

**CITY OF NIAGARA FALLS**

**By-law No. 2019 - \_\_\_\_\_**

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 \_\_\_\_, 2021.

\_\_\_\_\_  
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

The amendment will amend the designation of multiple properties shown on Schedule A from “Resort Commercial”, “Open Space”, “Environmental Protection Area” and “Environmental Conservation Area” to “Residential”, Commercial” and “Environmental Protection Area”.

Site-specific policy direction is also proposed to ensure that required studies, as outlined through pre-consultation, are completed as part of future applications such as Draft Plan of Subdivision, Zoning By-law Amendment and Site Plan.

The purpose of the amendment is to permit residential and commercial development on the subject lands, refine existing natural heritage mapping and provide direction on planning future applications.

#### (ii) Location of the Amendment

The Amendment applies to the lands shown on Map 1, which are generally bounded by the Welland River to the north, a Provincially Significant Wetland to the west, Lyon’s Creek to the south and the Niagara Boating Club to the east.

#### (iii) Details of the Amendment

##### Map Changes

- i) Schedule A – Land Use has been amended to:
  - Delete the “Resort Commercial” and “Open Space” designations from the subject lands.
  - Designate the majority of the subject lands as “Residential”
  - Designate the northeast corner of Lyon’s Creek Road and Stanley Avenue as “Commercial”.
  - Refine the Environmental Area designations.
- ii) Schedule A-1 – Natural Heritage Features and Adjacent Lands has been amended to:
  - Modify the boundary of evaluated natural heritage features as recommended through the Environmental Impact Study prepared by Colville Consulting Inc. (dated July 2021)

##### Text Changes

iii) That the following policy be applied to the subject lands:

“That prior to the consideration of any future Planning Act applications pertaining to the subject lands, that the following studies be completed to the satisfaction of applicable agencies:

- Environmental Impact Assessment pertaining to Bobolink Habitat, in consultation with the Province of Ontario.
- Environmental Site Assessment
- Archaeological Assessment
- Transportation Impact Study
- Geotechnical Analysis
- Tree Preservation Plan
- Urban Design Brief
- Stormwater Management Plan

**(iv) Basis of the Amendment**

The Amendment has been undertaken to establish “Residential” and “Commercial” land use designations prior to undertaking Draft Plan of Subdivision and Zoning By-law Amendment.

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, including affordable housing, commercial development, public open spaces, shoreline access, and long term natural heritage protection.

The Amendment is a necessary step to be completed prior to the preparation of a Draft Plan of Subdivision and implementing Zoning By-law Amendment.

This amendment was the result of a comprehensive public consultation process. A Public Information Centre was held on \_\_\_\_\_ and an Open House on \_\_\_\_\_. The statutory public meeting was held on \_\_\_\_\_. Council considered and approved the staff report that combined \_\_\_\_ recommendations which are incorporated into this amendment. Further discussions were held with commenting agencies after public meeting to ensure that the amendment implemented their comments as well as the recommendations of the staff report.

## 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:

#### MAP CHANGES

- i) SCHEDULE A – LAND USE PLAN of the Official Plan is amended by:
- Amending the “Resort Commercial” and “Open Space” to “Residential” and “Commercial”.
  - Amending the “Environmental Protection Area” and “Environmental Conservation Area” designations to “Environmental Protection Area”.

As shown on the map attached entitles ‘Map 1 to Amendment No. \_\_\_\_.’

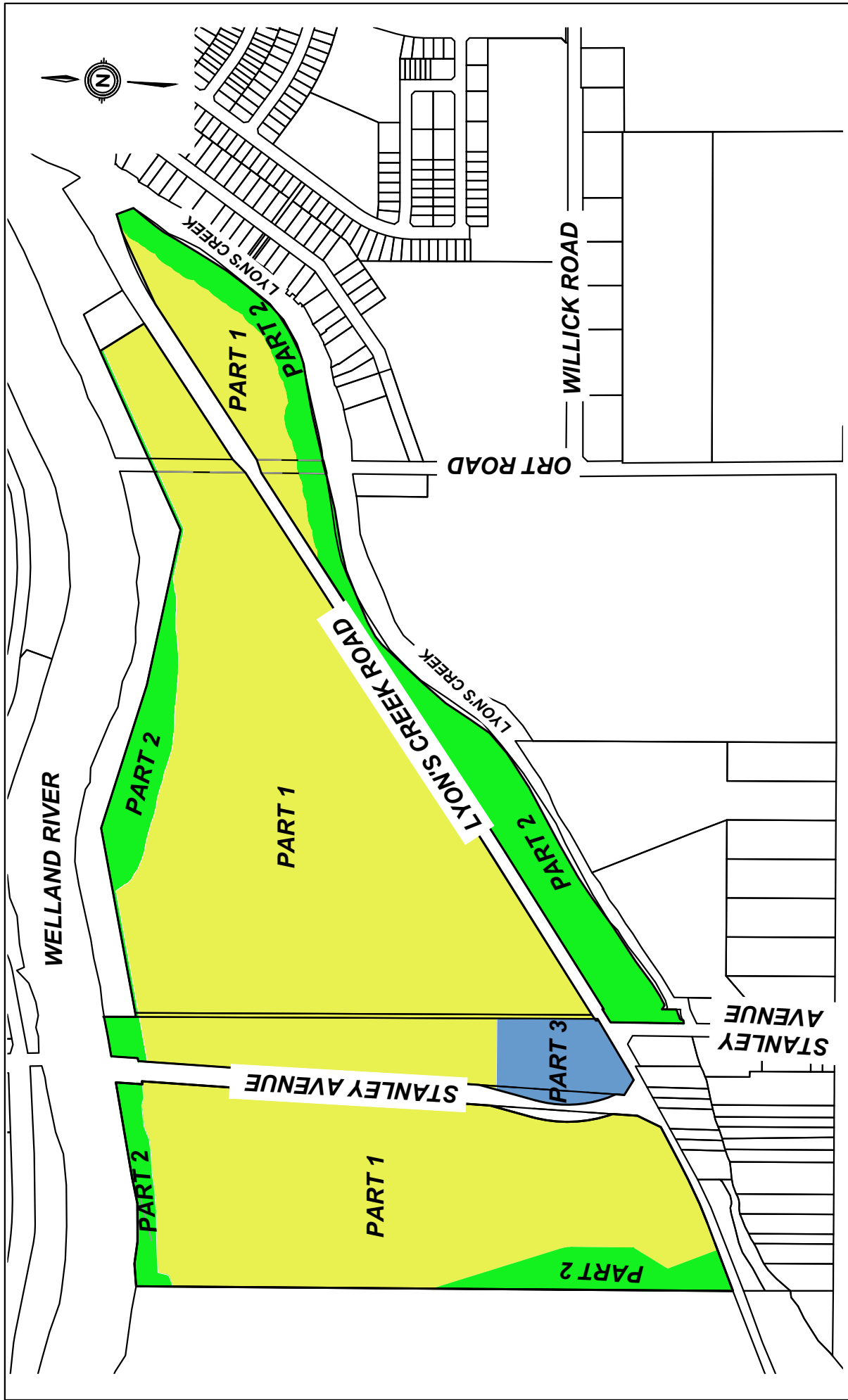
- ii) SCHEDULE A-1 – NATURAL HERITAGE FEATURES AND ADJACENT LANDS is amended by:
- Amending the “Environmental Protection Area” and “Environmental Conservation Area” designations to “Environmental Protection Area”

#### TEXT CHANGES

- i) That the following policy be applied to the subject lands:

“That prior to the consideration of any future Planning Act applications pertaining to the subject lands, that the following studies be completed to the satisfaction of applicable agencies:

- Environmental Impact Assessment pertaining to Bobolink Habitat, in consultation with the Province of Ontario.
- Environmental Site Assessment
- Archaeological Assessment
- Transportation Impact Study
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**LEGEND**

 PART 1 - RESIDENTIAL (SCHEDULE A)

 PART 2 - ENVIRONMENTAL PROTECTION AREA (SCHEDULE A & A1)

 PART 3 - COMMERCIAL (SCHEDULE A)

**OAKLANDS**

SCHEDULE 'A' OF OFFICIAL PLAN AMENDMENT No. \_\_\_\_\_

MAYOR: \_\_\_\_\_

CLERK: \_\_\_\_\_

