

- PUBLIC NOTICE -

NOTICE OF THE ADOPTION OF THE NIAGARA FALLS COMMUNITY IMPROVEMENT PLAN AND OF THE PASSING OF BY-LAW NO. 2026-004 & BY-LAW NO. 2026-005

Niagara Falls Community Improvement Plan

The Council of the Corporation of the City of Niagara Falls on the 20th day of January, 2026 passed By-law No. 2026-004 and By-law No. 2026-005 under Section 28 of the *Planning Act* which provides for the designation of the Niagara Falls Community Improvement Project Area and the adoption of the Niagara Falls Community Improvement Plan.

PURPOSE AND EFFECT

Section 28 of the *Planning Act* authorizes municipalities to adopt a Community Improvement Plan (CIP) as a planning and financial tool, including offering grants, loans and other incentives, to support community revitalization and advance local development objectives.

The purpose and effect of By-law No. 2026-004 is to designate the lands within the urban area boundary of the City of Niagara Falls as a Community Improvement Project Area.

The purpose and effect of By-law 2026-005 is to repeal the existing Community Improvement Project Areas and Community Improvement Plans (By-law No. 2020-30, By-law No. 2019-85, By-law No. 2019-86, By-law No. 2018-031, By-law No. 2018-032, By-law No. 2015-140, By-law No. 2006-060, By-law No. 2006-226, By-law No. 2006-227, By-law No. 2004-223 and By-law No. 2004-224) and to adopt the new Niagara Falls Community Improvement Plan (CIP). The new CIP establishes a framework to enable the provision of grants and other financial incentives to support community revitalization objectives, including:

- **Environmental Sustainability** – Encouraging brownfield remediation, low impact development measures, and adaptive reuse of existing buildings.
- **Urban Intensification** – Supporting redevelopment of underutilized lands, promoting mixed-use and higher-density development, and enhancing walkable, transit-oriented communities.
- **Economic Prosperity Generation** – Stimulating investment in employment areas, business growth, and tourism development to strengthen the local economy.



The Niagara Falls Community Improvement Plan includes the following financial incentive programs:

1. **Brownfield Environmental Study Grant** - A cost-share grant intended to offset the cost of environmental studies on brownfield properties to improve understanding of site conditions and remediation needs and support future redevelopment.
2. **Brownfield Tax Increment Grant** - A tax increment-based incentive intended to encourage the remediation and redevelopment of brownfield sites by rebating a portion of the municipal property tax increase following redevelopment.
3. **Urban Infill Tax Increment Grant** - A tax increment-based incentive intended to support redevelopment and intensification of underutilized sites in key areas of the City, particularly mid- to high-rise mixed-use development that advances growth objectives.
4. **Employment Generator Tax Increment Grant** - A tax increment-based incentive intended to attract and retain major employers by reducing long-term municipal tax impacts associated with new or expanded employment uses.
5. **Streetscape Improvement Grant** - A cost-share grant intended to support physical improvements to existing buildings and properties that enhance functionality, accessibility, heritage conservation, sustainability, and overall streetscape quality.

The lands affected by the Niagara Falls Community Improvement Plan are shown on the location map. Specific community improvement project areas applicable to individual programs are identified through the mapping associated with each program in the Community Improvement Plan.

EFFECT OF WRITTEN AND ORAL SUBMISSIONS

Written and oral submissions in relation to the Niagara Falls Community Improvement Plan were received and considered as a part of the City's consultation process. A summary of written and oral submissions along with responses are included in Report PBD-2025-61 on the December 9, 2025 Council agenda and Report PBD-2026-09 on the January 20, 2026 Council agenda, available online at <https://niagarafalls.ca/city-government/city-council-and-mayor/agendas-minutes-and-schedule/>

In response to the written and oral submissions received at the Statutory Public Meeting and through earlier engagement on the Niagara Falls Community Improvement Plan, several refinements were made to the Community Improvement Plan. These changes included reducing the Employment Generator Tax Increment Grant (TIG) base threshold from 50 to 25 full-time equivalent (FTE) jobs and simplifying the Employment Generator TIG Top-Up by replacing the scoring matrix with a base eligibility criterion. Clarifications were added regarding eligible costs and administrative processes for the Brownfield incentive programs, and eligibility provisions were expanded to explicitly confirm that vacant and underutilized buildings are eligible where redevelopment or reinvestment is proposed. Additional administrative clarifications were incorporated related to application review, evaluation, and pre-screening processes. Enabling policies were introduced to allow for the potential future consideration of Development Charge and Parkland Dedication exemptions, aligned with the Community Improvement Plan framework. Minor typographical and formatting edits were also made.

MORE INFORMATION

For additional information on the Niagara Falls Community Improvement Plan, contact Danielle Foley by email at dfoley@niagarafalls.ca or call 905-356-7521 ext. 4297.

A copy of the Niagara Falls Community Improvement Plan and a copy of By-laws No. 2026-004 & No. 2026-005 are available for review at the Planning, Building & Development Department at 4343 Morrison Street, Niagara Falls, Ontario, L2E 6Z9 between 8:30 AM and 4:30 PM, or by contacting Danielle Foley at the above.

LEGAL NOTICE Section 28 of the *Planning Act*

The proposed Niagara Falls Community Improvement Plan is exempt from approval by the Minister. The decision of Council is final if a Notice of Appeal is not received on or before the last day for filing a Notice of Appeal.

In accordance with Bill 185, which received Royal Assent on June 6th, 2024, the Minister, the applicant, or a specified person, public body, or registered owner of any land to which the Community Improvement Plan may apply who made oral submissions at a Public Meeting or written submissions to City Council prior to the adoption of the Community Improvement Plan, may appeal the adoption of the Community Improvement Plan to the Ontario Land Tribunal by filing Notices of Appeal no later than **February 12, 2026** with the City Clerk, Bill Matson (clerk@niagarafalls.ca). The appeal must set out the reasons for the objection(s) to the Community Improvement Plan to which the appeal applies (if applicable), together with the Ontario Land Tribunal filing fee(s) of \$1,100.00 in the form of a certified cheque or money order made payable to the Minister of Finance. An Appellant may request a reduction of the filing fee(s) to \$400.00 if the Appellant is a private citizen or eligible community group. The request for a reduction in the fee must be made at the time of filing the appeal(s). A Request for Lower Fee form can be found on the Ontario Land Tribunal website: https://olt.gov.on.ca/wp-content/uploads/2023/02/OLT_-_Request-for-Lower-Fee-Form.html.

Only the Minister, the applicant, or a specified person, public body, or registered owner of any land to which the Community Improvement Plan may apply who made oral submissions at a Public Meeting or written submissions to City Council prior to the adoption of the Community Improvement Plan may appeal the Community Improvement Plan to the Ontario Land Tribunal. **Third-party appeals are no longer permitted.**

No person or public body shall be added as a party to the hearing of the Appeal unless, before the Community Improvement Plan was adopted, the person or public body made oral submissions at a Public Meeting or written submissions to Council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

DATED at the City of Niagara Falls, Ontario this 23rd day of January 2026.