

OFFICIAL PLAN AMENDMENT NO. XX

PART 1 – PREAMBLE

(i) Purpose of the Amendment

The purpose of this amendment is to allow additional building heights on the Apartment Blocks and Mixed-Use Blocks within the Grand Niagara development, north-west of Montrose Road and Biggar Road.

(ii) Location of the Amendment

The amendment applies to the land shown on Map 1

(iii) Details of the Amendment

Map Changes

- Schedule A4 – Grand Niagara Secondary Plan has been amended to show a new “Special Policy Area XX”.

Text Changes

PART 2, SECTION 13 – SPECIAL POLICY AREAS, is amended by the addition of Subsection 13.XX.

(iv) Basis of the Amendment

The applicant (“Empire (Grand Niagara) Project GP Inc.”) proposes a master-planned community on the Grand Niagara Golf Course Lands. The lands are envisioned for development in accordance with the Grand Niagara Secondary Plan policies.

The Amendment seeks to increase the permitted height on the Apartment Blocks and Mixed-Use Blocks within the Draft Plan of Subdivision. The Amendment meets the intent of the Official Plan as the area is suitable for development, and will diversify the housing stock in the City.

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. 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 CHANGES

The “Area Affected by this Amendment”, shown on the map attached hereto, entitled “Map 1 to Amendment 152”, shall be identified as Special Policy Area XX on Schedule A4 – Grand Niagara Secondary Plan.

2) TEXT CHANGES

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

13.XX Special Policy Area XX applies to lands within the Grand Niagara Golf Course redevelopment. Notwithstanding the height permitted within Policy 3.1.5 of the Grand Niagara Secondary Plan, the Apartment Blocks within the Draft Plan of Subdivision may be permitted to a maximum height of 10 storeys.

Notwithstanding the height permitted within Policy 3.4.4 of the Grand Niagara Secondary Plan, the Mixed-Use Blocks within the Draft Plan of Subdivision may be permitted to a maximum height of 15 storeys.

