

**AMENDMENT NO. XX  
TO THE  
CITY OF NIAGARA FALLS  
OFFICIAL PLAN**

CITY OF NIAGARA FALLS

By-law No. 2024-XX

A by-law to provide for the adoption of Amendment No. XXX to the City of Niagara Falls Official Plan (AM-2021-010).

**THE COUNCIL OF THE CORPORATION OF THE CITY OF NIAGARA FALLS, IN ACCORDANCE WITH THE PLANNING ACT, 1990, AND THE REGIONAL MUNICIPALITY OF NIAGARA ACT, HEREBY ENACT AS FOLLOWS:**

1. The attached text constituting Amendment No. XXX to the City of Niagara Falls Official Plan is hereby adopted.

**Read a First, Second and Third time; passed, signed and sealed in open Council this \_\_ day of \_\_\_\_\_, 2024.**

\_\_\_\_\_  
WILLIAM G. MATSON, CITY CLERK

\_\_\_\_\_  
JAMES M. DIODATI, MAYOR

## **Part 1 – Preamble:**

### **(i) Purpose of the Amendment:**

The purpose of Official Plan Amendment Number XX is to create a Special Policy to exempt the subject site from Neighbourhood Commercial Policies 3.4.2.1 and 3.4.2.3 contained in Part 2 of the Niagara Falls Official Plan to permit the development x m<sup>2</sup> of at grade health-related commercial uses on the Subject Site in addition to a Long-Term Care Facility.

### **(ii) Location of the Amendment**

The Subject Site is located on the east side of Drummond Road, north of Churchill Street and south of Collins Drive, and are municipally known as 6888 Drummond Road. The Subject Site has an approximate area of 1.16 hectares.

The Site subject to this amendment is shown more specifically on Map 1.

### **(iii) Details of the Amendment**

#### **Map Changes:**

Schedule A – Land Use of the Official Plan is amended by:

- Adding the subject site to a new “Special Policy Area XX”

#### **Text Changes:**

This Official Plan Amendment creates a new Special Policy Area XX, which applies a site-specific policy framework to the lands subject to this Amendment:

#### **13.X Special Policy Area “XX”**

Special Policy Area “XX” applies to approximately 1.16 hectares of land municipally known as 6888 Drummond Road, located on the east side of Drummond Road, north of Churchill Street and south of Collins Drive. The following policies in Part 2 Section 3 of the City of Niagara Official Plan do not apply within Special Policy Area “XX”:

*3.4.2.1 Neighbourhood commercial facilities will primarily provide for the day-to-day needs of nearby residents and shall generally not exceed 930 square metres of gross leasable floor space. Such facilities should not reduce the economic viability of designated commercial districts.*

*3.4.2.3 Neighbourhood commercial facilities may locate not less than 500 metres from any other commercial development.*

(iv) **Basis of the Amendment**

The site affected by this Official Plan Amendment is presently designated as *Residential* and is located on an *Arterial Road* and is currently vacant of any buildings or structures. This Amendment facilitates the intensification of the site for a long-term care home with health-related commercial uses at grade.

This Amendment supports the efficient use of land within the context of the existing and planned function of the area. The Site is surrounded by a mix of residential and commercial uses and at present, the policy framework for the site permits both a long-term care home and neighbourhood commercial uses. To the immediate north and west of the site there are one and two storey commercial establishments; to the east of the site there is open space that includes a park; and to the south of the site there are one and two storey residential dwellings. This Amendment provides for a land use that is compatible with the low rise, residential character of surrounding area, while also contributing density and more compact built form.

This Amendment is consistent with and conforms with provincial, regional, and local policy documents including the Planning Act, the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, and the Niagara Region Official Plan, as the Amendment permits the development of a long-term care home which is a critical element of provincial, regional, and local housing supply. Additionally, through the provision of health-related commercial uses, the Amendment also supports neighbourhood walkability and the development of a complete community.

The full justification for this Amendment has been set out in application materials including the Planning Justification Report and supplementary reports.

## **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 the attached map designated as Schedule 1, constitutes Amendment Number XX of 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:

#### **Map Changes:**

Schedule A – Land Use of the Official Plan is amended by:

- Adding the subject site to a new “Special Policy Area XX”

#### **Text Changes:**

This Official Plan Amendment creates a new Special Policy Area XX, which applies a site-specific policy framework to the lands subject to this Amendment:

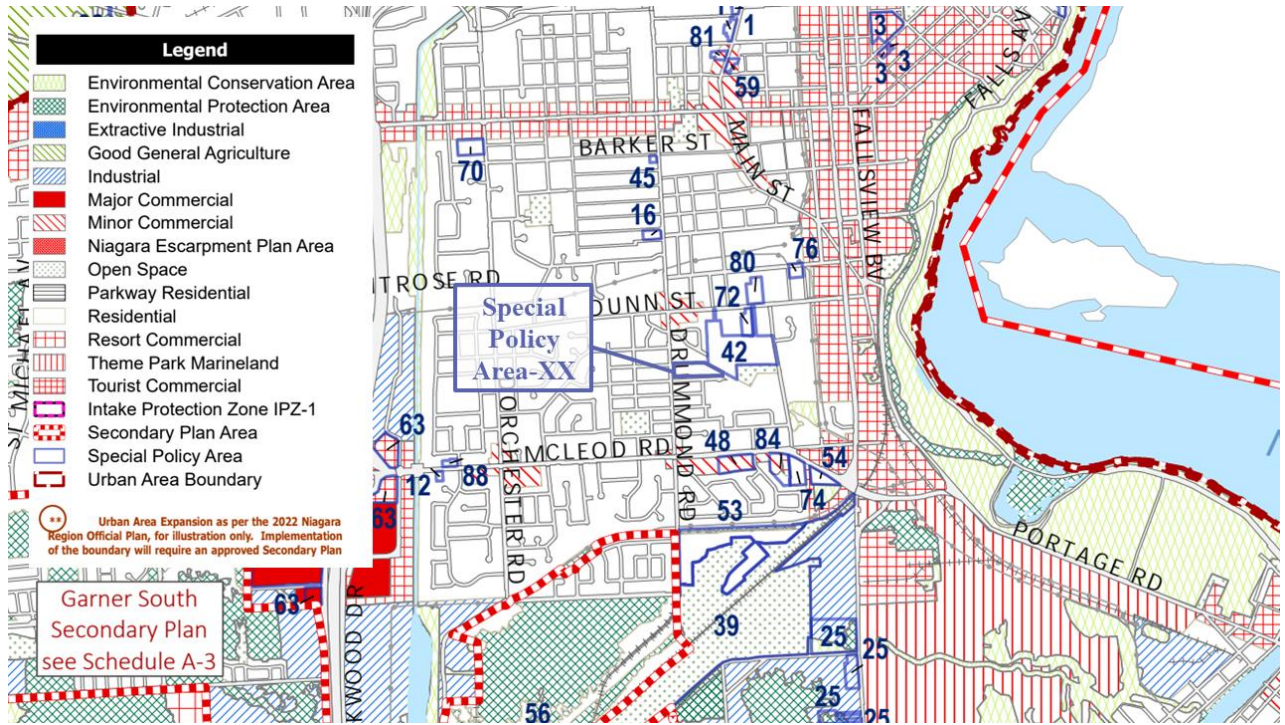
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*3.4.2.3 Neighbourhood commercial facilities may locate not less than 500 metres from any other commercial development.*

# Schedule 1



Amending City of Niagara Falls Official Plan, Schedule "A"

**Map 1**



Legal Description: PT TWP LT 160 STAMFORD PT 1, 59R13838 CITY OF NIAGARA FALLS