

CITY OF NIAGARA FALLS

By-law No. 2022-XXX

A by-law to provide for the adoption of Amendment No. XXX 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. XXX to the City of Niagara Falls Official Plan is hereby adopted.

Passed this ____ day of _____, 2022.

CITY CLERK

MAYOR

PART 2 – BODY OF AMENDMENT

All of this part of the document entitled PART 2 – BODY OF THE AMENDMENT, consisting of the following text, constitute Amendment No. XXX 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 referenced “subject site” shown on the map attached hereto, entitled Map 1 to Official Plan Amendment No. XXX, shall be identified as “Subject to Site Specific OPA # XXX),” on Schedule A – Future Land Use Plan of the Official Plan.

2. TEXT CHANGE

PART 2, SECTION 4 – TOURIST COMMERCIAL, is hereby amended by adding the following new subsection:

4.6.11.XXX Notwithstanding the policies of PART 2, Section 4.0 of the City of Niagara Falls Official Plan, the development of a standalone residential apartment dwelling is permitted on the lands identified as Part of Township Lot 175, in the Geographic Township of Stamford, and Parts 2, 3 and 4 on Reference Plan 59R-10776; Niagara Falls, and as illustrated on Map 1 to this by-law. The development may consist of not more than two towers, which shall not exceed 25 and 35 storeys at 84 and 116 metres in height, respectively.

The amending zoning by-law shall specifically regulate the development in terms of permitted uses, building heights, tower separation distances and setbacks, and parking.

MAP 1 TO AMENDMENT No. ____ SCHEDULE A TO THE NIAGARA FALLS OFFICIAL PLAN

Subject Lands: 

Proposed Change to Add: OPA # ____

