

PART 2 - BODY OF THE AMENDMENT

All parts of this document consisting of the following text 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, as 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 the 11 hectares of land on the east of Willoughby Avenue and north side of Weinbrenner Road, being comprised of Block K, and Lots 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 546 and 547, on Plan No. 260.

Notwithstanding the policies of Part 2 Section 1.10.5, the following maximum net densities shall be permitted:

- (i) a maximum net density of 70 units per hectare for townhouses;
- (ii) a maximum net density of 200 units per hectare for stacked townhouse;
- (iii) a maximum net density of 160 units per hectare for back-to-back townhouses;
and,
- (iv) a maximum net density of 330 units per hectare for apartment buildings of not more than 10 storeys.

Map 1

