

Appendix E – 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 Plan, is hereby amended by redesignating the lands identified on Map 1 attached hereto, and forming part of the amendment, from Residential, in part and Environmental Protection Area, in part to Residential, in part and Environmental Protection Area inclusive of a 21-metre wetland allowance, in part 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 2.3 hectares of land on the north side of McLeod Road, being comprised of Part of Township Lot 170, Being Part 1 and Part 2 of Plan 59R-7560 in the Township of Stamford, in the City of Niagara Falls. Notwithstanding the policies of Part 2, Section 1.10.5, Residential, the land may be developed for apartment building with a height of 10 storeys and a maximum density of 100 units per hectare with a minimum density of 75 units per hectare.

# MAP 1 TO OFFICIAL PLAN AMENDMENT ##



EPA



Site Specific Residential - XXX

Appendix F – 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 Residential Apartment 5F Density Zone (R5F-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. The permitted uses shall be:
  - (a) The uses permitted in a R5F zone
5. The regulation governing the permitted use of the Lands shall be:

(a)	Maximum height of building or structure	38 m
(b)	Parking and access requirements	1.15 spaces per unit
(c)	Bicycle Parking (Section 4.39)	For the purposes of this By-law no short term bicycle parking will be required.
(d)	Minimum landscaped open space	45%
(e)	Minimum amenity area	2,100.0 sqm or 18.75 sqm per unit
6. 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.

**8055 McLeod Road - Planning Justification Report**

7. No person shall use the Lands for a use that is not a permitted use.
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 TRM 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. 2024-XX.

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

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WILLIAM G. MATSON, CITY CLERK

.....  
JAMES M. DIODATI, MAYOR

SCHEDULE 1

