

OFFICIAL PLAN AMENDMENT NO. xxx

PART 1 – PREAMBLE

(i) PURPOSE OF THE AMENDMENT:

The purpose of this Amendment is to create a new special policy area to facilitate a proposed mixed use development comprised of commercial and residential uses.

(ii) LOCATION OF THE AMENDMENT

The amendment affects only 7301 Lundy's Lane

(iii) DETAILS OF THE AMENDMENT

Text Change

- The Amendment updates Section 13 – Special Policies Areas of the Official Plan to provide special policies for a specific property.

(iv) BASIS OF THE AMENDMENT

A privately initiated Official Plan Amendment was applied for by Lifestyle on Lundy's with the intent to obtain approval to redevelop 7301 Lundy's Lane as a mixed use development consisting of 68 stacked townhouse units in 5 blocks. The block facing Lundy's Lane would include commercial space on the ground floor that could be configured with up to 4 commercial units.

PART 2 – BODY OF THE AMENDMENT

All of this part of the document entitle PART 2 Body of the Amendment, consisting of the following text and attached maps, constitute Amendment No. _____ to the Official Plan of the City of Niagara Falls.

DETAILS OF THE AMENDMENT

The Official Plan of the City of Niagara Falls is hereby amended as follows:

1. MAP CHANGES

- a) SCHEDULE A – FUTURE LAND USE PLAN of the Official Plan is amended by:
 - i. redesignating lands currently identified as ‘Tourist Commercial’ to ‘Tourist Commercial’ with Special Policy Area ____ as shown on the map attached entitled Schedule A to Amendment No. _____

2. TEXT CHANGES

- a) PART 2, SECTION 13, SPECIAL POLICY AREAS is amended:
 - i. by adding the following new policy:

Policy 13.xx SPECIAL POLICY AREA “xx”

Special Policy Area “xx” applies to 7301 Lundy’s Lane. Notwithstanding the maximum residential density permitted in the Tourist Commercial designation, the permitted residential density shall be 107 units per hectare.