

**CITY OF NIAGARA FALLS**

**By-law No. 2022-**

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 constituting Amendment No. XXX to the City of Niagara Falls Official Plan is hereby adopted.

Passed this XXXX day of XXXX 2022.

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WILLIAM G. MATSON, ACTING CITY CLERK

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JAMES M. DIODATI, MAYOR

First Reading:

Second Reading:

Third Reading:

## **PART 1 – PREAMBLE:**

### **(i) Purpose of the Amendment:**

The purpose of Official Plan Amendment Number XX is to re-designate and establish a set of policies that provides direction for the development of the lands subject to this amendment.

### **(ii) Location of the Amendment:**

The subject lands are located on Stanley Avenue and Morden Drive, and are municipally known as *4965-4981 Stanley Avenue and 5516 Morden Drive*. The lands have an area of approximately 0.45 hectares.

### **(iii) Details of the Amendment:**

#### **Text Change**

The amendment applies a site-specific policy framework to the lands subject to this Amendment, including site specific residential permissions:

That medium density housing forms may be developed to a maximum net density of 174 units per hectare.

### **(iv) Basis of the Amendment:**

The lands affected by this Amendment are presently designated *Residential*.

The subject lands are located within the Niagara Falls Urban Area and Provincially delineated Built-up Area, which are primary locations for growth. The Amendment will facilitate an opportunity to redevelopment a large area of vacant lands in an effort to achieve growth and intensification targets, provide of a variety of housing forms

**The lands affected by this Amendment have three existing single-detached structures.** This Amendment facilitates intensification of the lands for a mixed-use apartment.

The Amendment provides for efficient use of the lands in consideration of the existing and planned function of the area. The planned function of the area includes policies/permissions for lands to develop for residential and parkland purposes. The Amendment facilitates land use that harmonizes with and complements the surrounding environment.

The Amendment is intended to meet Provincial policies including that under the Provincial Policy Statement and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, by facilitating a complete community that offers a range of uses and opportunities for housing.

The full basis for this Amendment has been set out in the Planning Justification Report and related supplementary reports submitted in support of this Amendment.

DRAFT

## **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 the attached map, 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:

#### **TEXT CHANGE**

PART 5, SECTION 2 LAND USE is hereby amended by amending the following subsection:

1.10.5 Notwithstanding Part 2, Section 1 Policy 1.10.5 (iii) of the Niagara Falls Official Plan, the land may be developed up to a maximum of 174 units per hectare.