

**CITY OF NIAGARA FALLS**

**By-law No. 2024-**

A by-law to provide for the adoption of Amendment No. X to the City of Niagara Falls Official Plan

**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 map constituting Amendment No. X to the City of Niagara Falls Official Plan is hereby adopted.

Passed this X day of X, 2024.

.....  
CITY CLERK

.....  
MAYOR

First Reading:  
Second Reading:  
Third Reading:

## OFFICIAL PLAN AMENDMENT NO. XX

### 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. X 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

The "Area Affected by this Amendment", shown on the map attached hereto, entitled "Map 1 to Amendment No. X", shall be identified as Special Policy Area "X" on Schedule "A" to the Official Plan.

#### 2. TEXT CHANGE

PART 2, SECTION 13 - SPECIAL POLICY AREAS is hereby amended by adding the following new subsection:

13.X SPECIAL POLICY AREA "X"

Special Policy Area "X" applies to approximately 0.681 hectares of land which has frontage on Lundy's Lane and Beaverdams Road.

Notwithstanding anything to the contrary, this land may be developed with residential uses to a maximum density of 203 units per hectare.