

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 ____, 2025.

WILLIAM G. MATSON, ACTING CITY CLERK

JAMES M. DIODATI, MAYOR

First Reading:

Second Reading:

Third Reading:

OFFICIAL PLAN AMENDMENT NO. ____

PART 1 – PREAMBLE

(i) Purpose of the Amendment

A technical amendment is required in order to maintain the land use designations with the Secondary Plan area, though reconfigure these uses within the site.

(ii) Location of the Amendment

The subject lands are located North of Chippawa Parkway, east of Dorchester Road, and are municipally known as part of 6357 Progress Street. The lands have an area of approximately 26.305 hectares.

The lands subject to this amendment are shown more specifically on Map 1.

(iii) Details of the Amendment

Map Changes

- Schedule A – Land Use has been amendment to reconfigure the Residential, Low/Medium Density and Open Space land uses within the site.

(iv) Basis of the Amendment

The proposed amendment will guide the development of the subject lands to permit the proposed land uses and continue the protection of natural heritage.

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.

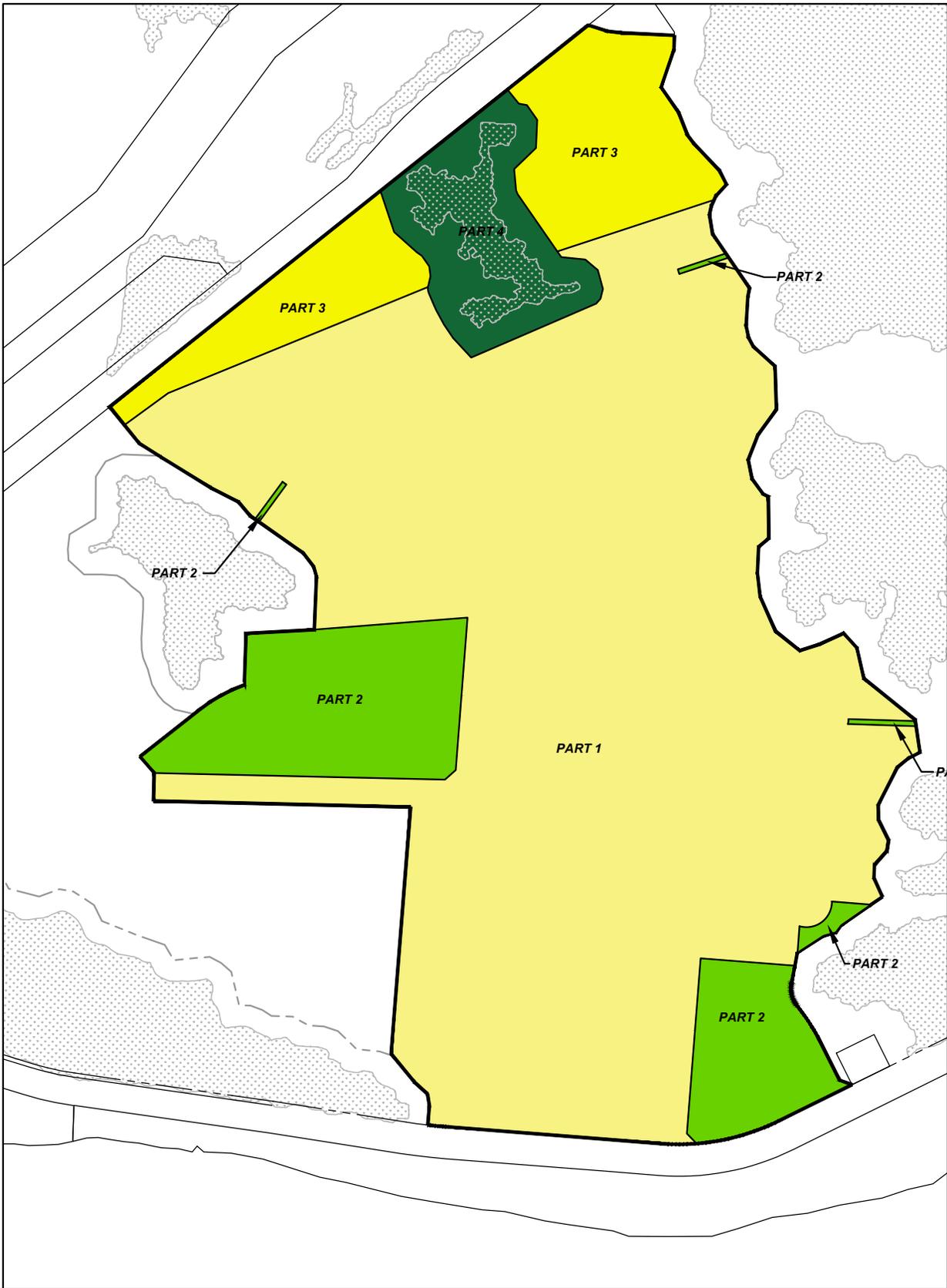
DETAILS OF THE AMENDMENT

The Official Plan of the City of Niagara Falls is hereby amended as follows:

1. MAP CHANGE

Schedule "A-6" to the Land Use – Riverfront Community Plan, is hereby amended by designating the lands identified as Part 2 on Map 1 attached hereto, and forming part of the amendment, from 'Residential Low/Medium Density' to 'Open Space', and Part 3 from 'Open Space' to 'Residential Low/Medium Density'.

Draft OPA



LEGEND

-  PART 1 - OPA: REMAINS RESIDENTIAL LOW/MEDIUM DENSITY
-  PART 2 - OPA: RESIDENTIAL USE TO OPEN SPACE
-  PART 3 - OPA: OPEN SPACE TO RESIDENTIAL LOW/MEDIUM DENSITY
-  PART 4 - OPA: REMAINS ENVIRONMENTAL PROTECTION AREA

**RIVERFRONT COMMUNITY - PHASE 2
SCHEDULE 'A' TO OFFICIAL PLAN AMENDMENT No. _____**

MAYOR: _____

CLERK: _____

