

CITY OF NIAGARA FALLS

By-law No. 2025 -

A by-law to provide for the adoption of Amendment No. __ to the City of Niagara Falls Official Plan (OPA #__).

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 and mapping constituting Amendment No. to the City of Niagara Falls Official Plan is hereby adopted.

Passed this _____ day of _____.

City Clerk

James M Diodati, Mayor

First Reading

Second Reading

OFFICIAL PLAN AMENDMENT NO.

PART 1 – PREAMBLE

(i) Purpose of the Amendment

The amendment will amend the designation of the lands shown on Schedule A “Residential” to “Minor Commercial”.

The purpose of the amendment is to permit an additional Vacation Rental Unit use on the subject lands, resulting in one consistent designation across the entire property.

(ii) Location of the Amendment

The Amendment applies to the lands shown on Appendix A, which are generally to the south of the intersection of Robinson Street and Main Street within the Drummondville Node.

(iii) Details of the Amendment Map Changes

- i) Schedule A – Land Use has been amended to:
 - o Delete the “Residential” designations from the subject lands, and redesignate these lands to “Minor Commercial”

(iv) Basis of the Amendment

The Amendment has been undertaken to establish “Minor Commercial” designation on the lands outline in Schedule A.

The subject lands are located within the Niagara Falls Urban Area and Provincially delineated Built-up Area, which are primary locations for growth and development. The Amendment will result in one consistent designation across the entirety of the subject lands and will permit the proposed Vacation Rental Unit use.

The Amendment is a necessary step to be completed to permit the Vacation Rental Use on the subject lands.

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 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:


MAP CHANGES

- i) SCHEDULE A – LAND USE PLAN of the Official Plan is amended by:
 - Amending the “Residential” to “Minor Commercial” as shown on the map attached entitled ‘Schedule A to Official Plan Amendment No ____.’

Schedule A to Official Plan Amendment No ____.



 Subject Lands of 5901-6009 Bentley Common, Niagara Falls

 Lands Subject to Official Plan Amendment No ____ to redesignate from the Residential Designation to the Minor Commercial Designation.