

CITY OF NIAGARA FALLS

By-law No. 2026-__

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

Read a First, Second and Third time, passed, signed and sealed in open Council this __ day of _____, 2026.

.....
CITY CLERK

.....
MAYOR

OFFICIAL PLAN AMENDMENT NO. __

PART 1 – PREAMBLE

(i) Purpose of the Amendment

The purpose of the amendment is to allow for the proposed parking lot on the lands bounded by Ferry Street, Allendale Avenue, Peer Street, and Gladstone Avenue.

(ii) Location of the Amendment

The subject lands are approximately 1.35 hectares (3.3 acres), without a designated municipal address, and bounded by Ferry Street, Allendale Avenue, Peer Street, and Gladstone Avenue.

(iii) Details of the Amendment

Map Change

Schedule A _ Future Land Use is amended to apply the Tourist Commercial Designation to the entirety of the lands as shown on Map 1 of this Amendment.

(iv) Basis of the Amendment

The applicant (Niagara Hospitality Resorts Inc.) proposes to develop a new off-site surface parking area within the existing hydro corridor on the subject lands through a long-term lease from the landowner, Hydro One Networks Inc. This lot would provide a portion of the required parking for a planned development at 6546 Fallsview Avenue.

The subject lands are designated Tourist Commercial and Residential as shown on Schedule A – Future Land Use of the City's Official Plan.

The amendment meets the intent of the Official Plan as it is supportive of the wider goals of intensifying the Tourist Commercial area, supportive of employment and residential growth within the City, and better aligns the Official Plan designation for the lands with its existing use (Hydro Corridor) which is not able to support residential uses.

The application has demonstrated that there will be no unacceptable impacts on the subject lands or surrounding properties from the proposed parking lot.

PART 2 – BODY OF AMENDMENT

All of this part of the document entitled PART 2 – BODY OF THE AMENDMENT, consisting of the following text and 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:

1. MAP CHANGE

The “Area Affected by this Amendment”, shown on the map attached hereto, entitled “Map 1 to Amendment No. ___”, shall be identified as “Tourist Commercial” on Schedule A – Future Land Use of the Official Plan.