

## Appendix C - Draft Official Plan Amendment

### **PART 2 - BODY OF THE AMENDMENT**

All of this part of the document entitled PART 2 - BODY OF THE AMENDMENT, consisting of the following text and attached map, constitute Amendment No. **XX** 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 CHANGE**

Schedule "A" to the Official Plan - Future Land Use, is hereby amended by redesignating the lands identified on Map 1 attached hereto, and forming part of the amendment, from Special Policy Area "26" to Special Policy Area **"YY"**.

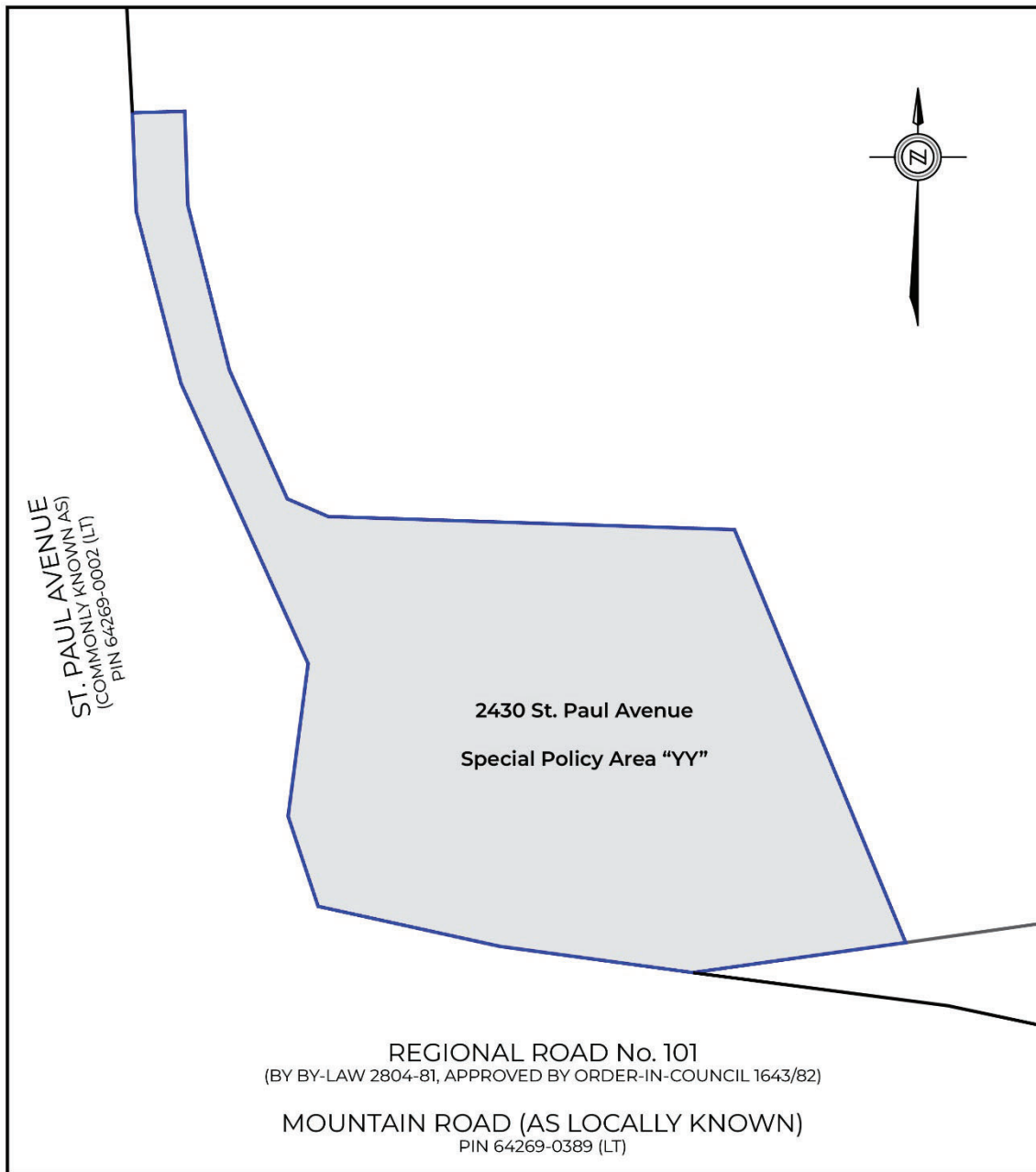
#### **2. TEXT CHANGE**

PART 2, SECTION 13 - SPECIAL POLICY AREAS is hereby amended by adding the following subsection:

##### **13.YY SPECIAL POLICY AREA **"YY"****

Special Policy Area **"YY"** applies to 1.4 hectares of land located on the northeast corner of St. Paul Avenue and Mountain Road. Notwithstanding the policies of Part 2, Section 1.10.5 (iii), the land may be developed for a maximum density of 210 units per net hectare and a maximum height of 19 storeys or 68 metres as measured from an elevation of 192 metres.

Map 1



## Appendix D - Draft Zoning By-law Amendment

### CITY OF NIAGARA FALLS

#### By-law No. 2024-XX

A by-law to amend By-law No. 79-200 to rezone the Lands to Site-Specific (R5B-XXXX) site-specific zone.

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

1. The Lands that are the subject of and affected by the provisions of this by-law are described in Schedule 1 of this by-law and shall be referred to in this by-law as the "Lands". Schedule 1 is a part of this by-law.
2. The purpose of this by-law is to amend the provisions of By-law No. 79-200, to permit the use of the Lands in a manner that would otherwise be prohibited by that by-law. In the case of any conflict between a specific provision of this by-law and any existing provision of By-law No. 79-200, the provisions of this by-law are to prevail.
3. Notwithstanding any provision of By-law No. 79-200 to the contrary, the following uses and regulations shall be the permitted uses and regulations governing the permitted uses on and of the Lands.
4. Notwithstanding the definition of "Lot Frontage" for a corner lot, the lot line along Mountain Road shall be deemed as the lot frontage for the Lands.
5. The permitted uses shall be:
  - a. The uses permitted in a R5B Zone
6. The regulation governing the permitted use of the Lands shall be:

(a)	Minimum Lot Area	47 square metres per dwelling
(b)	Minimum front yard depth	6.2 m
(c)	Minimum interior side yard width	13.2 metres
(d)	Minimum exterior side yard width	0.75 metres

(e)	Maximum height of building or structure	Tower A: 56 m Tower B: 68 m
(f)	Parking and access requirements	1.26 parking spaces per dwelling unit

7. The balance of regulations specified for a R5B Zone.
8. All other applicable regulations set out in By-law No. 79-200 shall continue to apply to govern the permitted uses on the Lands, with all necessary changes in detail.
9. No person shall use the Lands for a use that is not a permitted use.
10. No person shall use the Lands in a manner that is contrary to the regulations.
11. The provisions of this By-law shall be shown on Sheet A4 and B4 of Schedule "A" of By-law No. 79-200 by redesignating the Lands from R5B to R5B and numbered **XXXX**.
12. That by-law 2013-59 for the Lands is hereby repealed in its entirety.

**Read a first, second and third time; passed, signed and sealed in open Council this **XXth** day of **XX**, 2024.**

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

.....  
JAMES M. DIODATI, MAYOR

**SCHEDULE 1**

