

Appendix E – Draft Official Plan Amendment

PART 2 - BODY OF THE AMENDMENT

All parts of this document consisting of the following text entitled PART 2 – BODY OF THE AMENDMENT, 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

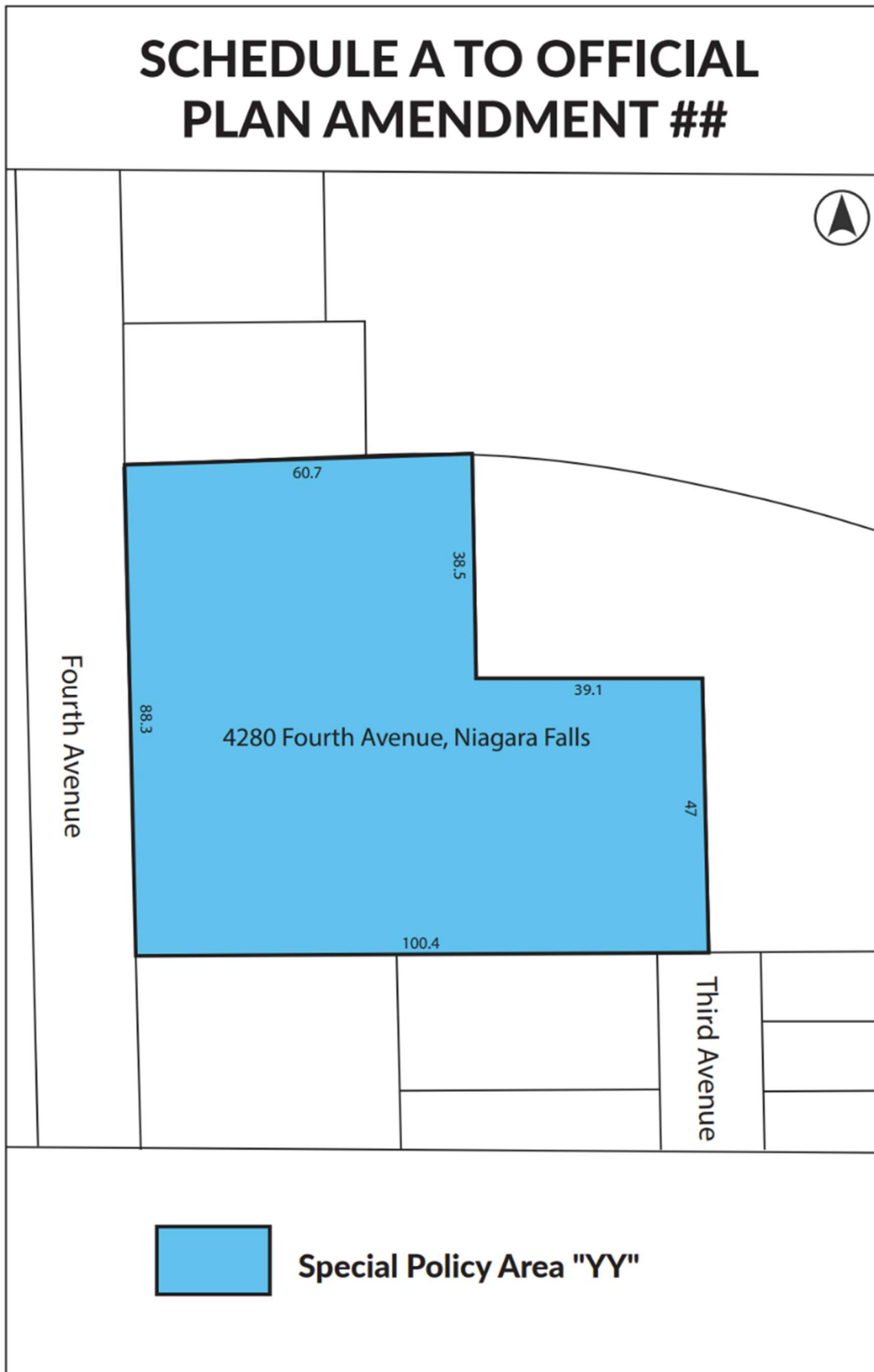
Schedule “A” to the Official Plan - Land Use, is hereby amended by redesignating the lands identified on Map 1 attached hereto, and forming part of the amendment, from Industrial land designation to High Density Residential.

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” encompasses the 0.7268 hectares of land on the east side of Fourth Avenue, municipally known as 4280 Fourth Avenue. Notwithstanding the policies of Part 2, Section 1.10.5 (ii), a stacked townhouse development with a maximum density of 100 units per hectare is permitted on the Subject Lands, fronting a local road.



Appendix F – Draft Zoning By-law Amendment

**CITY OF NIAGARA FALLS
BY-LAW NO. 2022-XX**

A BY-LAW TO AMEND BY-LAW NO. 79-200, TO REZONE THE LANDS TO RESIDENTIAL APARTMENT 5C DENSITY (R5C-XX) SITE SPECIFIC ZONE (AM-2022-XX).

**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 as 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 change the zoning of the Lands identified in Schedule 1 from “Light Industrial” to “Residential Apartment 5C Density Zone (R5C-XX) with Site-Specific conditions”.
3. The purpose of this by-law is to amend the provisions of By-law 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.
4. 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.
5. The permitted uses shall be the uses permitted in the R5C Zone.
6. The regulations governing the permitted uses shall be:

(a) Minimum Front Yard Depth	5.5 metres
(b) Minimum Interior Side Yard Width	4.5 metres
(c) Maximum Building Height	11.0 metres
(d) Minimum Parking Requirements	1.25 Parking Spaces per Unit
(e) Minimum Landscaped Open Space	21% of the lot area
(f) Minimum Amenity Space	14.75 square metres per Unit
(g) Minimum Aisle Width	6.0 metres
7. 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.
8. No person shall use the Lands in a manner that is contrary to the regulations.

9. The provisions of this By-law shall be shown on Sheet B6 of Schedule "A" of By-law No. 79-200 by redesignating the Lands from LI and numbered 854, to R5C and numbered XXXX.
10. Section 19 of By-law No.79-200 is amended and adding thereto:
19.1.XXXX Refer to By-law No. 2022-XX

**Read a first, second and third time; passed, signed, and sealed in open Council
this _____ DAY OF _____, 2024.**

CITY CLERK

JAMES M. DIODATI, MAYOR

