Road and McLeod Road, designated NC and numbered 469 on Sheet B5 of Schedule “A”, as amended, or use any buildings or structures thereon, except in compliance with By-law No. 99-30. Refer to By-law No. 1999-30, as amended by By-law No.2020-119.
	19.1.470	Repealed by By-law No. 2004-137.
99-259	19.1.472	No person shall use the land located on the south side of Mountain Road, designated TC(H) and numbered 472 on Sheet B2 of Schedule “A”, as amended, or use any buildings or structures thereon, except in compliance with By-law No. 99-259.
99-52 2021-30	19.1.473	Repealed by By-law No. 2021-30.
2002-44	19.1.474	Notwithstanding section 12.1 of By-law No. 79-200, as amended, no person shall use

		the land located on the east side of Kalar Road south of Beaverdams Road designated A and numbered 474 on Sheet B4 of Schedule “A”, as amended, for any purpose except for a contractor’s shop and yard subject to compliance with By-law No. 2002-44.
99-78	19.1.475	None of the provisions of subsections 4.14.1, 4.19.1(a), section 8.6.1, subsections 8.6.2 (b), (d), (g) and (i) and 17.2 (g) of By-law 79-200, as amended, shall apply to prevent the land on the north side of Ferry Street, designated TC and numbered 475 on Sheet D4 of Schedule “A” as amended, from being used for an 11-storey hotel and none of the provisions of subsection 17.2 (g) of By-law No. 79-200, as amended, shall apply to prevent the land on the northwesterly side of Ellen Avenue, designated P and numbered 475 on Sheet D4 of Schedule “A” as amended, from being used for required parking, except in compliance with By-law No. 99-78.
99-106 2007-22	19.1.476	None of the provisions of subsection 4.19.1(a) of By-law No. 79-200, as amended, shall apply to prevent the use of the land on the north side of Murray Street through to Robinson Street and on the northeast corner of Robinson Street and Clark Avenue, designated TC and numbered 47 and 476 on Sheets D4 and D5 of Schedule “A”, as amended, or the erection or use of any building or structure for any use allowed by section 8.6.1 of By-law No. 79-200, as amended, and no person shall use the land on the north side of Murray Street through to Robinson Street and on the north side of Robinson Street, designated TC(H) and numbered 476 on Sheets D4 and D5 of Schedule “A”, as amended, or erect or use any building or structure on the land except those which lawfully existed on the date of passing this by-law, and except in compliance with By-law No. 99-106.
2008-190	19.1.477	None of the provisions of clause (a) of section 4.19.1 and clauses (c), (f) and (i) of section 8.6.2 of By-law No.79-200 shall apply to prevent the use of the land on the southeast side of Victoria Avenue designated TC and numbered 477 on Sheet D4 of Schedule “A” or the erection or use of buildings located thereon for tourist commercial purposes, or to require the provision on the same land containing all the required parking spaces except in compliance with By-law No. 99-104.
2008-190	19.1.478	(a) None of the provisions contained within the definition “hotel” of By-law No. 79-200 shall apply to prevent the use of the land on the southeast side of Victoria Avenue, through to Clark Avenue, designated TC and numbered 478 on Sheet D4 of Schedule “A”, or the erection or use of any buildings or structures thereon, for the purpose of a

		hotel which does not provide a public dining room or a public meeting room. - By-law No. 99-104, as amended by By-law No. 2008-190. (b) None of the provisions of clause (a) of section 4.19.1 of By-law No. 79-200 shall apply to require parking spaces to be provided for any public dining room or public meeting room within a hotel on the land on the southeast side of Victoria Avenue, through to Clark Avenue, designated TC and numbered 478 on Sheet D4 of Schedule "A". – By-law No. 99-104, as amended by By-law No. 2008-190. (c) None of the provisions of clause (a) of section 4.19.1 of By-law No. 79-200 shall apply to require all of the required parking spaces for all of the permitted uses and buildings and structures on the land on the southeast side of Victoria Avenue, through to Clark Avenue, designated TC and numbered 478 on Sheet D4 of Schedule "A" to be provided and maintained on the same land, except in compliance with By-law No. 99-104, as amended by By-law No. 2008-190. (d) Notwithstanding the definition "lot" of By-law No. 79-200, the land on the southeast side of Victoria Avenue, through to Clark Avenue, designated TC and numbered 478 on Sheet D4 of Schedule "A", shall be considered one lot. (e) Notwithstanding the provisions of clauses (b), (c), (d), (e), (g) and (i) of section 8.6.2 of By-law No. 79-200, no person shall use of the land on the southeast side of Victoria Avenue, through to Clark Avenue, designated TC and numbered 478 on Sheet D4 of Schedule "A", or erect or use any buildings or structures thereon, except in compliance with By-law No. 2008-190. (f) Notwithstanding the provision of clause (t) of section 8.6.1 of By-law No. 79-200, no person shall use the land on the southeast side of Victoria Avenue, through to Clark Avenue, designated TC and numbered 478 on Sheet D4 of Schedule "A" for the purpose of a pay for use parking lot. - By-law No. 99-104, as amended by By-law No. 2008-190."
99-143	19.1.479	None of the provisions of section 8.2.1 and subsections 4.19.1 (a), (e) and (g) of By-law No. 79-200, as amended, no person shall apply to prevent the existing dwelling on the land on the northeast corner of Portage Road and as amended, from being used for the purpose of six dwelling units, except in compliance with By-law No. 99-143.
99-117	19.1.480	Rescinded by By-law No. 2000-127.
2000-165	19.1.482	Notwithstanding subsection 8.6.2 (b), (d) (ii) and (g) of By-law No. 79-200, as amended, no person shall use the land on the east side of Buchanan Avenue through

		to Clark Avenue, designated TC and numbered 482 on Sheet D4 of Schedule “A” as amended, or erected or use any building or structure thereon for a hotel having a height more than 4 storeys, but not exceeding 10 storeys, expect in compliance with By-law No. 2000-165.
99-148	19.1.483	Notwithstanding subsection 7.5.2(i) and in addition to the regulations contained in section 7.5.2 of By-law No. 79-200, as amended, no person shall use the land between Kalar Road and Connell Avenue, designated R1E and numbered 483 on Sheet B3 of Schedule “A”, as amended, or use any buildings or structures thereon, except in compliance with By-law No. 99-148.
99-149	19.1.485	Notwithstanding subsection 4.19.3 (a), section 7.3.1 and subsections 7.3.2 (a), (b), (c), (e) and (g) of By-law No. 79-200, as amended, a person may use the land on the west side of St. Paul Avenue, designated R1C and numbered 485 on Sheet C2 of Schedule “A”, as amended, and the existing one dwelling and additions thereto as a tourist home containing up to three rooms for tourists, provided it is in compliance with By-law No. 99-149.
99-166	19.1.486	None of the provisions of Section 2 of By-law No. 95-260, shall apply to prevent use of the land or any existing building located on the south side of Morrison Street, designated as SC and numbered 391 and 486 on Sheets B3, B4, C3 and C4 of Schedule “A” as amended, from being used for the purpose of a Restaurant, Bank, Trust Company or Credit Union, Personal Service Shop, Service Shop or Health centre, and except in compliance with By-law No. 99-166.
99-204	19.1.487	None of the provisions of section 11.2.1 of By-law No. 79-200, as amended, shall apply to prevent the existing building located on the south side of Canadian Drive, designated LI and numbered 487 on Sheet B6 of Schedule “A”, as amended, from being used for the purpose of a laser eye centre and a private ambulance service (non-emergency), except in compliance with By-law No.99-204.
2000-36	19.1.488	Notwithstanding sections 8.2.1 and subsections 8.2.2 (a), (b), (c), (d), (e), (f), (g) and (h) of By-law No. 79-200, as amended, no person shall use the land on the west side of Fourth Avenue designated GC and numbered 488 on Sheet D3 of Schedule “A”, as amended, or the existing building thereon, except in compliance with By-law No. 2000-36.2001-80
	19.1.489	Repealed by By-law No. 2003-78.
99-272	19.1.493 (H)	None of the provisions of section 4.27.1 and subsections 8.6.2 (d), (g) and (k) of By-

		law 79-200, as amended, shall apply to prevent the land on the north side of Murray Street, designated TC and numbered 476 and 493 (H) on Sheet D5 of Schedule “A” as amended, from being used for 3 retail stores having floor areas of more than 400 square metres, a hotel having a height more than 4 storeys, but not exceeding 24 storeys, excluding the required roof feature which may contain a maximum of 3 storeys for occupancy, and a parking garage not exceeding 4 storeys, except in compliance with By-law No. 99-272.
99-233	19.1.494	None of the provisions of subsections 4.19.1(a), 8.6.2(g) and (i) of By-law 79-200, as amended, shall apply to prevent the land on the south side of Lundy’s Lane, designated TC and numbered 494 on Sheet B4 of Schedule “A”, as amended, from being used for the purpose of a 5-storey hotel not exceeding 16 metres in height in compliance with By-law No. 99-233.
99-268	19.1.495	Notwithstanding the provisions of subsection 4.27.1(d), section 8.6.1 and subsections 8.6.2 (a), (b), (c), (d), (e), (f) and (g) of By-law No. 79-200, as amended, no person shall use the land on the west side of Oakes Drive, designated TC and numbered 495 on Sheet D5 of Schedule “A” as amended, or erect or use any building or structure thereon for any purpose except for a hotel containing 2 towers, one providing not more than 30 storeys, the other providing not more than 36 storeys, a trade centre and ancillary uses, and none of the provisions of subsection 4.19.1(a) of By-law No. 79-200, as amended, shall apply to the extent to require the owner or occupant of such hotel, trade centre and ancillary uses to provide and maintain all of the required parking spaces on the same lands as the hotel, trade centre and ancillary uses. The owner or occupant of the hotel shall provide and maintain a parking area on the west side of Stanley Avenue, designated TC and numbered 495 on Sheet D5 of Schedule “A”, as amended, containing all of the parking spaces which cannot be provided on the same lands as the hotel, trade centre and ancillary uses, all in compliance with By-law No. 99-268.
2000-31	19.1.496	Notwithstanding subsection 4.19.1 (c) and subsections 7.9.2 (c), (d), (e), (g), (k) and (m) and subsection 7.9.3 (c) (iii) of By-law No. 79-200, as amended, no person shall use the land on the west side of Montrose Road designated R4 and numbered 496 on Sheet B2 of Schedule “A”, as amended, or erect or use any building or structure for any purpose except for a maximum of 24 townhouse dwelling units and except in compliance with By-law No. 2000-31.

2013-59	19.1.498	Notwithstanding the provisions of section 4.27.1, 4.7, clause (a) of section 7.11.1 and clauses (a), (b), (c), (d), (d), (f), (g), (h), and (m) of section 7.11.2 of By-law No. 79-200, no person shall use the land on the northeast corner of Mountain Road and St. Paul Avenue, designated R5B and numbered 498 on Sheets C1 and C2 of Schedule "A", or erect or use any building or structure thereon for the purpose of an apartment dwelling having a building height greater than 10 metres and having uses permitted by clauses (a) through to and including clause (j) of section 8.1.1 of By-law No. 79-200 on a portion of the ground floor, except in compliance with By-law No. 2013-59.
	19.1.498	Refer to By-law No. 2013-59.
2000-38	19.1.499	Notwithstanding subsections 7.8.2 (b), (v), (e) and (f) of By-law 79-200, as amended, no person shall use the land or erect or use any building or structure on the east side of St. Paul Avenue designated R3 and numbered 499 on Sheet C2 of Schedule "A", as amended, except for a maximum of 20 on-street one-storey townhouse dwellings each providing and maintaining an attached garage and except in compliance with By-law No. 2000-38.
2003-30	19.1.500	Notwithstanding the provisions of clause (b) of section 4.13, sections 4.27.1 and 7.11.1, and clauses (a), (b), (c), (d), (e), (f), (h), (l) and (m) of section 7.11.2 and in addition to the regulations contained in section 7.11.2 of By-law No. 79-200, no person shall use the land on the southwest corner of Dunn Street and Ailanthus Avenue, designated R5B and numbered 500 on Sheet C5 of Schedule "A", or erect or use any building or structure thereon except for an apartment dwelling having up to 4 storeys and up to 16 dwelling units and a garbage bin enclosure, and except in compliance with By-law No. 2003-30.
2000-65	19.1.501	None of the provisions contained in sections 7.9.1 and 7.9.2 of By-law No. 79-200, as amended shall apply to prevent the land on the north side of Weinbrenner Road, designated R4 and numbered 501 on Sheets E6 and E7 of Schedule "A" as amended, from being developed in accordance with the provisions contained in subsection 9.1(f) and section 9.2 of By-law No. 79-200, as amended, except in compliance with By-law No. 2000-65.2000-59
	19.1.502	None of the provisions of section 2 of By-law No. 95-260, as amended, shall apply to prevent 5 buildings from being erected on the land on the south side of Morrison Street, designated SC and numbered 391, 486 and 502 on Sheets B3, B4, C3 and C4 of Schedule "A" as amended, and a maximum aggregate of 5 retail stores, each

		having a gross leasable floor area of less than 465 square metres, and within the same structure, from being established on the land, except in compliance with By-law No. 2000-59.
2000-86 2003-56	19.1.503	Temporary use by-law no longer in effect as of April 17, 2003. Temporary use by-law no longer in effect as of March 17, 2004.
2000-74 2001-134	19.1.504	Replaced by By-law No. 2001-134.
2000-82	19.1.505	None of the provisions contained in section 11.1.1 of By-law No. 79-200, as amended shall apply to prevent the use of the land on the southwest corner of Chippawa Creek Road and Montrose Road, designated PI and numbered 505 on Sheet B7 of Schedule "A", as amended or the erection or use of any building or structure thereon for a hotel and ancillary outdoor volleyball courts, with or without accessory buildings and none of the provisions contained in subsections 11.1.2 (c), (e), and (j) of By-law No. 79-200, as amended shall apply to the existing building located on the northeast corner of the land and the existing outdoor volleyball courts located on the northwest corner of the land, except in compliance with By-law No. 2000-82.
2000-153 2022-093	19.1.506	Repealed by By-law No. 2022-093.
2000-85 2003-57	19.1.507	Temporary use by-law no longer in effect as of April 17, 2002. Temporary use by-law no longer in effect as of March 17, 2004.
2000-95	19.1.508	None of the provisions of subsections 7.7.2 (b)(iii) and (e)(ii) of By-law No. 79-200, as amended shall apply to prevent the use of the land on the north corner of Front Street and Norton Street designated R2 and numbered 508, in part, on Sheet E6 of Schedule "A" as amended, or the erection of any building or structure for any purpose, except in compliance with By-law No. 2000-95. Notwithstanding subsections 4.19.1 (a), 7.8.1, 7.8.2 (c), (d), (e)(ii), (f) and (k) of By-law No. 79-200, as amended, no person shall use the land on the north corner Front Street and Norton Street designated R3 and numbered 508, in part, on Sheet E6 of Schedule "A" as amended, or erect or use any building or structure for any purpose except for one dwelling providing 5 on-street townhouse dwelling units and except in compliance with By-law No. 2000-95.
2000-133	19.1.509	Notwithstanding sections 4.27.1, 8.1.1 and subsections 8.1.2 (a), (b), (c), (d) and (e) of By-law No. 79-200, as amended, no person shall use the land on the northeast corner of Drummond Road and Valley Way, designated NC and numbered 509 on Sheet C4 of Schedule "A", as amended, and the existing building thereon except for a full

		service beauty/hair salon which may include a spa with massage therapy by one or more registered massage therapists and one dwelling unit on the second floor, and except in compliance with By-law No. 2000-133.
2000-119	19.1.510	None of the provisions contained in section 11.1.1 and subsections 11.1.2(d), (j) and (o) of By-law No. 79-200, as amended, shall apply to prevent the land on the south side of Fraser Street, designated PI and numbered 510 on Sheet C3 of Schedule “A”, as amended, and the existing building thereon from being used for a Lodge for the Loyal Order of Moose and/or Women of the Moose, except in compliance with By-law No. 2000-119.
2000-103	19.1.511	c) Notwithstanding subsection 8.6.2 (c) and (g) of By-law 79-200, as amended, no person shall use the land on the east side of Oakes Drive, designated TC and numbered 511 on Sheet D5 of Schedule “A” as amended, or erect or use any building or structure thereon for a hotel having a height up to 20 storeys, and none of the provisions of subsection 4.19.1 (a) of By-law 79-200, as amended, shall apply to the extent to require the owner or occupant of such hotel to provide and maintain all of the required parking spaces for the hotel on the same land, except in compliance with By-law No. 2000-103. d) Notwithstanding section 17.1 and subsections 17.2 (b), (f) and (g) of By-law No. 79-200, as amended, no person shall use the land on the north side of Dunn Street, designated P and numbered 511 on Sheet D5 of Schedule “A” as amended, or erect or use any building or structure thereon for a parking garage, except in compliance with By-law 2000-103.
	19.1.512	Repealed by By-law No. 2002-135.
2002-135	19.1.513	Repealed by OMB.
2000-127	19.1.514	None of the provisions of subsection 4.19.1(a), section 4.27.1, section 8.6.1 and subsections 8.6.2 (b), (c), (e), (g), (i) and 17.2 (g) of By-law No. 79-200, as amended, shall apply to prevent the land on the west side of Oakes Drive, through to Stanley Avenue, on the south side of Dunn Street designated TC and numbered 355 and 514 on Sheet D5 of Schedule “A”, as amended, from being used for an existing hotel building comprised of one 15-storey portion and a 5-storey portion, a 5-storey parking structure and one 576 square metre restaurant and none of the provisions of subsections 4.19.1 (a) and 17.2 (g) of By-law No. 79-200, as amended, shall apply to prevent the land on the north side of Dunn Street, through to Dixon Street, on the east

		side of Cleveland Avenue designated P and numbered 514 on Sheets C5 and D5 of Schedule “A”, as amended, from being used for required parking, subject to compliance with By-law No. 2000-127.
2000-128	19.1.515	None of the provisions of subsection 4.19.1 (a), section 8.6.1, subsections 8.6.2 (b), (c), (d), (f), (g), (i) and 17.2(g) of By-law No. 79-200, as amended, shall apply to prevent the land on the east side of Oakes Drive, designated TC and numbered 515 on Sheet D5 of Schedule “A”, as amended, from being used for a hotel tower complex and none of the provisions of subsections 4.19.1 (a) and 17.2 (g) of By-law 79-200, as amended, shall apply to prevent the land on the north side of Dunn Street, through to Dixon Street, on the east side of Cleveland Avenue designated P and numbered 514 and 515 on Sheets C5 and D5 of Schedule “A”, as amended, from being used for required parking, subject to compliance with By-law No. 2000-128.
2000-243	19.1.516	Repealed by By-law No. 2001-169
2000-197	19.1.517	Repealed by By-law No. 2008-51.
2000-197	19.1.518	Repealed by By-law No. 2008-51.2000-229
	19.1.520	None of the provisions of section 8.6.1 of By-law No. 79-200, as amended, shall apply to prevent the land on the north side of Lundy’s Lane, designated TC and numbered 520 on Sheet B4 of Schedule “A”, as amended, or any building or structure thereon from being used for a clinic, office, and equipment rental and repair shop except in compliance with By-law No. 2000-229.
2000-181	19.1.521	Notwithstanding the provisions of section 4.27.1 and subsections 7.11.2 (a), (c), (e), (h) and (m) of By-law No. 79-200, as amended, no person shall use the land on the south side of McLeod Road, designated R5B and numbered 521 on Sheet C5 of Schedule “A”, as amended, or erect or use any building or structure thereon except for an apartment building having up to 12 dwelling units, and except in compliance with By-law No. 2000-181.
2000-182	19.1.522	Repealed by By-law No. 2008-29.
2000-250	19.1.524	No person shall use the land located on the southwest corner of the intersection of Mountain Road and Mewburn Road, designated TC and numbered 524 on Sheet B2 of Schedule "A", as amended, or use any buildings or structures thereon, except in compliance with By-law No. 2000-250.
2000-195	19.1.525	None of the provisions of subsections 8.6.2 (b), (d) and (g) of By-law No. 79-200, as

		amended, shall apply to prevent the land on the southwest corner of Ferry Street and Grey Avenue designated TC and numbered 525 on Sheet C4 of Schedule “A”, as amended, from being used for a 7-storey hotel, except in compliance with By-law No. 2000-195.
2000-196	19.1.526	Repealed by By-law No. 2009-194.
2000-226	19.1.527	Deleted by By-law No. 2012-133.
2000-242	19.1.528	None of the provisions of sections 4.27.1, 11.1.1 and 11.1.2 of By-law 79-200, as amended, shall apply to prevent the land on the east side of Stanley Avenue designated PI and numbered 528 on Sheet C1 of Schedule “A”, as amended from being used for the growing of field crops or the erection of an addition to the existing detached dwelling, a barn, and a storage building thereon, except in compliance with By-law No. 2000-242.
2000-230	19.1.529	Repealed by By-law No. 2001-266 (see19.1.557 &19.1.558).2000-256
	19.1.530	None of the provisions of section 7.7.1 of By-law 79-200, as amended, shall apply to prevent the existing detached dwelling on the land on the south side of Culp Street, designated R2 and numbered 530 on Sheet C5 of Schedule “A” as amended, from being used for the purpose of a tourist home containing not more than three rooms for the tourists, except in compliance with By-law No. 2000-256.
2000-258	19.1.531	None of the provisions contained in sections 12.1 and 12.2 of By-law No. 79-200, as amended, shall apply to prevent the land on the west side of Beechwood Road, designated A and numbered 531 on Sheet A5 of Schedule “A” as amended, from being developed in accordance with the provisions contained in sections 13.1 and 13.2 of By-law No. 79-200, as amended, except in compliance with By-law No. 2000-258.
2001-15	19.1.532	In addition to the provisions contained in section 9.2 of By-law No. 79-200, as amended, no person shall use the land on the east side of Dorchester Road, designated I and numbered 532 on Sheet C4 of Schedule “A”, as amended, or erect or use any building or structure thereon except in compliance with By-law No. 2001-15.
2001-57	19.1.533	Notwithstanding the provisions of Table 1 of subsection 4.19.1(a), subsections 4.27.1(a) and (d), section 8.1.1 and subsections 8.1.2(b), (f), (h) and (i) of By-law No. 79-200, as amended, no person shall use the land on the west side of Montrose Road,

		north of Lundy's Lane, designated NC and numbered 533 on Sheet B4 of Schedule "A", as amended, or erect or use any building or structure thereon for any purpose except for one or more offices, and except in compliance with By-law No. 2001-57.
2000-266	19.1.534	None of the provisions contained within the definition "place of entertainment", and subsection 8.6.2(g) of By-law No. 79-200, as amended, shall apply to prevent the land on the east side of Victoria Avenue, designated TC and numbered 534 on Sheet D3 of Schedule "A", as amended, from being used for a hotel, including a pinball or electronic game machine establishment, having a maximum building height of more than 12 metres, except in compliance with By-law No. 2000-266.
2004-67	19.1.535	None of the provisions of clause (a) of section 4.27.1 and sections 7.8.1 and 7.8.2 of By-law No. 79-200 shall apply to prevent the use of the land on the northwest corner of the intersection of Stanley Avenue and Church's Lane, designated R3 and numbered 535 on Sheet C2 of Schedule "A", or the use of the existing dwelling thereon, for the purpose of not more than four dwelling units, except in compliance with By-law No. 2004-67.
2001-149	19.1.536	Repealed by By-law No. 2002-110.
2001-21	19.1.537	None of the provisions of subsections 4.19.1(a), 8.6.2(b), (g) and (i) and 17.2(g) of By-law No. 79-200, as amended, shall apply to prevent the lands located on the northwesterly side of Ellen Avenue designated TC and numbered 537 on Sheet D4 of Schedule "A", as amended from being used for a motel consisting of one three-storey portion and one five-storey portion and none of the provisions of subsection 17.2(g) of By-law No. 79-200 as amended, shall apply to prevent the land on the southeasterly side of McGrail Avenue, designated P and numbered 537 on Sheet D4 of Schedule "A" as amended, from being used for required parking, except in compliance with By-law No. 2001-21.
2001-50 2015-51	19.1.538	Repealed by By-law No. 2015-51.
2001-54	19.1.539	None of the provisions of sections 7.15.1 and 7.15.2 of By-law No. 79-200, as amended, shall apply to prevent the existing building on the land on the west side of Crysler Avenue, designated R5F and numbered 539 on Sheet D3 of Schedule "A", as amended and in addition thereto, from being used for the purpose of a "Special Residence, Temporary Shelter", except in compliance with By-law No. 2001-54.
2001-75	19.1.540	None of the provisions of section 11.1.1 of By-law No. 79-200, as amended shall apply to prevent the use of the land on the east side of Oakwood Drive, designated PI and

		numbered 540 on Sheets B6 and C6 of Schedule “A”, as amended, or erection or use of any buildings or structure thereon for the uses set out in section 2 of By-law No. 2001-75, except in compliance with By-law No. 2001-75.
2001-85	19.1.541	Repealed by By-law No. 2002-112.
2001-90	19.1.542	Repealed by By-law No. 2002-210.
2001-88	19.1.543	Notwithstanding the provisions of subsection 7.3.2 (b)(ii) of By-law No. 79-200, as amended, no person shall use the land on the south side of Mountain Road extending to the Hydro Haulage Road Trail, designated R1C and numbered 543 on Sheet C2 of Schedule “A”, as amended, or erect or use any buildings or structures thereon, except in compliance with By-law No. 2001-88.
2001-154	19.1.544	Notwithstanding the provisions of section 4.27.1 and subsections 7.5.2(c) and (i) and in addition to the requirements contained in section 7.5.2 of By-law No. 79-200, as amended, no person shall use the land on the east side of Kalar Road, south of Costabile Drive and north of Marcon Street, designated R1E and numbered 544 on Sheet B3 of Schedule “A”, as amended, or erect or use any buildings or structures thereon, except in compliance with By-law No. 2001-154.
2001-154	19.1.545	Notwithstanding the provisions of section 7.9.1 and subsections 7.9.2(b), (d), (e) and 7.9.3 (c)(iii), and in addition to the regulations contained in section 7.9.2 of By-law No. 79-200, as amended, no person shall use the land on the south side of Costabile Drive, designated R4 and numbered 545 on Sheet B3 of Schedule “A”, as amended, or erect or use any buildings or structures thereon except for group dwellings, and except in compliance with By-law No. 2001-154.
2001-224	19.1.546	(e) None of the provisions contained within the definition “lot frontage” of By-law No. 79-200, as amended, shall apply to the land on the northwest corner of Thorold Stone Road and Kalar Road, designated R1D and numbered 546 on Sheet B3 of Schedule “A”, as amended, to prevent the width of a lot, measured along the front lot line, from being more than 3 metres less than the minimum lot frontage required by the provisions of subsection 7.4.2(b)(i) of By-law No. 79-200, as amended, except in compliance with By-law No. 2001-224.
2001-135	19.1.547	None of the provisions of subsection 7.10.2(a) of By-law No. 79-200, as amended, shall apply to prevent the use of the land on the west side of St. Paul Avenue, designated R5A and numbered 547 on Sheet C2 of Schedule “A”, as amended, or the erection or use of any building or structure thereon for an apartment building having

		up to 32 dwelling units, except in compliance with By-law No. 2001-135.
2001-132 2022-106	19.1.548	Repealed by By-law No. 2022-106.
2001-137	19.1.549	None of the provisions of sections 7.3.1 and 7.3.2 of By-law No. 79-200, as amended, shall apply to prevent the existing building situated on the land on the east side of Sinnicks Avenue, designated R1C and numbered 549 on Sheet C2 of Schedule “A”, as amended, from being used as a community building and respite facility, operated by a not-for-profit organization except in compliance with By-law No. 2001-137.
2001-147	19.1.550	None of the provisions of sections 11.2.1 and 11.2.2 of By-law No. 79-200, as amended, shall apply to prevent the existing building situated on the land on the southeast corner of Ferguson Street and Dyson Avenue, designated LI and numbered 550 on Sheet D3 of Schedule “A”, as amended, from being used for a private club, except in compliance with By-law No. 2001-147.
2001-134	19.1.551	Notwithstanding the provisions of subsections 7.1.2 (a), (b), (e) and (i), and in addition to the requirements contained in section 7.1.2 of By-law No. 79-200, as amended, no person shall use the land on the east side of Dorchester Road, north of Mountain Road and south of the CN Railway line, designated R1A and numbered 551 on Sheet C1 of Schedule “A”, as amended, or erect or use any buildings or structures thereon, except in compliance with By-law No. 2001-134.
2001-134 2009-41	19.1.552	Refer to By-law No. 2001-134, as amended by By-law No. 2009-41.
2001-157	19.1.553	Repealed by By-law No. 2007-162.
2001-157	19.1.554	Repealed by By-law No. 2007-162.
2001-157	19.1.555	Repealed by By-law No. 2007-162.
2001-169	19.1.556	Notwithstanding the provisions of section 4.11 and subsections 7.9.2(b), (c), (d), (e), (g) and (m) of By-law No. 79-200, as amended, no person shall use ht eland within the northeast quadrant of Dorchester Road and Highway 420 designated R4 and numbered 556 on Sheet C4 of Schedule “A”, as amended, or erect or use any building or structure for any purpose except for a maximum of 21 townhouse dwelling units with attached garages and except in compliance with By-law No. 2001-169.
2001-266	19.1.557	None of the provisions of Table 1 of subsection 4.19.1(a) and subsections 7.8.2(a)(iii), (c), (d), (e)(ii), (g) and (k) of By-law No. 79-200, as amended, shall apply to prevent the use of the land on the south side of Ash Street through to Murray Street,

		designated R3 and numbered 557 on Sheet C5 of Schedule “A”, as amended, or the erection and use of any buildings or structures thereon for on-street townhouse dwellings except in compliance with By-law No. 2001-266.
2001-266	19.1.558	None of the provisions of subsection 7.11.2(d), (e), (f), (k) and (m) of By-law No. 79-200, as amended, shall apply to prevent the use of the land on the south side of Ash Street through to Murray Street, designated R5B and numbered 558 on Sheet C5 of Schedule “A”, as amended, or the use and conversion of the building which existed prior to the passing of this by-law for an apartment dwelling providing not more than 25 dwelling units or the use of the land and the erection and use of any buildings or structures thereon for on-street townhouse dwellings, except in compliance with By-law No. 2001-266.
2001-213	19.1.560	Repealed by By-law No. 2005-170.
2001-223	19.1.562	None of the provisions of subsections 4.19.1(a) and 8.6.2(i) of By-law No. 79-200, as amended, shall apply to the extent to require the owner or occupant of the hotel on the southeast corner of the intersection of Fallsview Boulevard and Portage Road, designated TC and numbered 512 and 562 on Sheet D5 of Schedule “A”, as amended, to provide and maintain all of the required parking on the same land, except in compliance with By-law No. 2001-223.
2001-218	19.1.563	Notwithstanding sections 8.1.1 and 4.27.1 and subsections 8.1.2(b), (c), (d), (e), (f) and (h) and in addition to the provisions contained in section 8.1.2 of By-law No. 79-200, as amended, no person shall use the land on the northwest corner of the intersection of Drummond Road and Morrison Street, designated NC and numbered 563 on Sheet C3 of Schedule “A”, as amended, or erect or use any building or structure thereon for any purpose except for one or more offices and except in compliance with By-law No. 2001-218.2001-214
	19.1.564	Notwithstanding the provisions of section 12. 1 and subsections 12.2 (a), (b) and (d), and in addition to the provisions contained in section 12.2 of By-law No. 79-200, as amended, no person shall use the land on the west side of Garner Road, south of Lundy's Lane, designated A and numbered 564 on Sheet A5 of Schedule “A”, as amended, or erect or use any buildings or structures thereon for any purpose except a detached dwelling and accessory buildings and structures and, except in compliance with By-law No. 2001-214.
2001-214 2001-214	19.1.565	(a) Notwithstanding the provisions of subsections 12.1 (a) and (c) of By-law No. 79-

		200, as amended, no person shall use the building, which existed prior to the passage of this by-law, for hatching, breeding, raising, keeping or marketing any livestock, on the land on the west side of Garner Road, south of Lundy's Lane, designated A and numbered 565 on Sheet A5 of Schedule “A”, as amended, except in compliance with By-law No. 2001-214. (b) None of the provisions of subsection 12.2 (d) of By-law No. 79-200, as amended, shall apply to prevent the building, which existed prior to the passage of this by-law, on the land on the west side of Garner Road, south of Lundy’s Lane, designated A and numbered 565 on Sheet A5 of Schedule “A”, as amended, from having a minimum north side yard width of 7.5 metres, except in compliance with By-law No. 2001-214.
2001-256	19.1.566	None of the provisions of section 8.8.1 of By-law No. 79-200, as amended, shall apply to prevent one of the dwelling units within the existing three-unit dwelling situated on the land on the south side of McGrail Avenue, designated DTC and numbered 566 on Sheet D4 of Schedule “A”, as amended, from being used as a tourist home containing not more than three rooms for tourists, except in compliance with By-law No. 2001-256.
2001-254	19.1.567	Notwithstanding the provisions of subsection 4.19.1 (c), section 7.9.1 and subsections 7.9.2 (a), (b), (d), (e), (g) and (m) and 7.9.3 (c) (iii) and in addition to the regulations contained in section 7.9.2 of By-law No. 79-200, as amended, no person shall use the land on the west side of Drummond Road designated R4 and numbered 567 on Sheet C4 of Schedule “A”, as amended, or erect or use any building or structure for any purpose except for group dwellings, and except in compliance with By-law No. 2001-254.2001-265
2001-265 2020-98	19.1.568	Repealed by By-law No. 2020-98.
2005-14	19.1.569	None of the provisions of subsection 4.19.1(a), 8.6.2 (b), (c), (e), and (g) of By-law No. 79-200, as amended, shall apply to prevent the use of the land on the northeast corner of Murray Street and Allendale Avenue designated TC and numbered 569 on Sheet D5 of Schedule “A”, as amended, or the erection and use of any building or structure thereon for a 5-storey hotel having a height not exceeding 18 metres and none of the provisions of subsection 4.19.1(a) of By-law No. 79-200, as amended, shall apply to the extent to require the owner or occupant of such hotel to provide and maintain all of the required parking spaces on the same land as the hotel. The owner

		or occupant of such building or structure shall provide and maintain a parking area on the south side of Main Street, through to Murray Street, designated P and numbered 569 on Sheet C5 of Schedule “A”, as amended, containing all of the required parking spaces which cannot be provided on the land designated TC and renumbered 569 and notwithstanding the provisions of Section 17.1 and subsection 17.2 (g) of By-law No. 79-200, as amended, no person shall use the land on the south side of Main Street, through to Murray Street, designated P and numbered 569 on Sheet C5 of Schedule “A”, as amended, for any purpose other than for required parking, in compliance with By-law No. 2005-14.
2002-18	19.1.570	None of the provisions of Table 1 of subsection 4.19.1(a) and section 11.2.1 of By-law No. 79-200, as amended, shall apply to prevent the use of the land on the south-west corner of Swayze Drive and Stanley Avenue, designated LI and numbered 570 on Sheet C1 of Schedule “A”, as amended, or the erection and use of any buildings or structures thereon for a recreational use, except in compliance with By-law No. 2002-18.
2002-46	19.1.571	None of the provisions of section 7.7.1 of By-law No. 79-200, as amended, shall apply to prevent the existing dwelling located on the north side of Culp Street, designated R2 and numbered 571 on Sheets C4 and C5 of Schedule “A”, as amended, from being used as a tourist home containing not more than two rooms for tourists, except in compliance with By-law No. 2002-46.
2002-143	19.1.572	None of the provisions contained within the definition “hotel” and subsections 8.6.2 (b), (c), (d) and (g) of By-law No. 79-200, as amended, shall apply to prevent the use of the land on the north side of Ferry Street, through to Spring Street and Stanley Avenue, designated TC and numbered 75 and 572, in part and designated TC and numbered 572 in part, or the erection or use of any building thereon for a hotel having a height not exceeding 21 metres and up to 6 storeys, except in compliance with By-law No. 2002-143.
2002-63	19.1.573	None of the provisions of section 7.11.1 of By-law No. 79-200, as amended shall apply to prevent the dwelling, which existed prior to the passage of this by-law, on the land on the north side of Dunn Street, designated R5B and numbered 573 on Sheet C5 of Schedule “A”, as amended, from being used as a tourist home containing not more than four rooms for tourists, except in compliance with By-law No. 2002-63.
2002-106	19.1.574	None of the provisions of subsection 4.19.3(a)(ii) and section 7.7.1 of By-law No. 79-

		200, as amended, shall apply to prevent the existing dwelling on the west side of Zimmerman Avenue, designated R2 and numbered 574 on Sheet D3 of Schedule “A”, as amended, from being used as a tourist home containing not more than four rooms for tourists, except in compliance with By-law No. 2002-106.
2002-090	19.1.575	None of the provisions of section 7.7.1 of By-law No. 79-200, as amended, shall apply to prevent the existing dwelling located on the south side of Ellis Street, designated R2 and numbered 575 on Sheet D3 of Schedule “A”, as amended, from being used as a tourist home containing not more than two rooms for tourists, except in compliance with By-law No. 2002-090.
2002-078	19.1.576	None of the provisions of section 11.2.1 of By-law No. 79-200, as amended, shall apply to prevent the use of the land on the east side of Oakwood Drive, north of McLeod Road, designated LI and numbered 576 on Sheets B5 and C5 of Schedule “A”, as amended, or the erection and use of any buildings or structures thereon for a recreational use, except in compliance with By-law No. 2002-078.2002-091
	19.1.577	Notwithstanding the provisions of sections 4.13 and 4.14 and subsection 7.2.2(b) and in addition to the requirements contained in section 7.2.2 of By-law No. 79-200, as amended, no person shall use the land on the south west corner of Cardinal Drive and Mount Carmel Boulevard designated R1B and numbered 577 on Sheet B3 of Schedule “A”, as amended, or erect or use any buildings or structures except in compliance with By-law No. 2002-091.
2002-110	19.1.578	(a) None of the provisions of subsection 4.19.1(a), sections 4.27.1 and 8.6.1 and subsections 8.6.2(b), (c), (d) and (g) of By-law No. 79-200, as amended, shall apply to prevent the use of the land on the west side of Stanley Avenue through to Main Street, designated TC and numbered 578 on Sheet D5 of Schedule “A”, as amended, or the erection and use of any building or structure thereon for a mechanical amusement ride or to require all of the required parking spaces to be provided and maintained on the same land, except in compliance with By-law No. 2002-110 b) Notwithstanding the provisions of subsection 17.2(g) of By-law No. 79-200, as amended, no person shall use the land on the south side of Main Street, through to Murray Street, designated P and numbered 578 on Sheet C5 of Schedule “A”, as amended, for a parking lot, except in compliance with By-law No. 2002-110.
2002-112	19.1.579	None of the provisions of subsection 4.19.1(a), 4.27.1(d), 8.6.2(a), (b), (d) and (g) of By-law No. 79-200, as amended, shall apply to prevent the use of the land on the west

		side of Fallsview Boulevard through to Stanley Avenue designated TC and numbered 579 on Sheet D4 of Schedule “A”, as amended, or the erection or use of any building or structure thereon for a hotel having a height more than 12 metres, but not exceeding 107 metres, as measured from Geodetic Elevation 192 metres or 29 storeys, to require the owner or occupant of such hotel to provide and maintain all of the required parking spaces on the same land as the hotel. Notwithstanding the provisions of subsection 17.2(g) of By-law No. 79-200, as amended, no person shall use the lands on the west side of Fallsview Boulevard designated P and numbered 579 on Sheet D4 of Schedule “A”, as amended, for any purpose except to provide those required parking spaces which cannot be provided on the same lands as the hotel, and all except in compliance with By-law No. 2002-112.
2002-113	19.1.580	Notwithstanding the provisions of section 4.27.1 and subsections 7.5.2(d), (f) and (i), and in addition to the regulations contained in section 7.5.2 of By-law No. 79-200, as amended, no person shall use the land on the west side of Kalar Road, north of Lundy’s Lane, designated R1E and numbered 580 on Sheet B4 of Schedule “A”, as amended, or erect or use any buildings or structures thereon, except in compliance with By-law No. 2002-113.
2002-113	19.1.581	Notwithstanding the provisions of sections 4.27.1 and 7.9.1 and clauses (a), (c), (d) and (e) of section 7.9.2 of By-law No. 79-200, no person shall use the land on the west side of Kalar Road, north of Lundy’s Lane, designated R4 and numbered 581 on Sheet B4 of Schedule “A”, or erect or use any building or structure thereon, except for the purpose of a townhouse dwelling and accessory buildings and accessory structures, and except in compliance with By-law No. 2002-113.
2002-115	19.1.582	None of the provisions of subsection 7.7.2(a)(ii) of By-law No. 79-200, as amended, shall apply to prevent the use of the land on the south side of Delta Drive east of Montrose Road designated R2 and numbered 582 on Sheet B5 of Schedule “A”, as amended, or the erection or use of a semi-detached dwelling thereon, except in compliance with By-law No. 2002-115.
2002-119	19.1.583	Temporary use by-law no longer in effect as of June 18, 2005.
2002-130	19.1.584	In addition to the regulations contained in section 7.3.2 of By-law No. 79-200, as amended, no person shall use the land on the east side of Kalar Road north of Thorold Stone Road, designated R1C, in part and HL, in part and numbered 584 on Sheet B3 of Schedule “A”, as amended, or erect or use any buildings or structures

		thereon, except in compliance with By-law No. 2002-130.
2002-136	19.1.585	None of the provisions of subsection 4.27.1, 8.6.2 (a), (b), (c), (d), (e), (g) and (h) of By-law No. 79-200, as amended, shall apply to prevent the use of the land bounded by Main Street, Stanley Avenue, Dixon Street and Dunn Street designated TC and numbered 585 on Sheet D5 of Schedule “A”, as amended, or the erection or use of any building or structure thereon for a hotel having a height more than 12 metres, but not exceeding 66 metres, or 23 storeys, whichever is less, except in compliance with By-law No. 2002-136.
2002-135	19.1.587	Notwithstanding subsections 8.6.2 (b), (c), (d), (d), (f) and (g) of By-law No. 79-200, as amended, no person shall use the land on the southeast corner of the intersection of Fallsview Boulevard and Portage Road, designated TC and numbered 562 and 587 on Sheet D5 of Schedule “A”, as amended, or erect or use any building or structure thereon except for a hotel having a height of more than 12 metres but not exceeding 117 metres or 36 storeys, whichever is less, and except in compliance with By-law No. 2002-135.
2002-148	19.1.588	Refer to By-law No. 2002-148, as amended by By-law No. 2012-15.
2002-151	19.1.589	None of the provisions of section 7.7.1 of By-law No. 79-200, as amended, shall apply to prevent the land on the south side of Ferguson Street, designated R2 and numbered 589 on Sheet D3 of Schedule “A”, as amended, and a one detached dwelling thereon from being used for the purpose of a Cottage Rental Dwelling, except in compliance with By-law No. 2002-151.
2002-156	19.1.590	Repealed by By-law No. 2023-062.
2002-168	19.1.591	Notwithstanding the provisions of sections 2.29, 4.5, 4.13, 7.3.1 and 7.3.2 of By-law No. 79-200, as amended, no person shall use the land on the north side of Clare Crescent, west of a proposed street, west of Brookfield Avenue, designated R1C and numbered 591 on Sheet C5 of Schedule “A”, as amended, except in compliance with By-law No. 2002-168.2002-168
	19.1.592	Notwithstanding the provisions of subsection 7.3.2(c) of By-law No. 79-200, as amended, no person shall use the land north of Clare Crescent, south of Lundy’s Lane, west of Brookfield Avenue and on the west side of a proposed street, designated R1C and numbered 592 on Sheet C4 of Schedule “A”, as amended, or erect or use any buildings or structures thereon except in compliance with By-law No.

		2002-168.
2002-180	19.1.593	None of the provisions of section 8.2.1 of By-law No. 79-200, as amended, shall apply to prevent the buildings on the land on the west side of Victoria Avenue designated GC and numbered 593 on Sheet D4 of Schedule “A”, as amended, from being used for the purpose of tourist homes, each containing not more than four rooms for tourists, except in compliance with By-law No. 2002-180.
2002-208	19.1.594	Notwithstanding the provisions of section 7.9.1 and clauses (a), (b), (c), (d), (d), (g), (h) and (m) of section 7.9.2 and in addition to the regulations contained in section 7.9.2 of By-law No. 79-200, no person shall use the land on the east side of Ailanthus Avenue designated R4 and numbered 594 on Sheet C4 of Schedule “A”, or erect or use any building or structure thereon for any purpose except for an apartment dwelling, and in compliance with By-law No. 2002-208.
2002-202	19.1.595	None of the provisions of subsections 8.6.2 (b), (c), (d) and (g) of By-law No. 79-200 shall apply to prevent the land on the south side of Robinson Street, designated TC and numbered 595 on Sheets D4 and D5 of Schedule “A” from being used or the erection or use of any building or structure thereon for a hotel having a height of more than 12 metres, except in compliance with By-law No. 2002-202.
2002-113	19.1.596	None of the provisions of section 4.12 and subsection 8.7.2(c) of By-law No. 79-200, as amended, shall apply to prevent a trailer camp site from being provided and maintained on the land on the north side of Lundy’s Lane, designated CE and numbered 596 on Sheet B4 of Schedule “A”, as amended, except in compliance with By-law No. 2002-113.
2002-209	19.1.597	None of the provisions of clause (a) of section 4.19.1 and clause (j) of section 9.2 of By-law No. 79-200, shall apply to prevent the use of the land on the northeast side of Main Street, south of Lundy’s Lane designated I and numbered 597 on Sheet C5 of Schedule “A”, as amended, or the erection or use of any buildings or structures thereon for the purpose of a place of worship and a parish hall, except in compliance with By-law No. 2002-209.
2002-210	19.1.599	(a) None of the provisions of clause (a) of sections 4.27.1, and clauses (b), (c), (d), (e), (g) and (i) of section 8.6.2 of By-law No. 79-200, shall apply to prevent the land on the northeast corner of Fallsview Boulevard and Portage Road, designated TC and numbered 599 on Sheet D5 of Schedule “A”, from being used or the erection or use of any building or structure thereon for the purpose of a hotel having a height of more

		than 12 metres or to require the owner or occupant of such hotel to provide and maintain all of the required parking on the same land as the hotel, except in compliance with By-law No. 2002-210. (b) Notwithstanding the provisions of section 17.1 and clauses (b), (d), (e), (f) and (g) of section 17.2 of By-law No. 79-200, no person shall use the land on the north side of Portage Road, designated P and numbered 599 on Sheet D5 of Schedule "A", or erect or use any building or structure thereon, except for the purpose of a parking structure containing all of the required parking spaces that cannot be provided on the land on the northeast corner of Fallsview Boulevard and Portage Road, designated TC and numbered 599 and except in compliance with By-law No. 2002-210.
2002-216	19.1.600	Temporary use by-law no longer in effect as of November 25, 2005.
2003-123	19.1.601	Notwithstanding the provisions of sections 2.20, 5.5 and 7.3.1 of By-law No. 79-200, no person shall use the land on the north side of Main Street, through to Bridgewater Street, designated R1C and numbered 601 on Sheet E6 of Schedule "A" or use a detached dwelling thereon, for the purpose of a tourist home containing not more than two bedrooms for tourists, except in compliance with By-law No. 2003-123.
2003-06	19.1.602	Notwithstanding the provisions of sections 4.27.1 and 9.1, clauses (a), (b), (c), (d), (f) and (i) of section 9.2 and in addition to the regulations contained in section 9.2 of By-law No. 79-200, no person shall use the land on the north side of McLeod Road, east of Garner Road, designated I and numbered 602 on Sheets B5 and B6 of Schedule "A", or erect or use any building or structure thereon for any purpose except for a "Special Residence -Emergency and Temporary Care" and except in compliance with By-law No. 2003-06.
2003-09	19.1.603	Temporary use by-law no longer in effect as of January 12, 2006.
2003-37	19.1.604	Repealed by By-law No. 2005-104.
2003-38	19.1.605	Notwithstanding the provisions of section 8.4.1 and clauses (a), (c), (d), (e), (g), (i), and (j) of section 8.4.2 and in addition to the regulations contained in Table 1 of clause (a) and section 4.19.1 and section 8.4.2 of By-law No. 79-200, no person shall use the land on the south side of Morrison Street designated SC and numbered 605 on Sheets B3, B4, C3 and C4 of Schedule "A", or erect or use any buildings or structures thereon for any purpose except for free-standing or multiple groupings of retail stores and accessory uses and except in compliance with By-law No. 2003-38.

2003-07	19.1.606	None of the provisions of section 4.27.1 of By-law No. 79-200 shall apply to prevent the use of the land on the north side of McLeod Road, east of Garner Road, designated R1E and numbered 606 on Sheets B5 and B6 of Schedule “A”, or the erection or use of any building or structure thereon for the purpose of a detached dwelling, accessory buildings and accessory structures, except in compliance with By-law No. 2003-07.
2003-34	19.1.607	None of the provisions of section 7.15.1 and 7.15.2 of By-law No. 79-200, shall apply to prevent the land on the south side of Huron Street, designated R5F and numbered 607 on Sheet D3 of Schedule “A”, from being used for the purpose of the detached dwelling and the accessory structure that exist on the date on which this by-law is passed, except in compliance with By-law No. 2003 -34.
2003-36	19.1.608	Repealed by By-law No. 2003-95.
2003-61	19.1.609	Temporary use by-law no longer in effect as of March 31, 2006.
2003-61	19.1.610	Temporary use by-law no longer in effect as of March 31, 2006.
2003-462004-159	19.1.611	(a) None of the provisions of section 8.6.1 of By-law No. 79-200 shall apply to prevent the use of the land on the south side of Marineland Parkway, designated TC and numbered 611 on Sheets D5 and D6 of Schedule “A” or the erection or use of any buildings or structures thereon for the purpose of a golf clubhouse for the lands designated OS and numbered 611 in part, and OS (H) and numbered 611 in part, and except in compliance with By-law No. 2003-46. (b) Notwithstanding the provisions of sections 14.1 and 14.2 of By-law No. 79-200, no person shall use the land on the east side of Drummond Road, through to Ramsay Road and Dorchester Road, designated OS and numbered 611 in part, and OS (H) and numbered 611 in part, on Sheets D6, C6 and C7 of Schedule “A”, or erect or use any buildings or structures thereon for any purpose except for a golf course and accessory uses and accessory buildings and structures, and except in compliance with By-law No. 2003-46.
2003-46	19.1.612	None of the provisions of sections 14.1 and 14.2 of By-law No. 79-200 shall apply to prevent the use of the land on the east side of Drummond Road, through to Ramsay Road and Dorchester Road, designated OS and numbered 612 on Sheets C6 and C7 of Schedule “A”, or the erection or use of any buildings or structures thereon for the purpose of the uses listed in section 11.2.1 of By-law No. 79-200, save and except for

		those uses in clauses (h), (j), (o), (t) and (u) of section 11.2.1 of By-law No. 79-200, and except in compliance with the regulations in section 11.2.2 of By-law No. 79-200 and except in compliance with By-law No. 2003-46.
2003-75	19.1.613	Notwithstanding the provisions of section 4.17.1 and clause (d) of 4.27.1 and in addition to the regulations contained in Section 8.2.2 of By-law 79-200, no person shall use the land on the north side of Thorold Stone Road, east of Portage Road, designated GC and numbered 613 on Sheet C3 of Schedule “A”, or erect any buildings or structure thereon for any purpose, except in compliance with By-law No. 2003-75.
2003-62	19.1.614	None of the provisions of section 7.4.1 of By-law No. 79-200 shall apply to prevent the use of the land on the east side of Montrose Road, designated R1D and numbered 614 on Sheet B5 of Schedule “A”, or the erection or use of any building or structure thereon for the purpose of a duplex dwelling or to prevent not more than one of the dwelling units in the duplex dwelling from being used for the purpose of a tourist home containing not more that three bedrooms for tourists, except in compliance with By-law No. 2003-62.
2004-126	19.1.616	Repealed by By-law No. 2007-195.
2003-88	19.1.617	Repealed by By-law No. 2012-100.
2003-78	19.1.618	(a) Notwithstanding the provisions of clause (d) of section 7.3.2 of By-law No. 79-200, no person shall use the land at the southwest end of Lyon’s Parkway, east of Ort Road, designated R1C and numbered 618 on Sheet D7 of Schedule "A", or erect or use any building or structure thereon except in compliance with By-law No. 2003-78. (b) None of the provisions of section 7.3.1 of By-law No. 79-200 shall apply to prevent the use of the land at the southwest end of Lyon’s Parkway, east of Ort Road, designated R1C and numbered 618 on Sheet D7 of Schedule “A”, or the use of a detached dwelling thereon for the purpose of a tourist home containing not more than two bedrooms for tourists, except in compliance with By-law No. 2003-78.
2003-95	19.1.619	(a) None of the provisions of section 11.2.1 of By-law No. 79-200 shall apply to prevent the use of the land on the southeast corner of McLeod Road and Kalar Road, designated LI and numbered 619 on Sheets B5 and B6 of Schedule “A”, or the erection or use of any buildings or structures thereon for the purpose of one convenience store, one coffee shop, one personal service shop and one retail store, except in compliance with By-law No. 2003-95.

		(b) Notwithstanding the provisions of clause (f) of section 11.2.2 of By-law No. 79-200 no person shall use the land on the southeast corner of McLeod Road and Kalar Road, designated LI and numbered 619 on Sheets B5 and B6 of Schedule “A”, or erect or use any buildings or structures thereon, except in compliance with By-law No. 2003-95.
2003-98	19.1.620	None of the provisions of section 7.7.1 of By-law No. 79-200 shall apply to prevent the use of the land on the northwest corner of Second Avenue and Maple Street, designated R2 and numbered 620 on Sheet D3 of Schedule “A”, or the use of a detached dwelling thereon, for the purpose of a tourist home containing not more than three bedrooms for tourists, except in compliance with By-law No. 2003-98.
2003-102	19.1.621	None of the provisions of clause (a) of section 4.19.3 and section 7.5.1 of By-law No. 79-200 shall apply to prevent the use of the land on the northeast corner of Murray Street and Pinegrove Avenue, designated R1E and numbered 621 on Sheet C5 of Schedule “A”, or the use of a detached dwelling thereon, for the purpose of a tourist home containing not more than three bedrooms for tourists, except in compliance with By-law No. 2003-102.
2003-121	19.1.622	(a) None of the provisions of section 8.2.1 of By-law No. 79-200 shall apply to prevent the use of the land on the east side of Portage Road, designated GC and numbered 622 on Sheet C3 of Schedule “A”, or the erection or use of any buildings or structures thereon for the purpose of a retirement home, except in compliance with By-law No. 2003-121. (b) Notwithstanding the provisions of Table 1 of clause (a) of section 4.19.1 and clauses (a), (b), (c), (d), (g) and (i) of section 8.2.2 of By-law No. 79-200, no person shall use the land on the east side of Portage Road, designated GC and numbered 622 on Sheet C3 of Schedule “A”, or erect or use any buildings or structures thereon for the purpose of a retirement home, except in compliance with By-law No. 2003-121.
2003-116	19.1.623	Notwithstanding the provisions of subclause (iii) of clause (d) of section 12.1 and clause (a) of section 12.2 of By-law No. 79-200, no person shall use the land on the east side of Beechwood Road, south of Thorold Stone Road, shown hatched and designated A and numbered 623 on Sheet A3 of Schedule “A”, or erect or use any building or structure thereon, except in compliance with By-law No. 2003-116.
2003-116	19.1.624	Notwithstanding the provisions of clause (a) of section 12.2 of By-law No. 79-200, no person shall use the land on the east side of Beechwood Road, south of Thorold

		Stone Road, shown hatched and designated A and numbered 624 on Sheet A3 of Schedule “A”, or erect or use any building or structure thereon, except in compliance with By-law No. 2003-116.
2003-156	19.1.627	Notwithstanding the provisions of sections 4.27.1 and 7.11.1 and clauses (a), (b), (c), (d), (e), (g), (h), (j) and (m) of section 7.11.2 of By-law No. 79-200, no person shall use the land on the east side of Drummond Road, designated R5B and numbered 627 on Sheet C5 of Schedule “A”, or erect or use any buildings or structures thereon, except for the purpose of two, three-storey apartment dwellings, one of which may contain commercial uses permitted by section 8.1.1 of By-law No. 79-200, except in compliance with By-law No. 2003-156.
2003-130	19.1.628	Notwithstanding the provisions of Table 1 of clause (a) of section 4.19.1, section 7.7.1 and clauses (a), (b), (d), (e), (f), (g) and (k) of section 7.7.2 of By-law No.79-200, no person shall use the land on the southwest corner of Terrace Avenue and Elgin Street, designated R2 and numbered 628 on Sheet D3 of Schedule “A”, or erect or use any buildings or structures thereon, except for the purpose of an inn, which may include a spa and except in compliance with By-law No. 2003-130.
2003-132	19.1.629	Notwithstanding the provisions of section 4.27.1 and clauses (a), (b), (c), (d), (e) and (f) of section 8.1.2 of By-law No. 79-200, no person shall use the land on the northwest corner of Drummond Road and Taylor Street, designated NC and numbered 629 on Sheet C5 of Schedule “A”, or erect or use any buildings or structures thereon, except the building existing on the date this by-law is passed and one additional building, and except in compliance with By-law No. 2003-132.
2003-131	19.1.630	Notwithstanding the provisions of clauses (a), (b), (c), (h) and (m) of section 7.11.2 of By-law No. 79-200, no person shall use the land on the west side of Montrose Road, south of Thorold Stone Road, designated R5B and numbered 630 on Sheet B3 of Schedule “A”, or erect or use any buildings or structures thereon, except in compliance with By-law No. 2003-131.
2003-163	19.1.631	None of the provisions of clauses (f) and (g) of section 8.6.2 of By-law No. 79-200 shall apply to prevent the use of the land on the west side of Victoria Avenue, designated TC and numbered 631 on Sheet D4 of Schedule “A”, or the erection or use of any buildings or structures thereon, except in compliance with By-law No. 2003-163.2003-180. As amended by OMB order
	19.1.632	Notwithstanding the provisions of section 14.1 of By-law No. 79-200, no person shall

		use the land on the north and south sides of Roberts Street, east of Stanley Avenue, designated OS and numbered 632 on Sheet D4 of Schedule “A”, or erect or use any buildings or structures thereon for any purpose, except in compliance with By-law No. 2003-180.
2003-143	19.1.633	Notwithstanding the provisions contained within the definition “townhouse dwelling”, and notwithstanding the provisions contained within the definition “group dwellings”, and notwithstanding section 7.9.1, clauses (a), (c), (d), (e), (g) and (m) of section 7.9.2 and clause (a) and subclause (iii) of clause (c) of section 7.9.3 of By-law No. 79-200, no person shall use the land on the east side of Mears Crescent, designated R4 and numbered 633 on Sheet E6 of Schedule “A”, or erect or use any buildings or structures thereon, except for the purpose of group dwellings, accessory buildings and accessory structures, and except in compliance with By-law No. 2003-143.
2003-159	19.1.634	None of the provisions of sections 8.8.1 and 8.8.2 of By-law No. 79-200 shall apply to prevent the land on the southwest corner of Slater Avenue and North Street, designated DTC and numbered 634 on Sheet D4 of Schedule “A”, or the use of the existing building situated thereon, for the purpose of a contractor’s or tradesman’s shop, except in compliance with By-law No. 2003-159.
2003-1642018-89	19.1.635	(a) None of the provisions of clause (a) of section 4.19.1 of By-law No. 79-200 and clause (c) of section 2 and clause (c) of section 3 of By-law No. 99-104, shall apply to the extent to require all of the required parking spaces for all of the permitted uses and buildings and structures on the east side of Victoria Avenue, designated TC and numbered 635 on Sheet D4 of Schedule “A”, to be provided and maintained on the same land or on the land on the east side of Victoria Avenue, through to Clark Avenue, designated TC and numbered 478, except in compliance with By-law No. 2003-164; (b) None of the provisions of clause (a) of section 4.19.1 of By-law No. 79-200, shall apply to the extent to require all of the required parking spaces for all of the permitted uses and the buildings and structures on the east side of Victoria Avenue through to Clark Avenue, designated TC and numbered 635 on Sheet D4 of Schedule “A”, to be provided and maintained on the same land, except in compliance with By-law No. 2003-164; (c) None of the provisions of clause (a) of section 4.19.1 of By-law No. 79-200, shall apply to the extent to require all of the required parking spaces for all of the permitted uses and the buildings and structures on the southwest corner of Fallsview Boulevard

		and Dixon Street, through to Main Street, designated TC and numbered 635 on Sheet D5 of Schedule “A”, to be provided and maintained on the same land, except in compliance with By-law No. 2003-164; (d) None of the provisions of clause (a) of section 4.19.1 of By-law No. 79-200 and clause (a) of section 2 of By-law No. 2001-223, shall apply to the extent to require all of the required parking spaces for all of the permitted uses and the buildings and structures on the southeast corner of Fallsview Boulevard and Portage Road, designated TC and numbered 635 on Sheet D5 of Schedule “A”, to be provided and maintained on the same land or on the land on the north side of Dunn Street designated P and numbered 562, except in compliance with By-law No. 2003-164; (e) None of the provisions of clause (a) of section 4.19.1 of By-law No. 79-200 and clause (c) of section 2 of By-law No. 2000-103, shall apply to the extent to require all of the required parking spaces for all of the permitted uses and the buildings and structures on the east side of Fallsview Boulevard, designated TC and numbered 635 on Sheet D5 of Schedule “A”, to be provided and maintained on the same land or on the land on the southeast corner of Fallsview Boulevard and Portage Road, designated TC and numbered 512 or on the land on the north side of Dunn Street, designated P and numbered 511, except in compliance with By-law No. 2003-164; (f) None of the provisions of clause (a) of section 4.19.1 of By-law No. 79-200, shall apply to the extent to require all of the required parking spaces for all of the permitted uses and the buildings and structures on the land on the east side of Fallsview Boulevard, designated TC and numbered 635 on Sheet D5 of Schedule “A”, to be provided and maintained on the same land, except in compliance with By-law No. 2003-164; (g) None of the provisions of clause (a) of section 4.19.1 of By-law No. 79-200 shall apply to the extent to require all of the required parking spaces for all of the permitted uses and buildings and structures on the land on the north side of Dunn Street, designated P and numbered 635, on Sheet D5 of Schedule “A”, to be provided and maintained on the land on the north side of Dunn Street, designated P and numbered 635, on Sheet D5 of Schedule “A”, except in compliance with By-law No. 2003-16; and (h) Notwithstanding the provisions of section 17.1 and 17.2 of By-law No. 79-200, no person shall use the land on the south side of Dunn Street, designated P and numbered 635 on Sheet C5 of Schedule “A”, or erect or use any buildings or structures thereon except for the purpose of a satellite parking lot and an accessory

		administration/security/employee building, except in compliance with By-law No. 2003-164.
2003-157	19.1.636	None of the provisions of section 7.7.1 of By-law No. 79-200 shall apply to prevent the use of the land on the north side of Simcoe Street, west of Victoria Avenue, designated R2 and numbered 636 on Sheet D4 of Schedule “A”, or the use of a detached dwelling thereon, for the purpose of a tourist home containing not more than three bedrooms for tourists, except in compliance with By-law No. 2003-157.
2003-169	19.1.637	None of the provisions of clause (a) of section 4.19.1, section 8.6.1 and clause (i) of section 8.6.2 of By-law No. 79-200 shall apply to prevent the use of the land on the northwest corner of Fallsview Boulevard and Robinson Street, designated TC and numbered 637 on Sheet D4 of Schedule “A”, or the use of the existing building situated thereon, for the purpose of a tattoo studio, except in compliance with By-law No. 2003-169.
2003-186	19.1.638	None of the provisions of clause 19.1.31 of Section 19 of By-law No. 79-200 shall apply to prevent the use of the land on the west side of Earl Thomas Avenue, designated LI and numbered 638 on Sheet C6 of Schedule “A”, or the use of a building thereon, for the purpose of a used car lot, except in compliance with By-law No. 2003-186.
2004-90	19.1.639	None of the provisions of section 12.1 of By-law No. 79-200 shall apply to prevent the use of the land on the north side of Lundy’s Lane, designated A and numbered 639 on Sheet A5 of Schedule “A”, or the use of a detached dwelling thereon, for the purpose of a tourist home containing not more than four bedrooms for tourists, except in compliance with By-law No. 2004-90.
2003-191	19.1.640	None of the provisions of clause (d) of section 4.13 and clauses (a), (b), (e) and (h) of section 7.8.2 of By-law No. 79-200 shall apply to prevent the use of the land on the south side of Ellis Street, designated R3 and numbered 640 on Sheet D3 of Schedule “A”, or the existing dwelling thereon, for the purpose of a triplex dwelling and the existing accessory building thereon, for the purpose of a private garage, except in compliance with By-law No. 2003-191.
2003-198	19.1.641	None of the provisions of section 8.1.1 of By-law No. 79-200 shall apply to prevent the use of the land on the north side of Thorold Stone Road, designated NC and numbered 641 on Sheet C3 of Schedule “A”, or the use of any building or structure thereon, for the purpose of a day nursery, except in compliance with By-law No. 2003-

		198.
2003-203	19.1.642	Notwithstanding the provisions of section 11.2.1 and clauses (b), (c), (d), (e), (f) and (j) of section 11.2.2 of By-law No. 79-200, no person shall use the land at the northwest corner of Stanley Avenue and Fruitbelt Parkway, designated LI and numbered 642 on Sheet C1 of Schedule “A”, or erect or use any buildings or structures thereon, for the purpose of a waste vehicle storage compound, except in compliance with By-law No. 2003-203.
2004-112 2015-56	19.1.643	Repealed by By-law No. 2015-56.
2003-204 2020-06	19.1.644	Repealed by By-law No. 2020-06.
2004-17	19.1.645	None of the provisions contained within the definition “hotel”, and clause (a) of section 4.27.1 and clauses (a), (b), (c), (d) and (g) of section 8.6.2 of By-law No. 79-200 shall apply to prevent the use of the land on the east side of Stanley Avenue, through to Fallsview Boulevard and Robinson Street, designated TC and numbered 645 on Sheets D4 and D5 of Schedule “A”, or the erection or use of any buildings or structures thereon for the purpose of a hotel, having building heights greater than 12 metres, except in compliance with By-law No. 2004-17.
2004-34	19.1.646	None of the provisions of sections 2.31, 2.56.1, 2.56.2, 4.11 and 4.27.1, clauses (a), (b) and (c) of section 7.9.1 and sections 7.9.2 and 7.9.3 of By-law No. 79-200 shall apply to prevent the use of the land on the east side of Kalar Road, north of Costabile Drive, designated R4 and numbered 646 on Sheet B3 of Schedule “A”, or the erection or use of any buildings or structures thereon for the purpose of a maximum of 6 semi-detached dwellings and a detached dwelling, except in compliance with By-law No. 2004-34.
2004-46	19.1.647	Notwithstanding the provisions of section 14.1 and clause (a) and subclauses (b)(i), (iii), (iv), (vi), (viii) and (ix) of section 14.2 of By-law No. 79-200, no person shall use the land on the west side of Garner Road, through to Beechwood Road, designated OS and numbered 647 on Sheet A5 of Schedule “A”, or erect or use any buildings or structures thereon for any purpose except for a golf course, golf driving range and accessory uses and accessory buildings or structures, and except in compliance with By-law No. 2004-46.
2004-46	19.1.648	None of the provisions of section 12.1 and clauses (a), (b) and (d) of section 12.2 of By-law No. 79-200 shall apply to prevent the use of the land on the west side of

		Garner Road, designated A and numbered 648 on Sheet A5 of Schedule “A”, or the use of a detached dwelling thereon for the purpose of a cottage rental dwelling, except in compliance with By-law No. 2004-46.
2004-46	19.1.649	None of the provisions of section 12.1 of By-law No. 79-200 shall apply to prevent the use of the land on the west side of Garner Road, designated A and numbered 649 on Sheet A5 of Schedule “A”, or the use of a detached dwelling thereon for the purpose of a cottage rental dwelling, except in compliance with By-law No. 2004-46.
2004-45	19.1.651	Notwithstanding the provisions of clause (i) of section 7.5.2 and in addition to the regulations contained in section 7.5.2 of By-law No. 79-200, no person shall use the land on the south side of Feren Drive, west of Kalar Road and north of Lundy’s Lane, designated R1E and numbered 651 on Sheet B4 of Schedule “A”, or erect or use any buildings or structures thereon, except in compliance with By-law No. 2004-45.
2004-45	19.1.652	Notwithstanding the provisions of clauses (a), (b), (c), (g) and (i) of section 7.5.2 and in addition to the regulations contained in section 7.5.2 of By-law No. 79-200, no person shall use the land south of Feren Drive, west of Kalar Road and north of Lundy’s Lane, designated R1E and numbered 652 on Sheet B4 of Schedule “A”, or erect or use any buildings or structures thereon, except in compliance with By-law No. 2004-45.
2005-93	19.1.653	Notwithstanding the provisions of sections 2.22, 2.31 and 8.4.1 and clauses (b), (i) and (j) of section 8.4.2 and in addition to the regulations contained in Table 1 of clause (a) of section 4.19.1 and the remaining clauses of section 8.4.2 of By-law No. 79-200, no person shall use the land on the northwest corner of McLeod Road and Montrose Road designated SC and numbered 653 on Sheet B5 of Schedule “A”, or erect or use any building or structure thereon for any purpose except one warehouse membership club, one supermarket, and one or more of the following uses: commercial services, community building, recreational uses, restaurant and retail store, excluding a department store, and except in compliance with By-law No. 2005-93.
2005-198 2012-42 2017-58 2018-75	19.1.654	Refer to By-law No. 2018-75.
2005-198 2018-75	19.1.655	Refer to By-law No. 2018-75.
2004-84	19.1.656	None of the provisions of section 7.16.1 and clause (a) of section 7.16.2 of By-law No. 79-200 shall apply to prevent the use of the land on the southwest corner of Drummond Road and Barker Street, designated TRM and numbered 656 on Sheet C4

		of Schedule “A”, or the use of the existing building thereon, for the purposes of not more than two offices and one dwelling unit, except in compliance with By-law No. 2004-84.2004-72
	19.1.657	Notwithstanding the provisions of section 4.17.1, clause (d) of section 4.27.1 and clauses (a), (b), (c), (d), (e), (f), (g) and (m) of section 7.11.2 of By-law No.79-200, no person shall use the land on the northwest corner of Main Street and Oliver Street, designated R5B and numbered 657 on Sheet E6 on Schedule “A” or erect or use any buildings or structures thereon, except in compliance with By-law No. 2004-72.
2004-73 2020-45	19.1.658	Repealed by By-law No. 2020-45.
2004-81	19.1.659	None of the provisions of section 7.7.1 of By-law 79-200 shall apply to prevent the use of the land on the south side of Maitland Street, west of Leonard Street, designated R2 and numbered 659 on Sheet C4 of Schedule “A”, or the use of a detached dwelling thereon, for the purpose of a tourist home containing not more than three bedrooms for tourists, except in compliance with By-law No. 2004-81.
2004-82	19.1.660	None of the provisions of sections 4.27.1 and 8.9.1 and clauses (e), (f), (g), (h) and (i) of section 8.9.3 of By-law No. 79-200 shall apply to prevent the use of the land on the southeast corner of Thorold Stone Road and Dorchester Road, designated AS and numbered 660 on Sheet C3 of Schedule “A”, or the erection or use of any buildings or structures thereon for the purposes of a gasoline bar and an accessory retail store, except in compliance with By-law No. 2004-82.
2004-96	19.1.661	Notwithstanding the provisions of section 4.27.1 and clauses (a), (b), (c), (d), (e), (h) and (m) of section 7.10.2 of By-law No. 79-200, no person shall use the land on the east side of Dorchester Road, designated R5A and numbered 661 on Sheet C5 of Schedule “A”, or erect or use any buildings or structures thereon for the purpose of an apartment dwelling, except in compliance with By-law No. 2004-96.
2006-106	19.1.662	None of the provisions of clause (c) of section 10.5 of By-law No. 79-200 shall apply to prevent the use of the land on the southwest corner of Montrose Road and Chippawa Creek Road, designated PI and numbered 662 on Sheet B7 of Schedule “A”, or the use of a building thereon for the purpose of a hotel and a body-rub parlour, except in compliance with By-law No. 2006-106.
2004-117	19.1.663	Temporary use by-law no longer in effect as of June 13, 2006.
2004-133	19.1.664	None of the provisions of sections 12.1 and 12.2 of By-law No. 79-200 shall apply to prevent the use of the land on the east side of Garner Road, designated A and

		numbered 664 on Sheets A3 and A4 of Schedule “A”, or the erection or use of any buildings or structures thereon, in accordance with the provisions contained in section 13.1 and 13.2 of By-law No. 79-200, save and except for subclause (b)(i) of section 13.2 of By-law No. 79-200, except in compliance with By-law No. 2004-133.
2004-123	19.1.665	Notwithstanding the provisions of section 4.17.1 , Table 1 of clause (a) of section 4.19.1, section 11.3.1 and clauses (a), (b), (c), (d), (f), (g), (h), (i), (j) and (m) of section 11.3.2 of By-law No.79-200, no person shall use the land on the east side of Sinnicks Avenue, designated GI and numbered 665 on Sheet C3 of Schedule “A”, or erect or use any building or structure thereon, except for the purpose of an indoor recreational facility and except in compliance with By-law No. 2004-123.
2004-137	19.1.666	None of the provisions of clause (a) of section 4.27.1 and subclauses (b)(i), (b)(ii), (b)(iii), (b)(iv) and (b)(vii) of section 14.2 of By-law No. 79-200 shall apply to prevent the use of the land on the west side of Kalar Road, designated OS and numbered 666 on Sheet B5 of Schedule "A", or the erection or use of any building or structure thereon, for the purpose of indoor soccer, other similar recreational uses and ancillary uses, except in compliance with By-law No. 2004-137.
2004-216	19.1.667	(a) None of the provisions contained within the definition “hotel” of By-law No. 79-200 shall apply to prevent the use of the land on the northeast corner of Stanley Avenue and Forsythe Street, designated TC and numbered 667 on Sheet D4 of Schedule “A”, or the erection or use of any building or structure thereon for the purpose of a hotel, which does not provide a public dining room except in compliance with By-law No. 2004-216.(b) Notwithstanding the provisions of section 4.27.1 and clauses (a), (b), (c), (d), (e), and (g) of section 8.6.2 of By-law No. 79-200, no person shall use the land on the northeast corner of Stanley Avenue and Forsythe Street, designated TC and numbered 667 on Sheet D4 of Schedule "A", or erect or use any building or structure thereon, having a building height greater than 12 metres, except in compliance with By-law No. 2004-216.
2004-136	19.1.668	Notwithstanding the provisions of section 8.2.1. of By-law No. 79-200, no person shall use the land on the north side of Virginia Street, designated GC and numbered 668 on Sheet C3 of Schedule "A", or erect or use any buildings or structures thereon, except for the purposes of a dwelling unit which may be located on the ground floor and those uses listed in clauses (c), (h), (j), (l), (v), (x), (y), (bb), (hh) and (ii) of section 8.2.1 of By-law No. 79-200, and except in compliance with By-law No. 2004-136.

2004-132	19.1.669	Repealed by By-law No. 2016-35.
2005-54	19.1.670	Notwithstanding the provisions of sections 2.44, 4.13 and 7.9.1 and clauses (a), (b), (c), (d), (e), (g) and (m) of section 7.9.2 of By-law No. 79-200, no person shall use the land on the north and west sides of Stanton Avenue, designated R4 and numbered 670 on Sheet D3 of Schedule "A", or erect or use any building or structure thereon, except for the purposes of an apartment dwelling and an accessory building, and except in compliance with By-law No. 2005-54.
2004-191 2005-136	19.1.671	(a) None of the provisions of section 11.2.1 of By-law No. 79-200 shall apply to prevent the use of the land on the north side of Thorold Stone Road and west side of Stanley Avenue, designated LI and numbered 671 on Sheets C2 and C3 of Schedule “A”, or the erection or use of any building or structure thereon, except in compliance with By-law No. 2004-191. (b) Notwithstanding the provisions of clause (g) of section 11.2.2 of By-law No. 79-200, no person shall use the land on the north side of Thorold Stone Road and west side of Stanley Avenue, designated LI and numbered 671 on Sheets C2 and C3 of Schedule “A”, or erect or use any building or structure thereon, except in compliance with By-law No. 2004-191.
2004-163	19.1.672	Notwithstanding the provisions of section 11.2.1 and clause (j) of section 11.2.2 of By-law No. 79-200, no person shall use the land on the east side of Kinsmen Court designated LI and numbered 672 on Sheet B5 of Schedule “A”, or erect or use any building or structure thereon for the purposes of a warehouse, which may include a retail store and a museum as accessory uses, except in compliance with By-law No. 2004-163.
2005-131 2009-03	19.1.674	Notwithstanding the provisions of Table 1 of clause (a) and clause (c) of section 4.19.1, and sections 7.9.1, 7.9.2 and 7.9.3 of By-law No. 79-200, no person shall use the land on the east side of Montrose Road, designated R4 and numbered 674 on Sheet B2 of Schedule “A”, or erect or use any building or structure thereon, except for the purpose of 75 townhouse dwelling units, with each townhouse dwelling containing no more than 8 dwelling units, and except in compliance with By-law No. 2005-131.
2004-158	19.1.675	None of the provisions of section 7.15.1 and 7.15.2 of By-law No. 79-200, shall apply to prevent the use of the land on the northwest corner of Morrison Street and Ontario Avenue, designated R5F and numbered 675 on Sheet D3 of Schedule “A”, or the use of the two buildings existing thereon, on the date on which By-law No. 2004-158 is

		passed, for the purpose of one 2-unit dwelling and one 3-unit dwelling, except in compliance with By-law No. 2004 -158.
2004-157	19.1.676	No person shall use the land on the west side of Garner Road, north of Lundy's Lane, designated EPA and numbered 676 on Sheet A4 of Schedule "A", for any purpose, or permit any building or structure to be erected on the land or permit any soil, sand, gravel, rubbish or other similar material to be placed or dumped, or remove any soil or regrade any of the land, except for public services including walkways, except in compliance with By-law No. 2004-157.
2004-157	19.1.677	None of the provisions of sections 4.13, 4.14 and 7.5.2 of By-law No. 79-200, shall apply to permit a person to erect or use any building or structure, save and except for a fence, on the land on the west side of Garner Road, north of Lundy's Lane, designated R1E and numbered 677 on Sheet A4 of Schedule "A", except in compliance with By-law No. 2004-157.
2004-183	19.1.678	Repealed by By-law No. 2008-13.
2004-192	19.1.679	Notwithstanding the provisions of sections 4.19.1, 4.27.1 and 8.6.1 and clause (i) of section 8.6.2 of By-law No. 79-200, no person shall use the land on the southeast corner of Stanley Avenue and Spring Street, designated TC and numbered 679 on Sheet D4 of Schedule "A", or use the existing building thereon, for the purpose of a tattoo studio or retail store on the first floor and one accessory dwelling unit on the second floor, except in compliance with By-law No. 2004-192.
2004-187	19.1.680	Temporary use by-law no longer in effect as of October 18, 2007.
2004-209	19.1.683	None of the provisions of clause (h) of section 8.1.2 of By-law No. 79-200 shall apply to prevent the use of the land on the southwest corner of Thorold Stone Road and Confederation Avenue, designated NC and numbered 683 on Sheet C3 of Schedule "A" or the use of the existing buildings thereon for the purpose of one or more of the following uses: bake shop, bank, trust company, credit union, currency exchange, clinic, office, personal service shop, retail store and service shop, except in compliance with By-law No. 2004-209.
2004-210	19.1.684	Repealed by By-law No. 2009-86.
2005-44	19.1.685	Repealed by By-law No. 2008-131.
2004-230	19.1.687	Notwithstanding the provisions of clause (c) of section 7.3.2 of By-law No. 79-200, no person shall use the land on the east side of Garner Road, north of McGarry Drive,

		designated R1C and numbered 687 on Sheet B5 of Schedule “A”, or erect or use any building or structure thereon, except in compliance with By-law No. 2004-230.
2004-229	19.1.688	None of the provisions of section 4.13 and 4.14 and clauses (d), (e) and (f) of section 7.5.2 of By-law No. 79-200, shall apply to permit the placement of a detached dwelling and/or an accessory building or accessory structure on the land east of Kalar Road, northwest of the CN railway line and southwest of the proposed Highway 420 extension, designated R1E and numbered 688 on Sheet B4 of Schedule “A”, except in compliance with By-law No. 2004-229.
2005-35	19.1.690	Repealed by By-law No. 2008-109.
2005-12	19.1.691	None of the provisions of sections 2.42 and 8.6.1 By-law No.79-200 shall apply to prevent the use of the land on the north side of Lundy's Lane, east of Kalar Road designated TC and numbered 691 on Sheet B4 of Schedule “A”, or the use or erection of any building or structure thereon for the purpose of a billiard hall, except in compliance with By-law No. 2005-12.
2005-11	19.1.693	None of the provisions of clauses (c) and (d) of section 8.2.2 of By-law No. 79-200 shall apply to prevent the use of the land on the northeast corner of Drummond Road and Lundy’s Lane, designated GC and numbered 693 on Sheet C4 of Schedule “A”, or the erection or use of any building or structure thereon, except in compliance with By-law No. 2005-11.
2005-36	19.1.694	(a) Notwithstanding the provisions contained within the definition “lot” of By-law No. 79-200, the land on the west side of Kent Avenue, south of Gallinger Street, designated LI and numbered 694 on Sheet B3 of Schedule "A" shall be considered one lot. (b) None of the provisions of clauses (d) and (f) of section 11.2.2 of By-law No. 79-200, shall apply to prevent the use of land on the west side of Kent Avenue, south of Gallinger Street, designated LI and numbered 694 on Sheet B3 of Schedule "A" or the erection or use of a building or structure thereon, except in compliance with By-law No. 2005-36.
2005-47	19.1.695	Notwithstanding the provisions of sections 16.1 and 16.2 of By-law No. 79-200, no person shall use the land on the north side of Main Street, designated HL and numbered 695 on Sheet D6 of Schedule “A” or erect or use any building or structure thereon, for the purpose of a detached dwelling, except in compliance with By-law No. 2005-47.

2005-55 2005-196 2021-42	19.1.696	Refer to By-law No. 2021-42.
2005-55 2005-196 2011-118	19.1.697	Notwithstanding the provisions of sections 2.31, 4.27.1 and 8.2.1 and clauses (a), (b), (c), (g) and (h) of section 8.2.2 of By-law No. 79-200 no person shall use the land on the south side of McLeod Road, west of Alex Avenue, designated GC and numbered 697 on Sheet C5 of Schedule "A", or erect or use any building or structure thereon, for the purpose of one or more of the uses allowed by clauses (a) to (o) inclusive, (q), (r) and (t) to (pp) inclusive, of section 8.2.1 of By-law No. 79-200 as amended, except in compliance with By-law No. 2005-55.
2005-43	19.1.698	(a) Notwithstanding the provisions of sections 4.27.1 and 5.7 and clauses (c) and (f) of section 7.5.2 of By-law No. 79-200, no person shall use the land on the east side of Stanley Avenue and north side of Portage Road, designated R1E and numbered 698 on Sheets C1 and C2 of Schedule “A”, or erect or use any building or structure thereon, except in compliance with By-law No. 2005-43. (b) None of the provisions of section 4.19.3 of By-law No. 79-200 shall apply to prevent the construction of driveways and turnaround areas on the land on the east side of Stanley Avenue, north of Portage Road, designated R1E and numbered 698 on Sheets C1 and C2 of Schedule “A”, except in compliance with By-law No. 2005-43.
2005-33	19.1.699	Notwithstanding the provisions of sections 2.31.8 and 4.19.3 and clauses (b), (c), (d) and (e) of section 7.4.2 and in addition to the regulations contained in section 7.4.2 of By-law No. 79-200, no person shall use the land on the south side of Graham Street, west of Delta Drive, designated R1D and numbered 699 on Sheet B5 of Schedule “A”, or erect or use any building or structure thereon, except in compliance with By-law No. 2005-33.
2005-33	19.1.700	Notwithstanding the provisions of clauses (c), (d) and (e) of section 7.4.2 and in addition to the regulations contained in section 7.4.2 of By-law No. 79-200, no person shall use the land on the south side of Graham Street, west of Delta Drive, designated R1D and numbered 700 on Sheet B5 of Schedule “A”, except in compliance with By-law No. 2005-33.
2010-99	19.1.701	Refer to By-law No. 2010-99.
2005-104	19.1.702	Notwithstanding the provisions of sections 2.22, 2.31 and 8.4.1 and clauses (a), (c), (d), (e), (f), (g), (i) and (j) of section 8.4.2 and in addition to the regulations contained in section 8.4.2 of By-law No. 79-200, no person shall use the land on the southwest

		corner of Morrison Street and Dorchester Road designated SC and numbered 702 on Sheets C3 and C4 of Schedule “A”, or erect or use any building or structure thereon for any purpose except one or more of the following uses: bank, trust company, credit union, currency exchange, clinic, health centre, office, personal service shop, photographer’s studio, place of entertainment, restaurant, retail store (which shall not include a supermarket), service shop, veterinarian’s office, and beer, wine or liquor store, and except in compliance with By-law No. 2005-104.
2005-103	19.1.703	Notwithstanding the provisions of 2.22, 2.31.5, 2.31.8, 2.65.2, 4.27.1 and 8.4.1 and clauses (a), (b), (c), (d), (e), (f), (i), (j), and (k) of section 8.4.2 and in addition to the regulations contained in Table 1 of clause (a) of section 4.19.1 and the remaining clauses of section 8.4.2 of By-law No. 79-200, no person shall use the land within the northwest quadrant of Dorchester Road and Highway 420 designated SC(H) and numbered 703 on Sheet C4 of Schedule “A”, or erect or use any building or structure thereon for any purpose except one supermarket and one or more of the following uses: commercial services, car wash, gasoline bar and retail store, except in compliance with By-law No. 2005-103.
2005-100	19.1.704	Notwithstanding the provisions of sections 2.31, 4.17.1, 7.9.1, 7.9.2 and 7.9.3 of By-law No. 79-200, no person shall use the land on the west side of Montrose Road, south of Gallinger Street, designated R4 and numbered 704 on Sheet B3 of Schedule “A” or erect or use any building or structure thereon, except for the purpose of townhouse dwellings, with each containing no more than 8 dwelling units, and one accessory building, and except in compliance with By-law No. 2005-100.
2005-74	19.1.706	None of the provisions of section 11.2.1 of By-law No. 79-200 shall apply to prevent the use of the land on the west side of Kent Avenue, south of Morrison Street, designated LI and numbered 706 on Sheets B3 and B4 of Schedule “A”, or the erection or use of one building or structure thereon, for the purpose of a dance studio with a maximum floor area of 350 square metres, except in compliance with By-law No. 2005-74.
2005-65	19.1.707	Notwithstanding the provisions contained within the definition “rear lot line” of By-law No. 79-200, no person shall use the land on the east side of Garner Road, north of McGarry Drive, designated R1E and numbered 707 on Sheet B5 of Schedule “A”, or erect or use any building or structure thereon, except in compliance with By-law No. 2005-65.

2005-65	19.1.708	No person shall use the land east of Garner Road and north of McGarry Drive, designated EPA and numbered 708 on Sheet B5 of Schedule “A”, except in compliance with By-law No. 2005-65.
2005-84	19.1.709	(a) Notwithstanding the provisions of clause (c) of section 4.19.1, and subclauses (a)(ii) and (a)(iii), clause (c), subclause (e)(ii) and clause (g) of section 7.8.2, and in addition to the regulations contained in section 7.8.2 of By-law No. 79-200, no person shall use the land east of Garner Road, north of Westport Drive and on the south side of the hydro corridor, designated R3 and numbered 709 on Sheet B5 of Schedule “A”, or erect or use any building or structure thereon, except in compliance with By-law No. 2005-84. (b) None of the provisions of clauses (c) and (d) of section 4.13, clause (d) of section 4.14 and subclause (e)(i) of section 7.8.2 of By-law No. 79-200 shall apply to permit the placement of an accessory building, accessory structure or a dwelling on the land east of Garner Road, north of Westport Drive and on the south side of the hydro corridor, designated R3 and numbered 709 on Sheet B5 of Schedule “A”, except in compliance with By-law No. 2005-84.
	19.1.711	Repealed by By-law No. 2007-230.
2005-85 2006-62	19.1.712	(a) Notwithstanding the provisions contained within the definition “lot” and clause (g) of section 8.6.2 of By-law No. 79-200, no person shall use the land on the southwest corner of Bender Street and Falls Avenue, designated TC and numbered 712 on Sheet D4 of Schedule “A”, or erect or use any building or structure thereon, for the purpose of an enclosed elevated pedestrian walkway, except in compliance with By-law No. 2005-85. (b) Notwithstanding the provisions contained within the definition “lot” and clause (g) of section 8.6.2 of By-law No. 79-200, no person shall use the land on the southwest corner of Bender Street and Falls Avenue, designated TC and numbered 712 on Sheet D4 of Schedule “A”, or erect or use any building or structure thereon, for the purpose of a parking garage and an enclosed waterpark, except in compliance with By-law No. 2005-85.
2005-108	19.1.713	None of the provisions of section 11.2.1 of By-law No. 79-200 shall apply to prevent the use of the land on the east side of Montrose Road, north of Morrison Street, designated LI and numbered 713 on Sheet B3 of Schedule “A”, or the erection or use of one building or structure thereon, for the purpose of an indoor recreation facility with

		a maximum floor area of 650 square metres, except in compliance with By-law No. 2005-108.
2005-120 2015-113	19.1.714	Refer to By-law No. 2015-113.
2005-188	19.1.716	None of the provisions contained within the definition “lot area”, Table 1 of clause (a) of section 4.19.1, section 8.6.1 and clause (g) of section 8.6.2 of By-law No. 79-200, shall apply to prevent the use of the land located between Clifton Hill and Robinson Street, west of Queen Victoria Park, designated TC and numbered 716, on Sheet D4 of Schedule “A”, or the erection or use of any building or structure thereon, for the purpose of a midway and amusement centre that may contain various indoor and outdoor mechanical and electronic amusement rides and devices, except in compliance with By-law No. 2005-188.
2005-188 2022-13	19.1.717	Refer to By-law No. 2022-13.
2006-18	19.1.718	(a) Notwithstanding the provisions contained within the definition “lot” of By-law No. 79-200, the land on the northeast corner of Montrose Road and Industrial Street, designated LI and numbered 718 on Sheet B3 of Schedule “A” shall be considered one lot. (b) None of the provisions of section 11.2.1 of By-law No. 79-200 shall apply to prevent the use of the land on the northeast corner of Montrose Road and Industrial Street, designated LI and numbered 718 on Sheet B3 of Schedule “A”, or the erection or use of any building or structure thereon, for the purpose of an establishment for building material sales, except in compliance with By-law No. 2006-18. (c) None of the provisions of clauses (c), (e) and (j) of section 11.2.2 of By-law No. 79-200 shall apply to prevent the use of land on the northeast corner of Montrose Road and Industrial Street, designated LI and numbered 718 on Sheet B3 of Schedule “A” , or the erection or use of any building or structure thereon, except in compliance with By-law No. 2006-18.
2005-155	19.1.720	Temporary use by-law no longer in effect as of September 20, 2008.
2005-122	19.1.722	None of the provisions of sections 2.42 and 8.6.1 of By-law No.79-200 shall apply to prevent the use of the land on the north side of Lundy’s Lane, east of Kalar Road, designated TC and numbered 722 on Sheet B4 of Schedule “A”, or the erection or use of any building or structure thereon, for the purpose of a billiard hall, an office, a medical clinic, a printing shop and a dry cleaning establishment, except in compliance

		with By-law No. 2005-122.
2005-119	19.1.723	None of the provisions of sections 16.1 and 16.2 of By-law No. 79-200 shall apply to prevent the use of part of the land on the east side of Montrose Road, north of Thorold Stone Road, designated HL and numbered 723 on Sheet B3 of Schedule “A”, for the erection or use of a vehicular bridge, except in compliance with By-law No. 2005-119.
2005-119	19.1.724	(a) Notwithstanding the provisions of clauses (a), (b), (e), (g), (h), (i) and (j) of section 8.4.2 of By-law No. 79-200, no person shall use the land on the east side of Montrose Road, north of Thorold Stone Road, designated SC and numbered 724 on Sheet B3 of Schedule “A”, or erect or use any building or structure thereon, except in compliance with By-law No.2005-119. (b) None of the provisions of clause (a) of section 4.19.1 of By-law No. 79-200 shall apply to require the owner or occupant of any building or structure on the land on the east side of Montrose Road, north of Thorold Stone Road, designated SC and numbered 724 on Sheet B3 of Schedule “A”, to provide and maintain individual parking spaces located on the same lot occupied by a building or structure, except in compliance with By-law No. 2005-119.
2005-158	19.1.725	Notwithstanding the provisions of clause (d) of section 4.14, section 7.9.1, clause (a), subclauses (c)(i) and (d)(i), and clauses (e), (g) and (h) of section 7.9.2 of By-law No. 79-200, no person shall use the land on the east side of Dorchester Road, south of Imperial Court, designated R4 and numbered 725 on Sheet C5 of Schedule “A”, or erect or use any building or structure thereon, except for the purpose of not more than 6 townhouse dwelling units, and except in compliance with By-law No. 2005-158.
2005-170 2017-12	19.1.726	Repealed by By-law No. 2017-12.
2005-151	19.1.727	Notwithstanding the provisions of sections 4.10, 4.19.3, 7.5.1 and 7.5.2 of By-law No. 79-200, no person shall use the land on the west side of Drummond Road between Murray Street and Corwin Crescent, designated R1E and numbered 727 on Sheet C5 of Schedule “A”, or use any buildings or structures thereon, except for the purpose of the existing triplex dwelling and the existing detached dwelling, and except in compliance with By-law No. 2005-151.2005-175
	19.1.728	(a) None of the provisions of section 8.6.1 of By-law No. 79-200 shall apply to prevent the use of the land on the southeast corner of Montrose Road and McLeod Road, designated TC and numbered 728 on Sheets B5 and B6 of Schedule “A”, or the erection or use of any building or structure thereon, for the purpose of a new car

		agency. (b) Notwithstanding the provisions of clauses (a), (b), (d) and (e) of section 8.6.2 of By-law No. 79-200, no person shall use the land on the southeast corner of Montrose Road and McLeod Road, designated TC and numbered 728 on Sheets B5 and B6 of Schedule “A”, or erect or use any building or structure thereon, except in compliance with By-law No. 2005-175.
2005-174	19.1.729	None of the provisions of section 7.7.1 of By-law No. 79-200 shall apply to prevent the use of the land on the west side of Ontario Avenue, south of Otter Street, designated R2 and numbered 729 on Sheet D4 of Schedule “A”, or the use of the existing detached dwelling thereon, for the purpose of a cottage rental dwelling, except in compliance with By-law No. 2005-174.
2005-186 2010-07	19.1.731	(a) Notwithstanding the provisions of sections 4.27.1 and 9.1, and clauses (a), (b), (c), (d) and (f) of section 9.2 of By-law No. 79-200, no person shall use the land on the south side of McLeod Road, east of Garner Road, designated I and numbered 731 on Sheet B6 of Schedule “A”, or erect or use any building or structure thereon, except in compliance with By-law No. 2005-186. (b) None of the provisions of sections 4.13 and 4.14 of By-law No. 79-200 shall apply to permit the placement of an accessory building or accessory structure on the land on the south side of McLeod Road, east of Garner Road, designated I and numbered 731 on Sheet B6 of Schedule “A”, except in compliance with By-law No. 2005-186.
2005-186	19.1.732	No person shall use the land south of McLeod Road, east of Garner Road, designated EPA and numbered 732 on Sheet B6 of Schedule “A”, except in compliance with By-law No. 2005-186.
2005-209	19.1.733	Notwithstanding the provisions of clauses (a), (c), (d), (e) and (f) of section 7.7.2 of By-law No. 79-200, no person shall use the land on the southeast corner of Delaware Street and Dawlish Avenue, designated R2 and numbered 733 on Sheet C5 of Schedule “A”, or use the existing building thereon for the purpose of a semi-detached dwelling, except in compliance with By-law No. 2005-209.
2006-15	19.1.734	Notwithstanding the provisions of sections 16.1 and 16.2 of By-law No. 79-200, no person shall use the land on the north side of Bridgewater Street, being part of the Oliver Street road allowance, designated HL and numbered 734 on Sheet E6 of Schedule “A” or erect or use any buildings or structures thereon for the purpose of a detached dwelling, except in compliance with By-law No. 2006-15.

2006-79	19.1.735	None of the provisions of sections 7.7.1 and 7.7.2 of By-law No. 79-200 shall apply to prevent the use of the land on the south side of Ferguson Street, designated R2 and numbered 735 on Sheet D3 of Schedule “A”, or the use of the two existing buildings thereon for two, detached dwellings, except in compliance with By-law No. 2006-79.
2006-17	19.1.736	Repealed by By-law No. 2007-60.
2006-16	19.1.737	None of the provisions of section 11.2.1 and clauses (d) and (j) of section 11.2.2 of By-law No. 79-200 shall apply to prevent the use of the land located on the east side of Montrose Road, opposite Preakness Street, designated LI and numbered 737 on Sheet B4 of Schedule “A”, or the use of the existing building thereon, for the purpose of a retail store, for a period of up to three years from the date on which By-law No. 2006-16 is passed.
2006-24	19.1.738	(a) Notwithstanding the provisions contained within the definition “lot” of By-law No. 79-200, the land on the southeast corner of Thorold Stone Road and Carroll Avenue, designated LI and numbered 738 on Sheet C3 of Schedule “A”, shall be considered one lot. (b) Notwithstanding the provisions of section 4.27.1 and clauses (a), (b), (c), (f) and (j) of section 11.2.2 of By-law No. 79-200, no person shall use the land located on the southeast corner of Thorold Stone Road and Carroll Avenue, designated LI and numbered 738 on Sheet C3 of Schedule “A”, or erect or use any building or structure thereon, except in compliance with By-law No. 2006-24.
2006-45	19.1.739	Notwithstanding the provisions of section 8.6.1, clauses (a), (b), (c), (d), (e) and (f) of section 8.6.2 and sections 8.6.3 and 8.6.4 of By-law No. 79-200, no person shall use the land located on the east side of Montrose Road, between Reixinger Road and Lyon’s Creek Road and shown hatched and designated TC(H) and numbered 739 on Sheets B7, B8 and C7 of Schedule “A”, or erect or use any building or structure thereon, except in compliance with By-law No. 2006-45.
2006-45	19.1.740	Notwithstanding the provisions of clause (j) of section 11.1.2 of By-law No. 79-200, no person shall use the land located on the south side of Reixinger Road, east of Montrose Road and shown hatched and designated PI(H) and numbered 740 on Sheets B7 and C7 of Schedule “A”, or erect or use any building or structure thereon, except in compliance with By-law No. 2006-45.
2006-45	19.1.741	No person shall use the land on the south side of Reixinger Road, east of Montrose Road and shown hatched and designated EPA and numbered 741 on Sheets B7, B8

		and C7 of Schedule “A”, except in compliance with By-law No. 2006-45.
2006-51	19.1.742	(a) Notwithstanding the provisions contained within the definition “lot” of By-law No. 79-200, the land on the west side of Palmer Avenue through to McGlashan Crescent, designated I and numbered 742 on Sheet D4 of Schedule “A”, shall be considered one lot. (b) None of the provisions of section 9.1 of By-law No. 79-200 shall apply to prevent the use of the land on the west side of Palmer Avenue through to McGlashan Crescent, designated I and numbered 742 on Sheet D4 of Schedule “A”, or the erection or use of any building or structure thereon, for the purpose of a clinic, except in compliance with By-law No. 2006-51. (c) Notwithstanding the provisions of clauses (a), (b), (c), (d), (g) and (i) of section 9.2 of By-law No. 79-200, no person shall use the land on the west side of Palmer Avenue through to McGlashan Crescent, designated I and numbered 742 on Sheet D4 of Schedule “A”, or erect or use any building or structure thereon, except in compliance with By-law No. 2006-51.
2006-56	19.1.743	Notwithstanding the provisions of Table 1 of clause (a) and clause (c) of section 4.19.1, and in addition to the regulations contained in section 7.8.2 of By-law No. 79-200, no person shall use the land on the west side of Kalar Road, south of Lundy’s Lane and on the north side of the hydro corridor, designated R3 and numbered 743 on Sheet B5 of Schedule “A”, except in compliance with By-law No. 2006-56.
2006-56	19.1.744	Notwithstanding the provisions of subclause (f)(i) of section 7.9.2, and in addition to the regulations contained in section 7.9.2 of By-law No. 79-200, no person shall use the land on the west side of Kalar Road, south of Lundy’s Lane, designated R4 and numbered 744 on Sheet B5 of Schedule “A”, except in compliance with By-law No. 2006-56.
2006-56	19.1.745	No person shall use the land west of Kalar Road, south of Lundy’s Lane, east of Garner Road and north of the hydro corridor, designated EPA and numbered 745 on Sheet B5 of Schedule “A”, except in compliance with By-law No. 2006-56.
2006-93 2007-152 2021-07	19.1.746	Repealed by By-law No. 2021-07.
2006-91	19.1.747	None of the provisions of section 7.7.1 of By-law No. 79-200 shall apply to prevent the use of the land on the southwest corner of Zimmerman Avenue and Huron Street, designated R2 and numbered 747 on Sheet D3 of Schedule “A”, or two detached

		dwellings thereon, from being used for the purpose of cottage rental dwellings, except in compliance with By-law No. 2006-91.
2006-92	19.1.748	None of the provisions of section 7.7.1 of By-law No. 79-200 shall apply to prevent the use of the land on the north side of Ellis Street, east of St. Lawrence Avenue, designated R2 and numbered 748 on Sheet D3 of Schedule “A”, or the use of a detached dwelling thereon, for the purpose of a tourist home containing not more than three bedrooms for tourists, except in compliance with By-law No. 2006-92.
2006-130	19.1.749	Notwithstanding the provisions of sections 2.31, 7.9.1, 7.9.2 and 7.9.3 of By-law No. 79-200, no person shall use the land on the east side of Mewburn Road, designated R4 and numbered 749 on Sheet B2 of Schedule “A” or erect or use any building or structure thereon, except for the purpose of 2 on-street townhouse dwellings and 4 townhouse dwellings, each containing no more than 8 dwelling units, and accessory buildings and structures, and except in compliance with By-law No. 2006- 130.
2006-159	19.1.750	Notwithstanding the provisions of sections 2.31 and 4.13, clause (f) of section 4.14, clause (a) of section 4.19.1, section 9.1 and clauses (a), (b), (d), (e), (f), (i) and (j) of section 9.2 of By-law No. 79-200, no person shall use the land on the northeast corner of Dorchester Road and High Street, designated I and numbered 750 on Sheet C4 of Schedule “A”, or erect or use any building or structure thereon, except for the purpose of a place of worship and one accessory building, but not a hospice, an emergency shelter, a supervised residence, a soup kitchen or a private school, and except in compliance with By-law No. 2006- 159.
2007-01	19.1.752	Repealed by By-law No. 2009-139.
2007-01	19.1.753	Repealed by By-law No. 2009-139.
2007-02	19.1.754	Repealed by By-law No. 2009-139.
2006-154	19.1.755	None of the provisions of section 7.3.1 of By-law No. 79-200 shall apply to prevent the use of the land on the southwest side of Main Street between Delaware Street and Symmes Street, designated R1C and numbered 755 on Sheet C5 of Schedule “A”, or the use of a detached dwelling thereon, for the purpose of a tourist home containing not more than three bedrooms for tourists, except in compliance with By-law No. 2006-154.
2006-146	19.1.756	Notwithstanding the provisions of clause (d) of section 4.14, section 5.7, clauses (a), (b), (c), (d), (e), (g) and (h) of section 7.9.2 and section 7.9.3, and in addition to the

		regulations contained in sections 7.9.1 and 7.9.2 of By-law No. 79-200, no person shall use the land on the north side of O'Neil Street, between Dorchester Road and Marion Avenue, designated R4 and numbered 756 on Sheet C2 of Schedule "A", except for the purpose of 2 townhouse dwellings each containing a maximum of 4 dwelling units, and 2 detached dwellings, and accessory buildings and accessory structures, and except in compliance with By-law No. 2006-146.
2006-155	19.1.757	None of the provisions of sections 8.2.1 and 8.2.2 of By-law No. 79-200, shall apply to prevent the use of the land on the southwest corner of Bridgewater Street and Dock Street, designated GC and numbered 757 on Sheet E6 of Schedule “A”, or the erection or use of any building or structure thereon, for the purpose of a detached dwelling and accessory buildings and structures, except in compliance with By-law No. 2006-155.
2006-205 2013-49 2014-1632015-122 2017-137	19.1.760	Notwithstanding the provisions of clause (c) of section 4.19.1, clauses (c), (e) and (f) of section 7.8.1, subclauses (a)(i), (a)(ii), (b)(i), (b)(ii), (b)(iii), (b)(iv) and (b)(v), clause (c), subclauses (e)(i) and (e)(ii), and clauses (f), (g) and (h) of section 7.8.2, and in addition to the regulations contained in section 7.8.2 of By-law No. 79-200, no person shall use the land on the north side of Willick Road, west of Sodom Road and southeast of Lyon’s Parkway and Lyon’s Creek Road, designated R3 and numbered 760, in part, and R3(H) and numbered 760, in part, on Sheet D7 of Schedule “A”, except in compliance with By-law No. 2006-205, as amended by By-law No. 2013-49 and By-law No. 2014-163.
2006-205 2015-21	19.1.761	In addition to the regulations contained in section 7.9.2 of By-law No. 79-200, no person shall use the land west of Sodom Road and north of Willick Road, designated R4 and numbered 761 on Sheet D7 of Schedule “A”, except in compliance with By-law No. 2006-205, as amended by By-law No. 2015-21.
2006-205	19.1.762	No person shall use the land west of Sodom Road, extending from Lyon’s Creek Road to Willick Road, designated EPA and numbered 762 on Sheet D7 of Schedule “A”, except in compliance with By-law No. 2006-205.
2006-192	19.1.766	(a) None of the provisions of section 8.2.1 of By-law No. 79-200 shall apply to prevent the use of land on the south side of Welland Street, across from Dock Street, designated GC and numbered 766 on Sheet E6 of Schedule “A”, or the erection or use of any building or structure thereon for the purpose of a public self-storage, except in compliance with By-law No. 2006-192.

		(b) Notwithstanding the provisions of clause (d) of the section 8.2.2 of By-law No. 79-200, no person shall use the land on the south side of Welland Street, across from Dock Street, designated GC and numbered 766 on Sheet E6 of Schedule “A”, or erect or use any building or structure thereon for the purpose of a public self-storage, except in compliance with By-law No. 2006-192.
2006-202	19.1.767	Notwithstanding the provisions contained within the definition “lot” and clauses (a), (b), (c), (d), (e), (f), (g) and (h) of section 8.1.2 of By-law No. 79-200, no person shall use the land on the southwest corner of Preakness Street and Montrose Road, designated NC and numbered 767 on Sheet B4 of Schedule “A”, or erect or use any building or structure thereon, except in compliance with By-law No. 2006-767.2007-21
	19.1.768	Notwithstanding the provisions of sections 2.15, 2.31, 7.5.1 and clauses (a), (b), (c), (d), (e) and (g) of section 7.5.2 of By-law No. 79-200, no person shall use the land on the west side of Longhurst Avenue, designated R1E and numbered 768 on Sheet C3 of Schedule “A”, or erect or use any building or structure thereon, except for the purpose of a community building, and except in compliance with By-law No. 2007-21.
2007-61	19.1.769	Notwithstanding the provisions of section 8.2.1 and clauses (a), (b), (d) and (f) of section 8.2.2 of By-law No. 79-200, no person shall use the land on the north side of Kitchener Street east of Portage Road, designated GC and numbered 769 on Sheet C4 of Schedule “A”, or erect or use any building or structure thereon, except for the purpose of a maximum of two offices for physicians, and except in compliance with By-law No. 2007-61.
2007-51	19.1.770	Notwithstanding the provisions of sections 2.26, 2.31.8, 4.7, 9.1 and clauses (b), (c), (d), (f), (h) and (i) of section 9.2 of By-law No. 79-200, no person shall use the land on the north side of Second Avenue, designated I and numbered 770 on Sheet D4 of Schedule “A”, or erect or use any building or structure thereon, except for the purpose of a place of worship and one ancillary dwelling unit, and except in compliance with By-law No. 2007-51.
2007-60	19.1.771	Deleted by By-law No. 2012-84.
2007-40	19.1.772	None of the provisions of section 7.7.1 of By-law No. 79-200 shall apply to prevent the use of the land on the west side of River Road, south of Otter Street, designated R2 and numbered 772 on Sheet D4 of Schedule “A”, or a three unit dwelling thereon, from being used for the purpose of three cottage rental dwellings, except in compliance with By-law No. 2007-40.

2007-62 2023-089	19.1.773	Notwithstanding the provisions of sections 2.31, 2.42, Table 1 of clause (a) of section 4.19.1 and sections 4.27.1, 8.4.1 and 8.4.2 of By-law No. 79-200, no person shall use the land on the southwest corner of Montrose and McLeod Roads, designated SC and numbered 773 on Sheets B5 and B6 of Schedule “A”, or erect or use any buildings or structures thereon, except for one or more of the uses listed in section 8.4.1 of By-law No. 79-200 and a pinball or electronic game machine establishment, and except in compliance with By-law No. 2007-62.
2007-162 2023-080	19.1.774	Refer to By-law No. 2007-162.
2007-162 2023-080	19.1.775	Refer to By-law No. 2007-162.
2007-162 2023-080	19.1.776	Refer to By-law No. 2007-162.
	19.1.777	Refer to By-law No. 2007-162.
2007-91 2019-66	19.1.778	Repealed by By-law No. 2019-66.
2007-90 2013-127	19.1.779	In addition to the regulations contained in section 7.9.2 of By-law No. 79-200, no person shall use the land east of Garner Road, south of Lundy’s Lane, designated R4 and numbered 779 on Sheet B5 of Schedule “A”, or erect or use any building or structure thereon, except in compliance with By-law No. 2007-90.
2007-90	19.1.780	No person shall use the land east of Garner Road, south of Lundy’s Lane and north of the hydro corridor, designated EPA and numbered 780 on Sheets A5 and B5 of Schedule “A”, except in compliance with By-law No. 2007-90.
2007-144	19.1.781	Notwithstanding the provisions of sections 2.31, 2.31.8, 2.31.9, 7.13.1 and 7.13.2 of By-law No. 79-200, no person shall use the land located on the west side of Stanley Avenue, north of Portage Road, designated R5D(H) and numbered 781 on Sheets C1 and C2 of Schedule “A”, or erect or use any building or structure thereon, except for the purpose of apartment dwellings, townhouse dwellings, and accessory buildings and accessory structures, and except in compliance with By-law No. 2007-144.
2007-144	19.1.782	Notwithstanding the provisions of sections 2.31, 2.31.8, 2.31.9, 7.9.1, clauses (a), (b), (c), (d) and (e) of section 7.9.2 and clause (c)(iii) of section 7.9.3 of By-law No. 79-200, no person shall use the land located on the west side of Stanley Avenue, north of Portage Road, designated R4(H) and numbered 782 on Sheets C1 and C2 of Schedule “A”, or the erect or use any building or structure thereon, except for the purpose of townhouse dwellings, semi-detached dwellings, and accessory buildings and accessory structures, and except in compliance with By-law No. 2007-144.

2007-144	19.1.783	No person shall use the land described in section 1 of this by-law and shown hatched and designated PI(H) and numbered 783 on Sheet C1 of Schedule “A”, or erect or use any building or structure thereon, except in compliance with By-law No. 2007-144
2007-118	19.1.784	None of the provisions of section 7.7.1 of By-law No. 79-200 shall apply to prevent the use of the land on the west side of River Road, south of Bampfield Street, designated R2 and numbered 784 on Sheet D4 of Schedule “A”, or the use of the existing detached dwelling thereon, for the purpose of a cottage rental dwelling, except in compliance with By-law No. 2007-118.
2007-119	19.1.785	None of the provisions of section 7.7.1 of By-law No. 79-200 shall apply to prevent the use of the land on the north side of Bampfield Street, designated R2 and numbered 785 on Sheet D4 of Schedule “A”, or the use of the existing one detached dwelling thereon, for the purpose of a cottage rental dwelling, except in compliance with By-law No. 2007-119.
2007-154	19.1.786	Repealed by By-law No. 2012-80.
2007-130	19.1.787	None of the provisions of section 12.1 of By-law No. 79-200 shall apply to prevent the use of the land on the south side of Lundy’s Lane, west of Garner Road, designated A and numbered 787 on Sheet A5 of Schedule “A”, or the use of the existing detached dwelling thereon, for the purpose of a cottage rental dwelling, except in compliance with By-law No. 2007-130.
2007-153	19.1.790	Notwithstanding the provisions of sections 4.27.1 and 8.9.1 and clauses (a), (d), (e), (g), (h) and (j) of section 8.9.3 of By-law No. 79-200, no person shall use the land on the northwest corner of Drummond Road and McLeod Road, designated AS and numbered 790 on Sheet C5 of Schedule “A”, or erect or use any building or structure thereon, except for a gasoline bar and a retail store, and except in compliance with By-law No. 2007-153.2007-206
	19.1.791	Notwithstanding the provisions of section 4.10, clauses (b) and (d) of section 4.13, clause (b) of section 4.19.1, section 7.8.1 and clauses (a), (b), (c), (e), (f) and (g) of section 7.8.2 of By-law No. 79-200, no person shall use the land on the southwest corner of Leader Lane and Hickson Avenue, designated R3 and numbered 791 on Sheet D3 of Schedule “A”, or erect or use any buildings or structures thereon, except for the purpose of a triplex and accessory buildings and structures, and except in compliance with By-law No. 2007-206.
2008-218	19.1.792	Refer to By-law No. 2008-218.

2007-232	19.1.793	(a) None of the provisions of section 8.1.1 of By-law No. 79-200 shall apply to prevent the use of the land on the south side of Dixon Street east of Drummond Road, designated NC and numbered 793 on Sheet C5 of Schedule “A”, or the erection or use of any building or structure thereon, for the purpose of a health centre. (b) Notwithstanding the provisions of section 4.16 and clauses (a), (b) and (c) of section 8.1.2 of By-law No. 79-200, no person shall use the land on the south side of Dixon Street east of Drummond Road, designated NC and numbered 793 on Sheet C5 of Schedule “A”, or erect or use any building or structure thereon, except in compliance with By-law No. 2007-232.
2007-195	19.1.794	(a) None of the provisions contained within the definition “hotel” of By-law No. 79-200 shall apply to prevent the use of the land on the southwest corner of Fallsview Boulevard and Dixon Street, designated TC and numbered 794 on Sheet D5 of Schedule “A”, or the erection or use of any building or structure thereon for the purpose of a hotel which does not provide a public meeting room. - By-law No. 2007-195. (b) None of the provisions of clause (a) of section 4.19.1 of By-law No. 79-200 shall apply to require all of the required parking spaces for all of the permitted uses and buildings and structures on the land on the southwest corner of Fallsview Boulevard and Dixon Street, designated TC and numbered 794 on Sheet D5 of Schedule “A” to be provided and maintained on the same land, except in compliance with By-law No. 2003-164.(c) Notwithstanding the provisions of section 4.27.1 and clauses (a), (b), (c), (d), (e), (f) and (g) of section 8.6.2 of By-law No 79-200, no person shall use the land on the southwest corner of Fallsview Boulevard and Dixon Street, designated TC and numbered 794 on Sheet D5 of Schedule “A”, or erect or use any building or structure thereon for the purpose of a hotel, except in compliance with By-law No. 2007-195
2007-197	19.1.795	Notwithstanding the provisions contained within the definition “lot” and clause (a) of section 8.2.2 of By-law No. 79-200, no person shall use the land on the northeast corner of Lundy’s Lane and Byng Avenue, designated GC and numbered 795 on Sheet C4 of Schedule “A”, or erect or use any building or structure thereon, except in compliance with By-law No. 2007-197.
2007-205	19.1.796	Notwithstanding the provisions of section 7.8.1 and clauses (a) to (k) inclusive of section 7.8.2 of By-law No. 79-200, no person shall use the land on the north side of Pinestone Road west of Walker Court, designated R3 and numbered 796 on Sheet C1 of Schedule “A”, or erect or use any buildings or structures thereon, except for the

		purpose of on street townhouse dwellings, home occupations and accessory buildings and accessory structures, and except in compliance with By-law No. 2007-205.
2007-205	19.1.797	Notwithstanding the provisions of section 7.8.1 and clauses (a) to (k) inclusive of section 7.8.2 of By-law No. 79-200, no person shall use the land on the south side of Pinestone Road, west of Walker Court, designated R3 and numbered 797 on Sheet C1 of Schedule “A”, or erect or use any buildings or structures thereon, except for the purpose of on street townhouse dwellings, home occupations and accessory buildings and accessory structures, and except in compliance with By-law No. 2007-205.
2007-205	19.1.798	Notwithstanding the provisions of section 7.8.1 and clauses (a) to (k) inclusive of section 7.8.2 of By-law No. 79-200, no person shall use the land on the south side of Pinestone Road, west of Walker Court, designated R3 and numbered 798 on Sheet C1 of Schedule “A”, or erect or use any buildings or structures thereon, except for the purpose of on street townhouse dwellings, home occupations and accessory buildings and accessory structures, and except in compliance with By-law No. 2007-205.2007-207
	19.1.799	None of the provisions of sections 2.35 and 8.1.1 and clauses (a), (b), (c) and (d) of section 8.1.2 of By-law No. 79-200 shall apply to prevent the use of the land on the east side of Drummond Road, between Prospect Street and North Street, designated NC and numbered 799 on the plan Schedule 1 attached hereto, or the use of the existing building thereon, for the purpose of a day nursery, except in compliance with By-law No. 2007-207.
2007-209 2008-134	19.1.800	(a) None of the provisions of section 11.2.1 of By-law No. 79-200 shall apply to prevent the use of the land on the west side of Stanley Avenue, north of Thorold Stone Road, designated LI and numbered 800, in part, and LI(H) and numbered 800 on Sheets C2 and C3 of Schedule “A”, or the erection or use of any building or structure thereon, except in compliance with By-law No. 2007-209. (b) Notwithstanding the provisions of clause (g) of section 11.2.2 of By-law No. 79-200, no person shall use the land on the west side of Stanley Avenue, north of Thorold Stone Road, designated LI and numbered 800, in part, and LI(H) and numbered 800 on Sheets C2 and C3 of Schedule “A”, or erect or use any building or structure thereon, except in compliance with By-law No. 2007-209.
2007-208	19.1.801	Repealed by By-law No. 2016-77.
2007-230	19.1.802	Notwithstanding the provisions of section 8.1.1 and clauses (b), (d), (e) and (h) of

		section 8.1.2 of By-law No. 79-200, no person shall use the land on the southwest corner of Sodom Road and Nassau Avenue, designated NC and numbered 802 on Sheet D7 of Schedule “A”, or erect or use any building or structure thereon except for the purpose of a restaurant, and except in compliance with By-law No. 2007-230.
2007-233	19.1.803	None of the provisions of section 4.10 and clauses (a), (b) and (c) of section 7.8.2 of By-law No. 79-200 shall apply to prevent the use of the land on the southwest corner of Drummond Road and Ker Street, designated R3 and numbered 803 on Sheet C4 of Schedule “A”, or the erection or use of any building or structure thereon for a use permitted by the R3 zone, except in compliance with By-law No. 2007-233.2007-236
2010-58	19.1.804	Repealed by By-law No. 2011-03.
2007-236 2010-58	19.1.805	Repealed by By-law No. 2011-03.
2007-236 2010-58	19.1.806	Repealed by By-law No. 2011-03.
2007-236	19.1.807	Repealed by By-law No. 2011-03.
2008-39	19.1.808	Notwithstanding the provisions contained within the definition “height”, clauses (a), (c) and (f) of section 4.19.1 and clause (g) of section 8.6.2 of By-law No. 79-200, no person shall use the land on the south side of Robinson Street, east of Clark Avenue, designated TC and numbered 808 on Sheet D4 of Schedule “A”, or erect or use any building or structure thereon, for the purpose of a hotel, except in compliance with By-law No. 2008-39.
2008-39	19.1.809	Notwithstanding the provisions of clause (a) of section 4.19.1 of By-law No. 79-200, no person shall use the land on the west side of Stanley Avenue, through to Allendale Avenue, south of Robinson Street, designated TC and numbered 809 on Sheet D4 and D5 of Schedule “A”, for the purpose of a parking area to satisfy a portion of the required parking for a hotel on the land on the south side of Robinson Street, east of Clark Avenue, designated TC and numbered 808 on Sheet D4 of Schedule “A”, except in compliance with By-law No. 2008-39.
2008-11	19.1.810	Notwithstanding the provisions of sections 2.31.8, 2.31.9, 2.31.10 and 7.14.1 and clauses (a), (b), (c), (d), (e), (f), (h), (j) and (m) of section 7.14.2 of By-law No. 79-200, no person shall use the land on the south side of Marineland Parkway, west of Stanley Avenue, designated R5E(H) and numbered 810 on Sheet D5 of Schedule “A”, or erect or use any building or structure thereon, for the purpose of apartment dwellings and accessory buildings and accessory structures, except in compliance with By-law No.

		2008-11.
2009-24	19.1.811	Notwithstanding the provisions of sections 2.31 and 4.27.1, Table 1 of clause (a) of section 4.19.1, section 8.1.1 and clauses (a), (b), (c), (e), (f), (h) and (i) of section 8.1.2 of By-law No. 79-200, no person shall use the land on the southwest corner of Thorold Stone Road and Kalar Road, designated NC and numbered 811 on Sheet B3 of Schedule "A", or erect or use any building or structure thereon, except for the purpose of a restaurant and an accessory office and storage building and a retail store, and except in compliance with By-law No. 2009-024.
2008-29	19.1.813	Deleted by By-law No. 2009-174.
2011-92 2017-01	19.1.814	Repealed by By-law No. 2017-01.
2008-51 2020-50	19.1.815	Refer by By-law No. 2020-50.
2008-50 2020-121	19.1.816	Refer to by By-law No. 2020-121.
2008-21	19.1.817	Notwithstanding the provisions of clause (b) of section 4.13 and clause (f) of section 7.5.2 of By-law No. 79-200, no person shall use the land on the northeast corner of Garner Road and McGarry Drive, designated R1E and numbered 817 on Sheets A5 and B5 of Schedule "A", or erect or use any building or structure thereon, for a use permitted by the R1E zone, except in compliance with By-law No. 2008-21.
2008-53	19.1.818	Notwithstanding the provisions of section 4.17.1 and 8.1.1 and clauses (a), (b), (c), (d), (f) and (h) of section 8.1.2 of By-law No. 79-200, no person shall use the land on the west side of Drummond Road, south of Thorold Stone Road, designated NC and numbered 818 on Sheet C3 of Schedule "A", or erect or use any building or structure thereon, except for either a detached dwelling or a duplex dwelling and accessory buildings and accessory structures, or an office, and except in compliance with By-law No. 2008-53.
2008-83 2018-118	19.1.819	Repealed by By-law No. 2018-118.
2008-54	19.1.820	Deleted by By-law No. 2009-75.
2008-54	19.1.821	Deleted by By-law No. 2009-75.
2008-54	19.1.822	Deleted by By-law No. 2009-75.
2008-49	19.1.823	Notwithstanding the provisions of section 4.27.1 and clause (h) of section 7.11.2 of By-law No. 79-200, no person shall use the land on the west side of Kalar Road, north

		of Forestview Boulevard, designated R5B and numbered 823 on Sheet B5 of Schedule “A”, or erect or use any building or structure thereon, for a use permitted by the R5B zone, except in compliance with By-law No. 2008- 49.
2008-71	19.1.824	Notwithstanding the provisions of clause (c) of section 7.7.1 of By-law No. 79-200, no person shall use the land on the northeast corner of Dorchester Road and Pinedale Drive, designated R2 and numbered 824 on Sheet C3 of Schedule “A”, or erect or use any building or structure thereon, except in compliance with By-law No. 2008-71.
2008-70	19.1.825	None of the provisions of subsection (i) of clause (b) of section 14.2 of By-law No. 79-200 shall apply to prevent the use of the land on the south side of Culp Street, east of Corwin Avenue, designated OS and numbered 825 on Sheet C5 of Schedule “A”, or the erection or use of any building or structure thereon, except in compliance with By-law No. 2008-70.2008-88
	19.1.826	Notwithstanding the provisions of sections 2.31, 4.19.1 and 9.1 and clauses (a), (b), (c), (d), (f), (g), (j) and (k) of section 9.2 of By-law No. 79-200, no person shall use the land on the west side of St. Lawrence Avenue, across from Ellis Street, designated I and numbered 826 on Sheet D3 of Schedule “A”, or erect or use any building or structure thereon, except for a place of worship, a community kitchen, an emergency shelter and accessory buildings and accessory structures, and except in compliance with By-law No. 2008-88.
2008-100	19.1.827	None of the provisions of section 7.7.1 and clause (f) of section 7.7.2 of By-law No. 79-200 shall apply to prevent the use of the land on the southwest corner of River Road and Bampfield Street, designated R2 and numbered 827 on Sheet D4 of Schedule “A”, or the use of the existing building thereon, for the purpose of a detached dwelling or a cottage rental dwelling, except in compliance with By-law No. 2008-100.
2008-102 2014-73	19.1.828	Repealed by By-law No. 2014-73.
2008-99	19.1.829	Notwithstanding the provisions of sections 2.31.5 and 2.31.8, Table 1 of clause (a) and clause (c) of section 4.19.1 and section 7.8.1 of By-law No. 79-200, no person shall use the land north of Lundy’s Lane, between Garner Road and Beechwood Road, designated R3 and numbered 829 on Sheet A4 of Schedule “A”, or erect or use any building or structure thereon, except for the purpose of on street townhouse dwellings and accessory buildings and accessory structures, and except in compliance with By-law No. 2008-99.
	19.1.830	In addition to the regulations contained in section 7.9.2 of By-law No. 79-200, no

		person shall use the land north of Lundy's Lane, between Garner Road and Beechwood Road, designated R4 and numbered 830 on Sheet A4 of Schedule "A", or erect or use any building or structure thereon, for the purpose of a use permitted by the R4 zone, except in compliance with By-law No. 2008-99.
	19.1.831	In addition to the regulations contained in section 7.9.2 of By-law No. 79-200, no person shall use the land north of Lundy's Lane, between Garner Road and Beechwood Road, designated R4 and numbered 831 on Sheets A4 and A5 of Schedule "A", or erect or use any building or structure thereon, for the purpose of a use permitted by the R4 zone, except in compliance with By-law No. 2008-99.2008-107
2013-27	19.1.832	Notwithstanding the provisions contained within the definition "lot", Table 1 of clause (a) of section 4.19.1 and sections 4.19.1, 8.4.1 and 8.4.2 of By-law No. 79-200, no person shall use the land on the north and west sides of Oakwood Drive, designated SC and numbered 832 on Sheets B6 and C6 of Schedule "A", or erect or use any building or structure thereon, except in compliance with By-law No. 2008-107.
2008-108 2013-28	19.1.833	Notwithstanding the provisions contained within the definition "lot", Table 1 of clause (a) of section 4.19.1 and sections 4.19.1, 8.4.1 and 8.4.2 of By-law No. 79-200, no person shall use the land on the south and east sides of Oakwood Drive, designated SC and numbered 833 on Sheets B6 and C6 of Schedule "A", or erect or use any building or structure thereon, except in compliance with By-law No. 2008-108.
2008-128	19.1.834	Notwithstanding the provisions of sections 4.17.1, 4.27.1 and 8.1.1 and clauses (b), (c), (f), (g), and (h) of section 8.1.2 of By-law No. 79-200, no person shall use the land on the south side of Thorold Stone Road, between Confederation Avenue and St. James Avenue, designated NC and numbered 834 on Sheet C3 of Schedule "A", or erect or use any building or structure thereon, except for the purpose of an office, a clinic and dwelling units above the ground floor in combination with one or more offices or clinics, and except in compliance with By-law No.2008-128.
2008-130	19.1.835	(a) None of the provisions of section 8.9.1 of By-law No. 79-200 shall apply to prevent the use of the land on the northeast corner of Stanley Avenue and McRae Street, designated AS and numbered 835 on Sheet D4 of Schedule "A", or the erection or use of any building or structure thereon, for the purpose of a retail store, except in compliance with By-law No. 2008-130.
(b)	19.1.836	Notwithstanding the provisions of clauses (e), (g), (i) and (j) of section 8.9.3 of By-law

		No. 79-200, no person shall use the land on the northeast corner of Stanley Avenue and McRae Street, designated AS and numbered 835 on Sheet D4 of Schedule “A”, or erect or use any building or structure thereon, except in compliance with By-law No. 2008-130.2008-132 Notwithstanding the provisions of Table 1 of clause (a) of section 4.19.1, clause (a) of section 4.19.3 and clauses (e), (g) and (k) of section 7.8.2 of By-law No. 79-200, no person shall use the land on the west side of Montrose Road, north of Alpine Drive, designated R3 and numbered 836 on Sheet B3 of Schedule “A”, or erect or use any building or structure thereon, for the purpose of a three unit on-street townhouse dwelling, except in compliance with By-law No. 2008-132.
2008-133	19.1.837	(a) None of the provisions of section 14.1 of By-law No. 79-200 shall apply to prevent the use of the land on the south side of Chippawa Creek Road, east of Garner Road, designated OS and numbered 837 on Sheet A7 of Schedule “A”, or the erection or use of any building or structure thereon, for the purpose of a detached dwelling, except in compliance with By-law No. 2008-133. (b) Notwithstanding the provisions of clause (v) of section 14.2 of By-law No. 79-200, no person shall use the land on the south side of Chippawa Creek Road, east of Garner Road, designated OS and numbered 837 on Sheet A7 of Schedule “A”, or erect or use any building or structure thereon, except in compliance with By-law No. 2008-133.
2008-147	19.1.838	Notwithstanding the provisions of Table 1 of clause (a) of section 4.19.1, clauses (d), (e) and (i) of section 4.19.1, clause (b) of section 4.19.3 and clauses (a), (b), (c), (d), (e), (g), (h), (k) and (m) of section 7.14.2 of By-law No. 79-200, no person shall use the land on the south side of Huron Street, between Third Avenue and Fourth Avenue, designated R5E and numbered 838 on Sheet D3 of Schedule “A”, or erect or use any building or structure thereon, except in compliance with By-law No. 2008-147.
2008-131	19.1.839	Notwithstanding the provisions of sections 4.27.1, 5.7 and 7.9.1, clauses (a), (c), (e), (h), (j) and (m) of section 7.9.2 and section 7.9.3 of By-law No. 79-200, no person shall use the land on the west side of Dorchester Road, opposite Stokes Street, designated R4 and numbered 839 on Sheet C5 of Schedule “A”, or erect or use any building or structure thereon, except for the purpose of 2 townhouse dwellings each containing 4 dwelling units, and 2 semi-detached dwellings, and accessory buildings and accessory structures, and except in compliance with By-law No. 2008-131.2008-174

	19.1.840	Notwithstanding the provisions contained within the definition “lot”, clause (c) of section 4.14, section 4.14.1, clause (a) of section 4.19.1 and clauses (a), (b), (c), (d), (f), (g), (h) and (m) of section 7.14.2 of By-law No. 79-200, no person shall use the land on the west side of River Road between John Street and Philip Street, designated R5E and numbered 840 on Sheet D4 of Schedule “A”, or erect or use any building or structure thereon, except in compliance with By-law No. 2008-174.
2008-174	19.1.841	Notwithstanding the provisions of sections 2.31, 17.1 and 17.2 of By-law No. 79-200, no person shall use the land on the west side of River Lane, between John Street and Philip Street, designated P and numbered 841 on Sheet D4 of Schedule “A”, except for the purpose of a parking area to satisfy a portion of the required parking for an apartment dwelling located on lands on the west side of River Road between John Street and Philip Street, designated R5E and numbered 840 on Sheet D4 of Schedule “A”, and except in compliance with By-law No. 2008-174.
2008-162	19.1.842	Notwithstanding the provisions contained within the definition “lot”, Column 3 of Table 2 of clause (e) of section 4.19.1, clause (b) of section 4.19.3, section 7.15.1 and clauses (a), (b), (c), (d), (e), (g), (h) and (m) of section 7.15.2 of By-law No. 79-200, no person shall use the land on the east side of Main Street, between Summer Street and North Street, designated R5F and numbered 842 on Sheet C4 of Schedule “A”, or erect or use any building or structure thereon, except for the purpose of a retirement home, a clinic and accessory buildings and accessory structures, and except in compliance with By-law No. 2008-162.
	19.1.843	Refer to By-law No. 2008-208.
	19.1.844	Refer to By-law No. 2010-67.
	19.1.845	Refer to By-law No. 2008-219.
	19.1.846	Refer to By-law No. 2008-206.
	19.1.847	Refer to By-law No. 2008-206.
2016-54	19.1.848	Refer to By-law No. 2010-03, as amended by By-law No. 2016-54.
	19.1.849	Refer to By-law No. 2010-03, as amended by By-law No. 2016-54.
	19.1.850	Refer to By-law No. 2010-03, as amended by By-law No. 2016-54.
	19.1.852	Refer to By-law No. 2009-55.

	19.1.854	Refer to By-law No. 2009-51.
	19.1.855	Refer to By-law No. 2009-51.
	19.1.856	Refer to By-law No. 2009-51, as amended by 2018-95.
	19.1.857	Refer to By-law No. 2009-51.
	19.1.858	Refer to By-law No. 2009-51.
	19.1.859	Refer to By-law No. 2009-64. Temporary use by-law no longer in effect as of April 19, 2012.
	19.1.860	Repealed by By-law No. 2016-49.
	19.1.861	Repealed by By-law No. 2016-49.
	19.1.862	Repealed by By-law No. 2016-49.
2012-16	19.1.863	Refer to By-law No. 2009-84, as amended by By-law No. 2012-16.
	19.1.864	Refer to By-law No. 2009-85.
	19.1.865	Refer to By-law No. 2009-83.
	19.1.866	Refer to By-law No. 2009-83.
	19.1.867	Refer to By-law No. 2009-129.
	19.1.868	Refer to By-law No. 2009-130.
	19.1.869	Refer to By-law No. 2009-127.
	19.1.874	Refer to By-law No. 2009-126.
	19.1.875	Refer to By-law No. 2009-194.
	19.1.876	Refer to By-law No. 2009-194.
	19.1.877	Refer to By-law No. 2009-194.
	19.1.878	Refer to By-law No. 2009-139.
	19.1.879	Refer to By-law No. 2009-139.
	19.1.880	Refer to By-law No. 2009-139.
	19.1.881	Refer to By-law No. 2009-139.

	19.1.882	Refer to By-law No. 2009-141.
	19.1.883	Refer to By-law No. 2009-150.
	19.1.884	Refer to By-law No. 2009-163.
	19.1.885	Refer to By-law No. 2009-184.
	19.1.886	Refer to By-law No. 2009-185.
	19.1.887	Refer to By-law No. 2009-174.
	19.1.888	Refer to By-law No. 2009-175.
	19.1.889	Refer to By-law No. 2010-09.
	19.1.890	Refer to By-law No. 2010-09.
	19.1.891	Refer to By-law No. 2010-12.
	19.1.892	Refer to By-law No. 2010-11.2013-134
	19.1.894	Refer to By-law No. 2010-34, as amended by By-law No. 2013-134.
	19.1.895	Repealed by By-law No. 2013-135.
	19.1.896	Refer to By-law No. 2010-40.
	19.1.897	Refer to By-law No. 2010-41.
	19.1.899	Refer to By-law No. 2010-68. Temporary use by-law no longer in effect as of May 10, 2013.
	19.1.900	Refer to By-law No. 2010-100.
	19.1.901	Refer to By-law No. 2010-103.
	19.1.902	Refer to By-law No. 2010-104.
	19.1.903	Refer to By-law No. 2010-105.
	19.1.904	Refer to By-law No. 2010-106.
	19.1.905	Refer to By-law No. 2010.107.
	19.1.906	Refer to By-law No. 2010-108.
	19.1.907	Repealed by By-law No. 2013-111.

	19.1.908	Repealed by By-law No. 2013-111.
	19.1.909	Refer to By-law No. 2010-111.
2011-48	19.1.910	Refer to By-law No. 2010-91, as amended by By-law No. 2011-48.
	19.1.911	Refer to By-law No. 2010-121.
	19.1.912	Refer to By-law No. 2010-132.
	19.1.913	Refer to By-law No. 2010-133.
	19.1.914	Repealed by By-law No. 2016-53.
	19.1.915	Repealed by By-law No. 2016-53.
2016-111	19.1.916	Refer to By-law No. 2010-131, as amended by 2016-111.
	19.1.917	Refer to By-law No. 2010-135.
2011-66 2012-63 2014-130	19.1.918	Refer to By-law No. 2010-152, as amended by By-law Nos. 2012-63 and 2014-130.
2011-66 2012-63 2014-130	19.1.919	Refer to By-law No. 2010-152, as amended by By-law Nos. 2012-63 and 2014-130.
2011-66 2012-63	19.1.920	Removed by By-law No. 2012-63.
2011-66 2012-63 2014-130	19.1.921	Refer to By-law No. 2010-152, as amended by By-law Nos. 2012-63 and 2014-130.
	19.1.922	Refer to By-law No. 2010-156.
	19.1.923	Refer to By-law No. 2010-164.
	19.1.924	Refer to By-law No. 2010-163.
	19.1.925	Refer to By-law No. 2011-03.
	19.1.926	Refer to By-law No. 2011-03.
	19.1.927	Refer to By-law No. 2011-03.
	19.1.928	Refer to By-law No. 2011-03.
	19.1.929	Refer to By-law No. 2011-03.
	19.1.930	Refer to By-law No. 2011-06.

2016-96	19.1.931	Refer to By-law No. 2011-04, as amended by By-law No. 2015-11, as amended by By-law No. 2016-96.
2016-96	19.1.932	Refer to By-law No. 2011-04, as amended by By-law No. 2015-11, as amended by By-law No. 2016-96. As such, none of the provisions of 2011-04 apply to the lands. (No longer mapped)
2016-96	19.1.933	Refer to By-law No. 2011-04, as amended by By-law 2016-96.
	19.1.934	Refer to By-law No. 2011-21.
	19.1.935	Refer to By-law No. 2011-21.
	19.1.936	Refer to By-law No. 2011-30.
	19.1.937	Refer to By-law No. 2011-31.
	19.1.938	Refer to By-law No. 2011-32.
	19.1.939	Refer to By-law No. 2011-38.
2014-162	19.1.941	Refer to By-law No. 2011-68, as amended by By-law No. 2014-162.
	19.1.942	Refer to By-law No. 2011-68.
2014-162	19.1.943	Refer to By-law No. 2011-68, as amended by By-law No. 2014-162.
	19.1.944	Refer to By-law No. 2011-68.
2011-143 2018-119	19.1.945	Repealed by By-law No. 2018-119.
2011-143 2018-119	19.1.946	Repealed by By-law No. 2018-119.
2011-143 2018-119	19.1.947	Repealed by By-law No. 2018-119.
	19.1.948	Refer to By-law No. 2011-138.2013-109
2012-81 2013-109 2022-100	19.1.952	Repealed by By-law No. 2022-100.
2012-80 2013-108 2022-099	19.1.953	Repealed by By-law No. 2022-099.
2012-82 2013-110 2022-101	19.1.954	Repealed by By-law No. 2022-101.
	19.1.955	Refer to By-law No. 2012-29.

	19.1.956	Refer to By-law No. 2013-05.
	19.1.957	Refer to By-law No. 2013-05.
	19.1.958	Refer to By-law No. 2012-31.
	19.1.960	Refer to By-law No. 2012-84.
	19.1.961	Refer to By-law No. 2012-134.
2014-130 2012-63 2012-64 2014-130	19.1.964	Refer to By-law No. 2010-152, as amended by By-law Nos. 2012-63, 2012-64 and 2014-130.
	19.1.965	Refer to By-law No. 2012-68.
	19.1.966	Refer to By-law No. 2012-136.
	19.1.967	Refer to By-law No. 2012-136.
	19.1.968	Refer to By-law No. 2012-100.
2018-010	19.1.969	Refer to By-law No. 2012-102.
	19.1.970	Refer to By-law No. 2012-119.
	19.1.971	Refer to By-law No. 2012-121.
	19.1.972	Refer to By-law No. 2012-133.
	19.1.973	Refer to By-law No. 2013-01.
	19.1.974	Refer to By-law No. 2013-05.
	19.1.975	Refer to By-law No. 2013-05.
	19.1.976	Refer to By-law No. 2013-29.
	19.1.977	Refer to By-law No. 2013-30.
	19.1.978	Refer to By-law No. 2013-31.
	19.1.979	Refer to By-law No. 2013-32.
	19.1.980	Refer to By-law No. 2013-24.
	19.1.981	Refer to By-law No. 2013-25.

	19.1.982	Refer to By-law No. 2013-76.
	19.1.983	Refer to By-law No. 2013-77.
	19.1.984	Refer to By-law No. 2013-90.
	19.1.985	Refer to By-law No. 2013-94.
	19.1.986	Refer to By-law No. 2013-111.
	19.1.987	Refer to By-law No. 2013-127.
	19.1.988	Refer to By-law No. 2013-127.
	19.1.989	Refer to By-law No. 2013-126.
	19.1.990	Refer to By-law No. 2013-126.
2014-10	19.1.991	Refer to By-law No. 2013-135, as amended by By-law No. 2014-10.
	19.1.992	Refer to By-law No. 2013-169.
	19.1.993	Refer to By-law No. 2013-169.
	19.1.994	Refer to By-law No. 2014-36.
	19.1.995	Refer to By-law No. 2014-33.
	19.1.996	Refer to By-law No. 2014-32.
	19.1.997	Refer to By-law No. 2014-032.
	19.1.998	Refer to By-law No. 2014-52.
	19.1.999	Refer to By-law No. 2014-52.
	19.1.1000	Refer to By-law No. 2014-52, as amended by 2018-97.
	19.1.1001	Refer to By-law No. 2014-52.
	19.1.1002	Refer to By-law No. 2014-53.
	19.1.1003	Refer to By-law No. 2014-73.
	19.1.1004	Refer to By-law No. 2014-75.
	19.1.1005	Refer to By-law No. 2014-76.

	19.1.1006	Refer to By-law No. 2014-80.
	19.1.1007	Refer to By-law No. 2013-26, as amended by By-law No. 2016-128.
	19.1.1008	Refer to By-law No. 2014-129.
	19.1.1009	Refer to By-law No. 2015-42.
	19.1.1010	Refer to By-law No. 2015-51.
	19.1.1011	Refer to By-law No. 2015-52.
	19.1.1012	Refer to By-law No. 2015-67.
	19.1.1013	Refer to By-law No. 2015-83, as amended by By-law No. 2016-31.
	19.1.1014	Refer to By-law No. 2015-124.
	19.1.1015	Refer to By-law No. 2015-150.
	19.1.1016	Refer to By-law No. 2015-146.
	19.1.1017	Refer to By-law No. 2015-139.
	19.1.1018	Refer to By-law No. 2015-149.
	19.1.1019	Refer to By-law No. 2016-28.
	19.1.1020	Refer to By-law No. 2016-35.
	19.1.1021	Refer to By-law No. 2016-49.
	19.1.1022	Refer to By-law No. 2016-49.
	19.1.1023	Refer to By-law No. 2016-49.
	19.1.1024	Refer to By-law No. 2016-53.
	19.1.1025	Refer to By-law No. 2016-52.
	19.1.1026	Refer to By-law No. 2016-68.
	19.1.1027	Refer to By-law No. 2016-77.
	19.1.1028	Refer to By-law No. 2016-78.
	19.1.1029	Refer to By-law No. 2016-95.

	19.1.1030	Refer to By-law No. 2016-96.
	19.1.1031	Refer to By-law No. 2016-112.
	19.1.1032	Refer to By-law No. 2016-112.
	19.1.1033	Refer to By-law No. 2017-01.
	19.1.1034	Refer to By-law No. 2017-17.
	19.1.1035	Refer to By-law No. 2017-03.
	19.1.1036	Refer to By-law No. 2017-03.
	19.1.1037	Refer to By-law No. 2017-12.
	19.1.1038	Refer to By-law No. 2017-27.
	19.1.1039	Refer to By-law No. 2017-27.
	19.1.1040	Refer to By-law No. 2017-27.
	19.1.1041	Refer to By-law No. 2017-44.
	19.1.1042	Refer to By-law No. 2017-44.
	19.1.1043	Refer to By-law No. 2017-44.
	19.1.1045	Refer to By-law No. 2018-11.
	19.1.1046	Refer to By-law No. 2017-63.
	19.1.1047	Refer to By-law No. 2017-62 – Expired.
	19.1.1048	Refer to By-law No. 2017-83.
	19.1.1049	Refer to By-law No. 2017-90.
	19.1.1050	Refer to By-law No. 2017-102.
	19.1.1051	Refer to By-law No. 2017-123.
	19.1.1052	Refer to By-law No. 2017-124.
	19.1.1053	Refer to By-law No. 2017-136
	19.1.1054	Refer to By-law No. 2017-147

	19.1.1055	Refer to By-law No. 2018-24.
	19.1.1056	Refer to By-law No. 2018-24.
	19.1.1057	Refer to By-law No. 2018-22.
	19.1.1058	Refer to By-law No. 2019-55
	19.1.1059	Refer to By-law No. 2018-29.
	19.1.1060	Refer to By-law No. 2018-34, as amended by By-law No. 2018-110.
	19.1.1061	Refer to By-law No. 2018-54.
	19.1.1062	Refer to By-law No. 2018-67.
	19.1.1063	Refer to By-law No. 2018-66.
2018-74 2020-81	19.1.1064	Repealed by By-law No. 2020-81.
2018-74 2020-81	19.1.1065	Repealed by By-law No. 2020-81.
2018-94 2018-121	19.1.1066	Refer to By-law No. 2018-121.
	19.1.1067	Refer to By-law No. 2018-53.
	19.1.1068	Refer to By-law No. 2018-98.
	19.1.1069	Refer to By-law No. 2018-95.
	19.1.1070	Refer to By-law No. 2018-96.
	19.1.1071	Refer to By-law No. 2018-97.
	19.1.1072	Refer to By-law No. 2022-013.
	19.1.1073	Refer to By-law No. 2018-111.
	19.1.1074	Refer to By-law No. 2018-93.
	19.1.1075	Refer to By-law No. 2018-99.
	19.1.1076	Refer to By-law No. 2018-119.
	19.1.1077	Refer to By-law No. 2018-119.
	19.1.1078	Refer to By-law No. 2018-120.

	19.1.1079	Refer to By-law No. 2018-118.
	19.1.1080	Refer to By-law No. 2018-131.
	19.1.1081	Refer to By-law No. 2019-3.
	19.1.1082	Refer to By-law No. 2019-3.
	19.1.1083	Refer to By-law No. 2019-3.
	19.1.1084	Refer to By-law No. 2019-3.
	19.1.1085	Refer to By-law No. 2019-3.
	19.1.1086	Refer to By-law No. 2019-1.
	19.1.1087	Refer to By-law No. 2019-24.
	19.1.1088	Refer to By-law No. 2019-23.
	19.1.1089	Refer to By-law No. 2019-40.
	19.1.1090	Refer to By-law No. 2019-56.
	19.1.1091	Refer to By-law No. 2019-56.
	19.1.1093	Refer to By-law No. 2019-48.
	19.1.1094	Refer to By-law No. 2019-50.
	19.1.1095	Refer to By-law No. 2019-50.
	19.1.1096	Refer to By-law No. 2019-57.
	19.1.1097	Refer to By-law No. 2019-57.
	19.1.1098	Refer to By-law No. 2019-66.
	19.1.1099	Refer to By-law No. 2019-66.
	19.1.1100	Refer to By-law No. 2019-75.
	19.1.1101	Refer to By-law No. 2019-75.
	19.1.1102	Refer to By-law No. 2019-67.
	19.1.1103	Refer to By-law No. 2019-83.

	19.1.1104	Refer to By-law No. 2019-116.
	19.1.1105	Refer to By-law No. 2019-133.
	19.1.1106	Refer to By-law No. 2019-122.
	19.1.1107	Refer to By-law No. 2019-131.
	19.1.1108	
	19.1.1109	Refer to By-law No. 2019-130.
2019-130 2020-06 2022-118	19.1.1110	Repealed by By-law No. 2022-118.
	19.1.1111	Refer to By-law No. 2020-003.
	19.1.1112	Refer to By-law No. 2022-093.
	19.1.1113	Refer to By-law No. 2022-093.
	19.1.1114	Refer to By-law No. 2022-093.
	19.1.1115	Refer to By-law No. 2020-15
	19.1.1116	Refer to By-law No. 2020-21.
	19.1.1117	Refer to By-law No. 2020-21.
	19.1.1118	Refer to By-law No. 2020-45.
	19.1.1119	Refer to By-law No. 2020-45.
	19.1.1120	Refer to By-law No. 2020-45.
	19.1.1121	Refer to By-law No. 2020-57.
	19.1.1122	Refer to By-law No. 2020-56.
	19.1.1123	Refer to By-law No. 2020-67.
	19.1.1124	Refer to By-law No. 2020-92
	19.1.1125	Refer to By-law No. 2020-83.
	19.1.1126	Refer to By-law No. 2020-81.
	19.1.1127	Refer to By-law No. 2020-82.

	19.1.1128	Refer to By-law No. 2020-78.
	19.1.1129	Refer to By-law No. 2020-80.
	19.1.1130	Refer to By-law No. 2020-98.
	19.1.1131	Refer to By-law No. 2020-98.
	19.1.1132	Refer to By-law No. 2021-09.
	19.1.1133	Refer to By-law No. 2020-124.
	19.1.1134	Refer to By-law No. 2020-124.
	19.1.1135	Refer to By-law No. 2020-124.
	19.1.1136	Refer to By-law No. 2020-124.
	19.1.1137	Refer to By-law No. 2020-124.
	19.1.1138	Refer to By-law No. 2020-121.
	19.1.1139	Refer to By-law No. 2020-123.
	19.1.1140	Refer to By-law No. 2021-29.
	19.1.1141	Refer to By-law No. 2020-126.
	19.1.1142	Refer to By-law No. 2021-07.
	19.1.1143	Refer to By-law No. 2021-30.
	19.1.1144	Refer to By-law No. 2021-30.
	19.1.1145	Refer to By-law No. 2021-30.
	19.1.1146	Refer to By-law No. 2021-42.
	19.1.1147	Refer to By-law No. 2022-037.
	19.1.1148	Refer to By-law No. 2021-96.
	19.1.1149	Refer to By-law No. 2021-97.
	19.1.1150	Refer to By-law No. 2021-103.
	19.1.1151	Refer to By-law No. 2021-121.

	19.1.1152	Refer to By-law No. 2021-200.
	19.1.1153	Refer to By-law No. 2021-122.
	19.1.1154	Refer to By-law No. 2021-122.
	19.1.1155	Refer to By-law No. 2021-122.
	19.1.1156	Refer to By-law No. 2021-120.
	19.1.1157	Refer to By-law No. 2021-134.
	19.1.1158	Refer to By-law No. 2021-132.
	19.1.1159	Refer to By-law No. 2022-07.
	19.1.1160	Refer to By-law No. 2022-04.
	19.1.1161	Refer to By-law No. 2022-05.
	19.1.1162	Refer to By-law No. 2022-06.
	19.1.1163	Refer to By-law No. 2022-31.
	19.1.1164	Refer to By-law No. 2022-061.
	19.1.1165	Refer to By-law No. 2022-108.
	19.1.1166	Refer to By-law No. 2022-064.
	19.1.1167	Refer to By-law No. 2022-065.
	19.1.1168	Refer to By-law No. 2022-068.
	19.1.1169	Refer to By-law No. 2022-068.
	19.1.1170	Refer to By-law No. 2022-103.
	19.1.1171	Refer to By-law No. 2022-063.
	19.1.1172	Refer to By-law No. 2022-063.
	19.1.1173	Refer to By-law No. 2022-063.
	19.1.1174	Refer to By-law No. 2022-063.
	19.1.1175	Refer to By-law No. 2022-063.

	19.1.1177	Refer to By-law No. 2022-066.
	19.1.1178	Refer to By-law No. 2022-075.
	19.1.1179	Refer to By-law No. 2022-075.
	19.1.1180	Refer to By-law No. 2022-075.
	19.1.1181	Refer to By-law No. 2022-098.
	19.1.1182	Refer to By-law No. 2022-098.
	19.1.1183	Refer to By-law No. 2022-098.
	19.1.1184	Refer to By-law No. 2022-117.
	19.1.1187	Refer to By-law No. 2022-088.
	19.1.1188	Refer to By-law No. 2022-111.
	19.1.1189	Refer to By-law No. 2022-106.
	19.1.1192	Refer to By-law No. 2022-100.
	19.1.1193	Refer to By-law No. 2022-099.
	19.1.1194	Refer to By-law No. 2022-101.
	19.1.1190	Refer to By-law No. 2022-115.
	19.1.1191	Refer to By-law No. 2022-118.
	19.1.1192	Refer to By-law No. 2023-032.
	19.1.1193	Refer to By-law No. 2023-062.
	19.1.1194	Refer to By-law No. 2023-061.
	19.1.1195	Refer to By-law No. 2023-073.
	19.1.1196	Refer to By-law No. 2023-077.
	19.1.1197	Refer to By-law No. 2023-089.
	19.1.1198	Refer to By-law No. 2023-080.
	19.1.1199	Refer to By-law No. 2023-080.

	19.1.1207	Refer to By-law No. 2023-080.
	19.1.1208	Refer to By-law No. 2023-080.
	19.1.1209	Refer to By-law No. 2023-080.
	19.1.1210	Refer to By-law No. 2023-080.
	19.1.1211	Refer to By-law No. 2023-080.
	19.1.1212	Refer to By-law No. 2023-080.
	19.1.1213	Refer to By-law No. 2023-078.
	19.1.1214	Refer to By-law No. 2023-078.
	19.1.1215	Refer to By-law No. 2023-078.
	19.1.1216	Refer to By-law No. 2023-078.
	19.1.1217	Refer to By-law No. 2023-081.
	19.1.1218	Refer to By-law No. 2023-100.
	19.1.1219	Refer to By-law No. 2023-113.
	19.1.1220	Refer to By-law No. 2023-097.
	19.1.1221	Refer to By-law No. 2023-098.
	19.1.1222	Refer to By-law No. 2024-008.
	19.1.1223	Refer to By-law No. 2024-010.
	19.1.1224	Refer to By-law No. 2024-007.
	19.1.1225	Refer to By-law No. 2024-011.
	19.1.1226	Refer to By-law No. 2024-005.
	19.1.1227	Refer to By-law No. 2024-002.
	19.1.1228	Refer to By-law No. 2024-002.
	19.1.1229	Refer to By-law No. 2024-001.
	19.1.1230	Refer to By-law 2024-003.

	19.1.1231	Refer to By-law No. 2024-004.
	19.1.1232	Refer to By-law No. 2024-031.
	19.1.1233	Refer to By-law No. 2023-012.
	19.1.1234	Refer to By-law No. 2023-012.
	19.1.1235	Refer to By-law No. 2024-020.
	19.1.1236	Refer to By-law No. 2024-028.
	19.1.1237	Refer to By-law No. 2024-042.
	19.1.1238	Refer to By-law No. 2024-027.
	19.1.1239	Refer to By-law No. 2024-030.
	19.1.1240	Refer to By-law No. 2024-043.
	19.1.1241	?
	19.1.1242	Refer to By-law No. 2024-048.
	19.1.1243	Refer to By-law No. 2024-049.
	19.1.1244	Refer to By-law No. 2024-057.
	19.1.1245	Refer to By-law No. 2024-057.
	19.1.1246	Refer to By-law No. 2024-057.
	19.1.1247	Refer to By-law No. 2024-060.
	19.1.1248	Refer to By-law No. 2024-062.
	19.1.1249	Refer to By-law No. 2024-062.
	19.1.1250	Refer to By-law No. 2024-062
	19.1.1251	Refer to By-law No. 2024-080.
	19.1.1252	Refer to By-law No. 2024-080.
	19.1.1253	Refer to By-law No. 2024-076.
	19.1.1254	Refer to By-law No. 2024-068.

	19.1.1255	Refer to By-law No. 2024-074.
	19.1.1256	Refer to By-law No. 2025-026.
	19.1.1257	Refer to By-law No. 2024-092.
	19.1.1258	Refer to By-law No. 2024-093.
	19.1.1259	Refer to By-law No. 2024-090.
	19.1.1260	Refer to By-law No. 2024-016.
	19.1.1261	Refer to By-law No. 2024-101.
	19.1.1262	Refer to By-law No. 2024-110.
	19.1.1263	Refer to By-law No. 2024-108.
	19.1.1264	Refer to By-law No. 2024-108.
	19.1.1265	Refer to By-law No. 2024-108.
	19.1.1266	Refer to By-law No. 2024-108.
	19.1.1268	Refer to By-law No. 2024-110.
	19.1.1269	Refer to By-law No. 2024-116.
	19.1.1270	Refer to By-law No. 2025-029.
	19.1.1271	Refer to By-law No. 2025-002.
	19.1.1272	Refer to By-law No. 2025-002.
	19.1.1273	Refer to By-law No. 2025-004.
	19.1.1274	Refer to By-law No. 2025-005.
	19.1.1275	Refer to By-law No. 2025-060.
	19.1.1276	Refer to By-law No. 2025-024.
	19.1.1277	Refer to By-law No. 2025-021.
	19.1.1278	Refer to By-law No. 2025-021.
	19.1.1279	Refer to By-law No. 2025.021.

	19.1.1280	Refer to By-law No. 2025-021.
	19.1.1281	Refer to By-law No. 2025.026.
	19.1.1282	Refer to By-law No. 2025-044.
	19.1.1283	Refer to By-law No. 2025-044.
	19.1.1284	Refer to By-law No. 2025-075.
	19.1.1285	Refer to By-law No. 2025-062.
	19.1.1286	Refer to By-law No. 2025-057.
	19.1.1287	Refer to By-law No. 2025-057.
	19.1.1288	Refer to By-law No. 2025-057.
	19.1.1289	Refer to By-law No. 2025-057.
	19.1.1290	Refer to By-law No. 2025-063.
	19.1.1291	Refer to By-law No. 2025-064.
	19.1.1292	Refer to By-law No. 2025-064.
	19.1.1293	Refer to By-law No. 2025-051.
	19.1.1294	Refer to By-law No. 2025-078.
	19.1.1295	Refer to By-law No. 2025-091.
	19.1.1296	Refer to By-law No. 2025-092.
	19.1.1297	Refer to By-law No. 2025-106.
	19.1.1298	Refer to By-law No. 2025-107.
	19.1.1299	Refer to By-law No. 2025-109.
	19.1.1300	Refer to By-law No. 2025-109.
	19.1.1301	Refer to By-law No. 2025-109.
	19.1.1302	Refer to By-law No. 2025-123.
	19.1.1304	Refer to By-law No. 2025-129.

	19.1.1305	Refer to By-law No. 2025-129.
	19.1.1306	Refer to By-law No. 2025-120.
	19.1.1307	Refer to By-law No. 2025-137.
	19.1.1308	Refer to By-law No. 2025-125.
	19.1.1309	Refer to By-law No. 2025-128.
	19.1.1310	Refer to By-law No. 2025-127.
	19.1.1311	Refer to By-law No. 2025-148.
	19.1.1312	Refer to By-law No. 2025-146.
	19.1.1313	Refer to By-law No. 2026-002.
	19.1.1314	Refer to By-law No. 2026-041.
	19.1.1315	Refer to By-law No. 2026-002.
	19.1.1316	Refer to By-law No. 2025-093.
	19.1.1317	Refer to By-law No. 2026-001.
	19.1.1318	Refer to By-law No. 2026-001.
	19.1.1319	Refer to By-law No. 2026-014.
	19.1.1320	Refer to By-law No. 2026-012.
	19.1.1321	Refer to By-law No. 2026-015.
	19.1.1322	Refer to By-law No. 2026-023.
	19.1.1323	Refer to By-law No. 2026-023.
	19.1.1324	Refer to By-law No. 2026-045.

19. 2. CONSOLIDATED SITE-SPECIFIC ZONES

19.2.1 Notwithstanding anything herein before contained, for exceptions and special provisions applicable to lands within the geographic Townships of Humberstone, Crowland and Willoughby existing on or before August 26, 2025, please refer to the associated by-law noted in the chart below,

A1-1	Refer to by-law 1999-250
A1-2	Refer to by-law 1999-252
A1-3	Refer to by-law 1995-151
A1-4	Refer to by-law 2003-122
A1-5	Refer to by-law 2003-122
A1-6	Refer to by-law 2006-129
A1-7	Refer to by-law 2015-010
A1-8	Refer to by-law 2015-009
A1-9	Refer to by-law 2016-069
A1-10	Refer to by-law 2016-070
A2-1	Refer to by-law 2002-022
A2-2	Refer to by-law 1988-268
A2-3	Refer to by-law 1986-022
A2-4	Refer to by-law 1988-268
A2-5	Refer to by-law 2016-051
A2-6	Refer to by-law 2021-080
A2-7	Refer to by-law 2021-79
A2-8	Refer to by-law 2003-158
A3-1	Refer to by-law 2011-117
A3-2	Refer to by-law 2002-023
A3-3	Refer to by-law 1995-064
A3-4	Refer to by-law 1995-189
A3-5	Refer to by-law 1980-005
A3-6	Refer to by-law 1981-012
A3-7	Refer to by-law 1981-168
A3-8	Refer to by-law 2013-105
A3-9	Refer to by-law 1982-055
A3-10	Refer to by-law 1988-314
A3-11	Refer to by-law 2003-048
A3-12	Refer to by-law 2012-128
A3-13	Refer to by-law 1972-169
A3-14	Refer to by-law 2011-005

A3-15	Refer to by-law 2022-112
A3-16	Refer to by-law 1973-178
A3-17	Refer to by-law 2011-116
A3-18	Refer to by-law 2001-230
A3-19	Refer to by-law 2009-162
HC-1	Refer to by-law 1970-042
HC-2	Refer to by-law 1976-233
OSC-1	Refer to by-law 2011-117
OSC-2	Refer to by-law 1988-273
OSPP-1	Refer to by-law 2002-022
OSPP-2	Refer to by-law 1979-134
RNP-1	Refer to by-law 2003-055
RNP-2	Refer to by-law 1996-270

SECTION 20 – ADMINISTRATION

20.1 This By-law shall be administered by a person or persons appointed from time to time by the Council of The Corporation of the City of Niagara Falls for that purpose.

SECTION 21 - VALIDITY

21.1 If any section, clause of provision of this By-law including anything contained in any of the Schedules attached hereto, is for any reason declared by a court of competent jurisdiction to be invalid, it is hereby declared to be the intention that all the remaining sections, clauses or provisions of this By-law shall remain in full force and effect until repealed.

SECTION 22 - PENALTY

22.1 Every person who contravenes any provision of this By-law is guilty of an offence and upon conviction is liable to a fine of not more than $1,000.00, exclusive of costs.

SECTION 23 - REPEAL OF OTHER BY-LAWS

23.1 Except as provided in section 23.2, By-law No. 5335, 1955 of The Corporation of the City of Niagara Falls and all amendments thereto, By-law No. 2350, 1959 of The Corporation of the Township of Stamford and all amendments thereto, By-law No. 2530, 1960 of The Corporation of the Township of Stamford and all amendments thereto and By-law No. 974 of The Corporation of the Village of Chippawa and all amendments thereto are hereby repealed.

23.2 Section 23.1 shall not apply to repeal the following by-laws which have been passed by the Council of The Corporation of the City of Niagara Falls but have not yet come into force:

(1) By-law No. 77-273 being "A by-law to amend By-law No. 2530, 1960 of the former Township of Stamford, now in the City of Niagara Falls, as amended" (proposed West Meadow Plan of Subdivision).

(2) By-law No. 78-89 being "A by-law to amend By-law Nos. 2350, 1959 and 2530, 1960 of the former Township of Stamford, now in the City of Niagara Falls, as amended" and By-law No. 78-98 being "A by-law to amend By-law No. 2530, 1960 of the former Township of Stamford, now in the City of Niagara Falls, as amended" (proposed Ascot Wood Stage 2 Plan of Subdivision).

(3) By-law No. 78-118 being "A by-law to amend By-law Nos. 2350, 1959 and 2530, 1960 of the former Township of Stamford, now in the City of Niagara Falls, as amended" (Ministry of Transportation and Communications lands at northeast

corner of Lundy's Lane and Belmont Avenue).

(4) By-law No. 79-3, being "A by-law to amend By-law Nos. 2350, 1959 and 2530, 1960 of the former Township of Stamford now in the City of Niagara Falls, as amended" proposed Moretta Estates Plan of Subdivision), Appr. Feb.8/79 Same as by-law.

(5) By-law No. 79-53 as amended by By-law 88-59 and further amended by 88-155, is repealed by 88-291. Appr. Jan.24/80 (setbacks)

(6) By-law No. 79-107 being "A by-law to amend By-law No. 5335, 1955, as amended (Angotti property on northerly side of Ferry Street and Victoria Avenue), Appr. Nov.30/79 " (see S.P.27)

(7) By-law No. 79-124 is hereby repealed by 88-78, Appr. Nov.27/79

(8) By-law No. 79-135, being "A by-law to amend By-law No. 2530, 1960 of the Township of Stamford, now in the City of Niagara Falls, as amended" (proposed Sunnyside Plan of Subdivision), Appr. former (see 79-206)

(9) By-law No. 79-136 being "A by-law to amend By-law No. 2530, 1960 of the former Township of Stamford, now in the City of Niagara Falls, as amended" (Aiello property at southwesterly corner of Montrose Road and Mulhern Street), Denied by OMB on Feb. 28/80

(10) By-law No. 79-154 being "A by-law to amend By-law No. 5335, 1955, as amended" (G.A. Romeo Construction Limited property on westerly side of River Road between John and Philip Streets), Amended by 81-208

(11) By-law No. 79-171 being "A by-law to amend By-law No. 2530, 1960 of the former Township of Stamford, now in the City of Niagara Falls, as amended" (proposed Meadowvale Extension Plan of Subdivision), Appr. Oct. 16/79 500m^2 lot area front yard 7.5m

(12) By-law No. 79-172, being "A by-law to amend By-law No. 2530, 1960 of the former Township of Stamford, now in the City of Niagara Falls, as amended" (land on the west side of Pettit Avenue between Dawson Street and Cropp Street), Appr. Nov. 8/79 Same as by-law

(13) By-law No. 79-193 being "A by-law to amend By-law No. 5335, 1955, as amended" (Barone property on east side of Stanley Avenue south of Ferry Street), Appr. Dec. 6/79 (frontage)

(14) By-law No. 79-194 being "A by-law to amend By-law No. 2530, 1960 of the former

Township of Stamford, now in the City of Niagara Falls, as amended" (Cushing property, southwesterly corner of Dorchester Road and Leeming Street), and wherever there is a reference in the said By-law Nos. 77-273, 78-89, 78-98, 78-118, 79-3, 79-53, 79-107, 79-124, 79-135, 79-136, 79-154, 79-171, 79-172, 79-193 and 79-194 to a by-law repealed by section 23.1, such repealed by-law stands good and shall be read and construed as unrepealed in so far, and in so far only, as is necessary to support, maintain or give effect to said By-law Nos. 77-273, 78-89, 78-98, 78-118, 79-3, 79-53, 79-107, 79-124, 79-135, 79-136, 79-154, 79-171, 79-172, 79-193 and 79-194. Replaced by 81-2

23.3 Except as provided in section 23.2, in addition to the laws repealed by section 23.1, By-law Nos. 1776, 2403, 2806, 3488, 3599, 4024, 4025, 4045, 4046, 4103, 4692, 4929, 5196, 5300, 5352 and 7755 of The Corporation of the City of Niagara Falls and amendments thereto and all restricted area by-laws heretofore passed by the Councils of The Corporation of the City of Niagara Falls, The Corporation of the Township of Stamford and The Corporation of the Village of Chippawa which apply to the defined area described in section 3.1 and which were passed under section 35 of The Planning Act, R.S.O. 1970, Chapter 349 or a predecessor of that section or deemed to be consistent with that section by subsection 3 of section 13 of The Municipal Amendment Act, 1941 are hereby repealed.

Passed this 5th day of November 1979.

(signed) J.L. Collinson (signed) S.W. Thomson

J.L. COLLINSON, CITY CLERK WAYNE THOMSON, MAYOR

First Reading: November 5th, 1979.

Second Reading: November 5th, 1979.

Third Reading: November 5th, 1979.