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Planning Justification Report Prepared For:

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Planning Justification Report
Zoning By-law Amendment
6254 Brock Street, Niagara Falls

Table of Contents

1.0 Introduction 1
1.1 Proponent and Agent 1
1.2 Pre-Consultation 1
1.3 Applications to be Submitted 1
1.4 Purpose of the Planning Justification Report 1
2.0 Site Context 1
2.1 Site Description (Existing) 1
2.2 Surrounding Land Uses 2
2.3 Identification of Any Constraints Affecting the Site 2
2.4 Identification of any Lands Regulated by NPCA 2
2.5 Identification of Any Other Known Development Proposals 3
3.0 Description of Proposal 3
3.1 Existing and Proposed Land Uses on the Properties 3
3.2 Planning History of the Site 3
3.3 Site Servicing 3
3.4 Description of Previous Consultations with Relevant Agencies 3
3.5 Proposed Modifications to Zoning By-law Provisions 3
3.6 Technical Supporting Studies Required 3
4.0 Policy and Planning Analysis 3
4.1 Provincial Policy Statement 4
4.2 Growth Plan for the Greater Golden Horseshoe 7
4.3 Niagara Region Official Plan 9
4.4 City of Niagara Falls Official Plan 10
4.5 City of Niagara Falls Zoning By-Law 15
5.0 Conclusions and Recommendations 18
5.1 Conclusions 18
5.2 Recommendations 18

Figures

Figure 2-1: Site Location and Approximate Property Boundaries (Source: Niagara Navigator)..... 2

Tables

Table 4-1: Results of Review of the Provincial Policy Statement (PPS) 4
Table 4-2: Results of Review of the Growth Plan for the Greater Golden Horseshoe (GGH) 7
Table 4-3: Summary of Applicable Regional Policies 9
Table 4-4: Summary of Applicable City of Niagara Falls Official Plan Policies 11
Table 4-5: Zoning Provisions for 6254 Brock Street..... 16

Appendix

Appendix A: Conceptual Site Plan
Appendix B: Official Plan Maps
Appendix C: Zoning By-law Maps

1.0 INTRODUCTION

1.1 PROPONENT AND AGENT

Urban & Environmental Management Inc. (UEM) was retained by the owners of 6254 Brock Street, Niagara Falls, Jason and Christina Fortuna, to assist with an application for a Zoning By-law Amendment (ZBA) in support of the removal of the existing single-detached dwelling and development of a semi-detached dwelling on the property.

1.2 PRE-CONSULTATION

A pre-consultation meeting with City of Niagara Falls Planning and Infrastructure staff, as well as Niagara Region Planning staff was held on June 15, 2023. The meeting was attended by the proponent and their consulting team (UEM and De Simone Designs). Formal minutes of the pre-consultation meeting were prepared and issued by the City on July 11, 2023. At the time of the pre-consultation meeting, the proponent was proposing two single-family residences on the property. City Staff suggested that the proponent consider a semi-detached residence on the property. The proponent has since revised the original proposal for the property and this application is for a semi-detached residential development. At the pre-consultation meeting, the following supporting studies were identified as required in support of the ZBA:

- Planning Justification Report (including Draft Zoning By-law Amendment)
- Conceptual Site Plan
- Survey Drawing

1.3 APPLICATIONS TO BE SUBMITTED

A Zoning By-law Amendment application and supporting documentation are being submitted by the proponent to the City of Niagara Falls.

1.4 PURPOSE OF THE PLANNING JUSTIFICATION REPORT

The purpose of this Planning Justification Report is to analyze the proposed development in consideration of relevant Provincial, Regional, and Municipal planning documents and policies. The conformance of the proposed development is evaluated, and where deviations exist, justification is provided, or mitigation measures are proposed (as required).

2.0 SITE CONTEXT

2.1 SITE DESCRIPTION (EXISTING)

The subject property is located at 6254 Brock Street in the City of Niagara Falls. There is an existing single-detached dwelling on the property that will be removed to redevelop the site for a semi-detached residence.

The property is located on the south side of Brock Street. The property has a lot frontage of 18 m, a lot depth of 32.4 m and an area of 583.2 m^2. The legal description of the property is Plan 1791, Pt Lot 12, NP6, NP7.

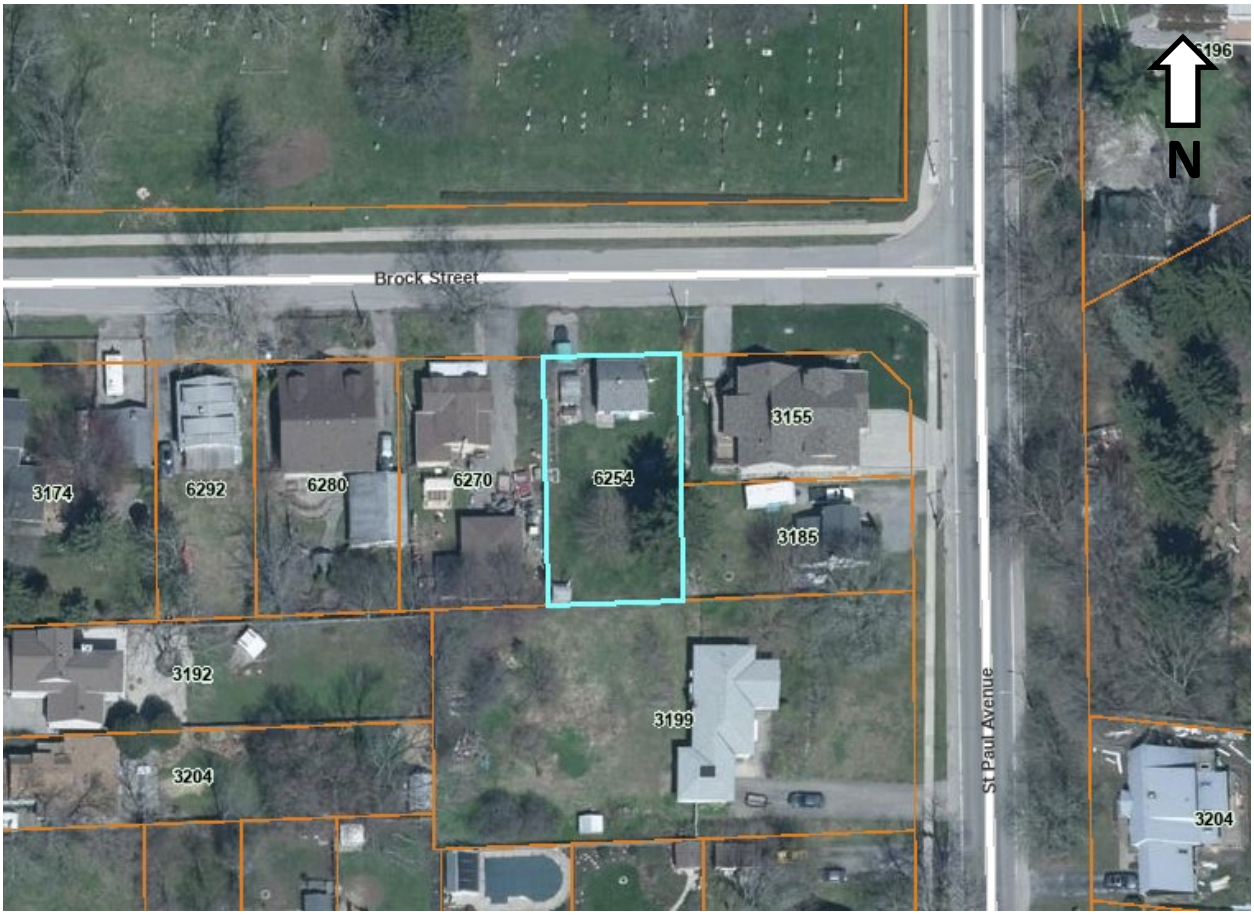


Figure 2-1: Site Location and Approximate Property Boundaries (Source: Niagara Navigator)

2.2 SURROUNDING LAND USES

Land uses surrounding the properties are as follows:

- North – Immediately north of the property is Brock Street and then Stamford Presbyterian Cemetery.
- East – Immediately east of the property are single-detached residential dwellings fronting on St. Paul Street.
- South – Immediately south of the property is the rear yard of a single-detached residential dwelling fronting on St. Paul Street.
- West – Immediately west of the property are single-detached dwellings fronting on Brock Street.

2.3 IDENTIFICATION OF ANY CONSTRAINTS AFFECTING THE SITE

UEM and the proponent are not aware of any constraints affecting the subject property.

2.4 IDENTIFICATION OF ANY LANDS REGULATED BY NPCA

There are no lands regulated by the Niagara Peninsula Conservation Area (NPCA) on or in close proximity to the subject property. It was confirmed during the pre-consultation process that the NPCA had no further requirements related to this proposed rezoning.

2.5 IDENTIFICATION OF ANY OTHER KNOWN DEVELOPMENT PROPOSALS

UEM and the proponent are not aware of any other development proposals that have the potential to affect the site.

3.0 DESCRIPTION OF PROPOSAL

3.1 EXISTING AND PROPOSED LAND USES ON THE PROPERTIES

The property is currently used for a residential single-detached dwelling that is proposed to be removed. A survey plan showing the property and the existing residence is included in Appendix A.

A conceptual site plan prepared in support of the ZBA application showing the proposed layout of the property for the semi-detached residential development is included in **Appendix A.** Architectural plans and elevation drawings are also included in **Appendix A.**

3.2 PLANNING HISTORY OF THE SITE

The property is currently designated Residential in the Niagara Falls Official Plan **(Appendix B)** and zoned Residential 1C (R1C) in the Niagara Falls Zoning By-law **(Appendix C).** No further planning history for the property is known.

3.3 SITE SERVICING

Site servicing for the subject property includes:

- Municipal sewers and water
- Storm sewer
- Natural gas
- Electricity
- Communications (telephone and internet)

3.4 DESCRIPTION OF PREVIOUS CONSULTATIONS WITH RELEVANT AGENCIES

As noted, a pre-consultation meeting was held with City Staff on June 15, 2023. The history of any other previous consultations with City staff or relevant agencies is unknown.

3.5 PROPOSED MODIFICATIONS TO ZONING BY-LAW PROVISIONS

The property is currently zoned Residential 1C (R1C), which does not permit a semi-detached dwelling. Therefore, to permit the proposed semi-detached residential development, the subject property is required to be rezoned to a site-specific Residential 2 (R2) zone.

3.6 TECHNICAL SUPPORTING STUDIES REQUIRED

At the pre-consultation meetings, it was identified that the following were required to support the ZBA:

- Planning Justification Report (including Draft Zoning By-law Amendment)
- Conceptual Site PlanSurvey Drawing

4.0 POLICY AND PLANNING ANALYSIS

In support of the required ZBA, a summary and analysis of relevant planning documentation is provided. Planning guidance documents addressed include Provincial (i.e. Provincial Policy Statement and Growth

Plan for the Greater Golden Horseshoe), Regional (Niagara Region Official Plan) and Municipal (City of Niagara Falls Official Plan and Zoning By-Law). The purpose of this review is to identify and consider relevant policies and discuss the appropriateness and conformity of the requested amendments with those policies.

4.1 PROVINCIAL POLICY STATEMENT

The Provincial Policy Statement (PPS, 2020) provides policy direction on matters of Provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land while protecting resources of provincial interest, public health and safety, and the quality of the natural environment.

The policies of the PPS may be complemented by Provincial Plans or by locally generated policies regarding matters of municipal interest. The Planning Act sets a minimum standard that requires all municipal planning decisions 'to be consistent with' the policies of the PPS. Together the PPS and Municipal Official Plans provide a framework for comprehensive, integrated and long-term planning.

4.1.1 ANALYSIS OF PROVINCIAL POLICY STATEMENT

In Part IV – Vision for Ontario's Land Use Planning System the PPS states:

> *Efficient development patterns optimize the use of land, resources and public investment in infrastructure and public services. These land use patterns promote a mix of housing, including affordable housing, employment, recreation, parks and open spaces, and transportation choices that increase the use of active transportation and transit before other modes of travel.*

The proponent is proposing to redevelop the property by constructing a semi-detached residential dwelling in place of the existing single-detached dwelling. This would provide additional housing stock to the area, which is close to employment opportunities and essential amenities that can be easily accessed through active transportation and transit. These support the PPS vision statement above. **Table 4-1** summarizes the review of the PPS with respect to this rezoning.

Table 4-1: Results of Review of the Provincial Policy Statement (PPS)

Policy Identifier	Policy Text	Is the Proposed Development Consistent with this Policy?
Section 1.1.1 a)	Healthy, liveable and safe communities are sustained by: a) Promoting efficient development and land use patterns which sustain the financial wellbeing of the Province and municipalities over the long term.	The proponent is proposing to redevelop the property more efficiently to provide additional housing stock to the City of Niagara Falls.
Section 1.1.1 b)	Healthy, liveable and safe communities are sustained by: b) Accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of	The redevelopment of the property to a higher density residential use will provide additional housing stock to the City of Niagara Falls and add an additional residential type (semi-detached dwelling) to the neighbourhood, which currently consists mostly of single-detached dwellings.

Policy Identifier	Policy Text	Is the Proposed Development Consistent with this Policy?
	worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs.	
Section 1.1.1 e)	Healthy, liveable and safe communities are sustained by: e) Promoting cost-effective development patterns and standards to minimize land consumption and servicing costs.	The subject property is already developed and used for residential use. Therefore, the proposed development will not consume any new greenfield land.
Section 1.1.1 g)	Healthy, liveable and safe communities are sustained by: (g) Ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs	The subject property will continue to be serviced by municipal infrastructure.
Section 1.1.3.1	Settlement areas shall be the focus of growth and development.	The subject property is within the City of Niagara Falls urban area.
Section 1.1.3.2	Land use patterns within settlement areas shall be based on densities and a mix of land uses which: a) efficiently use land and resources; b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; c) minimize negative impacts to air quality and climate change, and promote energy efficiency; d) prepare for the impacts of a changing climate; e) support active transportation; f) are transit-supportive, where transit is planned, exists or may be developed; and g) are freight-supportive.	The proposed development will more efficiently use the land to provide a new housing stock and add an additional residential type (semi-detached dwelling) to the neighbourhood, which consists mostly of single-detached dwellings. Further, it will utilize existing municipal infrastructure.
Section 1.1.3.3	Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service	The proposed development will intensify the existing residential use of the property through redevelopment and will add to the mix of housing stock in the City of Niagara Falls. Further, it will utilize existing municipal infrastructure.

Policy Identifier	Policy Text	Is the Proposed Development Consistent with this Policy?
	facilities required to accommodate projected needs.	
Section 1.1.3.4	Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.	The proposed development will intensify the existing residential use of the property through redevelopment and will provide a mix of new housing stock in the City of Niagara Falls.
Section 1.4.1 a)	To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall: a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development.	The proposed development will increase the density of the property and provide additional housing stock to the City of Niagara Falls, contributing to the housing supply and accommodating residential growth.
Section 1.6.6.2	Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.	The proposed development will utilize existing municipal infrastructure.
Section 1.6.6.7	Planning for stormwater management shall: a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term; b) minimize, or, where possible, prevent increases in contaminant loads; c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure; d) mitigate risks to human health, safety, property and the environment; e) maximize the extent and function of vegetative and pervious surfaces; and	The site will utilize existing municipal storm infrastructure.

Policy Identifier	Policy Text	Is the Proposed Development Consistent with this Policy?
	f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.	

4.1.2 SUMMARY OF PPS ANALYSIS

The proposed rezoning of 6254 Brock Street to allow the redevelopment of the property for a semi-detached dwelling will add to the housing stock in the City of Niagara Falls and introduce a new housing type (semi-detached dwelling) to the immediate surrounding neighbourhood, which consists mostly of single-detached dwellings. The property is also located close to employment opportunities and essential amenities, supporting the use of transit and active transportation. The property will continue to utilize existing municipal infrastructure. Based on this, it is concluded that the proposed development is consistent with the policies set out in the PPS (2020).

4.2 GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE

The Province of Ontario's *Growth Plan for the Greater Golden Horseshoe* (GGH) (updated August 2020) was developed to create more livable, sustainable, and efficient communities in conjunction with significant anticipated population and economic growth in the Province. The Growth Plan was prepared under the *Places to Grow Act, 2005*, and is a framework for implementing the Government of Ontario's vision for building stronger, prosperous communities by better managing growth in the GGH. The Plan is intended to guide decisions on a wide range of issues including land-use planning, housing, and natural heritage and resource protection.

The Growth Plan builds on other key government initiatives including the Greenbelt Plan, Planning Act reform and the Provincial Policy Statement. The Growth Plan does not replace Municipal Official Plans but works within the existing planning framework to provide growth management policy direction for the GGH.

4.2.1 ANALYSIS OF GROWTH PLAN POLICIES

The subject property is within the City of Niagara Falls Urban Boundary, which is considered to be a "Settlement Area" in the Growth Plan. There are several components of the Growth Plan that provide guidance for this proposed development. **Table 4-2** includes review of relevant policies in the Growth Plan in relation to the proposed development.

Table 4-2: Results of Review of the Growth Plan for the Greater Golden Horseshoe (GGH)

Policy Identifier	Policy Text	Is the Proposed Development Consistent with this Policy?
Section 1.2	Vision for the GGH states: *The GGH will have sufficient housing supply that reflects market demand and what is needed in local communities. Thriving, livable, vibrant, and productive urban and rural areas will foster community health and individual*	The proposed development will provide additional housing stock that will contribute to the housing supply for the City of Niagara Falls. Further, it will utilize existing municipal infrastructure.

Policy Identifier	Policy Text	Is the Proposed Development Consistent with this Policy?
	well-being. The region will be supported by modern, well-maintained, sustainable, and resilient infrastructure built in accordance with a broad plan for managing growth. Residents will have easy access to food, shelter, education, health care, arts and recreation, and information technology.	
Section 1.2.1	Guiding Principles indicate the following should be prioritized: *Support a range and mix of housing options, including additional residential units and affordable housing, to serve all sizes, incomes, and ages of households.*	The proposed development will introduce a new housing type (semi-detached dwelling) to the neighbourhood, which consists mostly of single-detached dwellings.
Section 2.2.1	Managing Growth states that: Forecasted growth to the horizon of this Plan will be allocated based on the following: a) the vast majority of growth will be directed to settlement areas that: i. have a delineated built boundary; ii. have existing or planned municipal water and wastewater systems; and iii. can support the achievement of complete communities. c) within settlement areas, growth will be focused in: i. delineated built-up areas; ii. strategic growth areas; *a)* iii. locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and iv. areas with existing or planned public service facilities.	The subject property is located within the Urban Boundary of the City of Niagara Falls.
Section 2.2.6	Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will: a) support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by: i. identifying a diverse range and mix of housing options and densities, including additional residential units and	The proposed development will introduce a new housing type (semi-detached dwelling) to the neighbourhood, which consists mostly of single-detached dwellings.

Policy Identifier	Policy Text	Is the Proposed Development Consistent with this Policy?
	affordable housing to meet projected needs of current and future residents; and ii. establishing targets for affordable ownership housing and rental housing.	

4.2.2 SUMMARY OF GROWTH PLAN ANALYSIS

The proposed redevelopment of the property at 6254 Brock Street to construct a semi-detached dwelling supports the primary objective of the Growth Plan to direct growth to settlement areas and to utilize existing municipal infrastructure. It is concluded that the proposal satisfies the objectives of the Growth Plan for the Greater Golden Horseshoe.

4.3 NIAGARA REGION OFFICIAL PLAN

The property is located within the "Delineated Built-Up Area" of Niagara Region's Urban Area for the City of Niagara Falls as identified on Schedule B of the Niagara Region Official Plan (2022). Development proposals within Urban Areas are subject to the availability of adequate municipal water, sanitary sewer, and stormwater and road services.

4.3.1 ANALYSIS OF NIAGARA REGION OFFICIAL PLAN POLICIES

The Niagara Region Official Plan has two basic functions: first to provide guidelines for the location and type of development in both urban and rural areas and second, to identify the environmental resources of the Region and to develop measures for their protection and management. **Table 4-3** summarizes the review of applicable Niagara Region Official Plan policies with respect to this proposed rezoning.

Table 4-3: Summary of Applicable Regional Policies

Policy Identifier	Policy Text	Is the Proposed Development Consistent with this Policy?
2.2	The objectives of this [Regional Structure] section are as follows: a) manage growth within urban areas; b) accommodate growth through strategic intensification and higher densities.	The proposed development is within the existing urban boundary and is an intensification opportunity.
2.2.1	Development in urban areas will integrate land use planning and infrastructure planning to responsibly manage forecasted growth and to support: a) the intensification targets in Table 2-2 and density targets outlined in this Plan; c) a diverse range and mix of housing types, unit sizes, and densities to accommodate current and future market-based and affordable housing needs.	The proposed development will intensify the residential use of the property and increase the density of an existing property. It will also provide additional housing stock in the City of Niagara Falls.

Policy Identifier	Policy Text	Is the Proposed Development Consistent with this Policy?
2.2.2.1	Within urban areas, forecasted population growth will be accommodated primarily through intensification in built-up areas with particular focus on the following locations: areas with existing or planned public service facilities.	The subject property is within an urban area, will intensify an existing the residential use of the property and will utilize existing municipal infrastructure.
2.3.1.3	The forecasts in Table 2-1 will be used to maintain, at all times: a) the ability to accommodate residential growth for a minimum of 15 years through residential intensification, and lands designated and available for residential development.	The proposed development will provide new housing stock in the City of Niagara Falls through intensification and will contribute to accommodating the Region's population forecasts.
2.3.1.5	New residential development and residential intensification should incorporate universal design standards to meet housing needs at all stages of life.	Appropriate design standards will be met when designing the semi-detached dwelling.
5.2.2.12	Within urban settlement areas full municipal services are the preferred form of servicing.	The proposed development will utilize existing full municipal infrastructure.

4.3.2 Summary of Niagara Region Official Plan Analysis

The Niagara Region Official Plan policies require consideration related to proposals in built-up urban areas. The proposed development of 6254 Brock Street for a semi-detached dwelling meets the intent of the Niagara Region Official Plan, as the property is located in a Delineated Built-Up Area in the urban area of Niagara Falls, will provide new housing stock in the City and will utilize existing municipal infrastructure. Further, as a result of the pre-consultation process, Region Staff indicated that the Region does not need to review the Zoning By-law Amendment application or the subsequent consent to sever application.

4.4 City of Niagara Falls Official Plan

The Official Plan for the City of Niagara Falls outlines the long-term objectives and policies of the City with respect to the growth and development of urban lands, the protection of agricultural lands, the conservation of natural heritage areas, and the provision of the necessary infrastructure.

4.4.1 Analysis of City of Niagara Falls Official Plan Policies

The property is designated Residential in the City of Niagara Falls Official Plan. The Residential designation permits a variety of residential uses, including the proposed semi-detached dwelling. **Table 4-4** provides an analysis of the proposed development relative to the relevant policies of the City of Niagara Falls Official Plan.

Table 4-4: Summary of Applicable City of Niagara Falls Official Plan Policies

Policy Identifier	Policy Text	Is the Proposed Development Consistent with this Policy?
Schedule A – Land Use Plan	Subject property is identified as "Residential"	The proponent is proposing to rezone the property from Residential 1C (R1C) Zone to a site-specific Residential 2 (R2) Zone. The existing use is a single-detached residential dwelling. The proposed development will maintain a residential use of the property, which is consistent with the Residential designation of the property in the Official Plan.
Part 1, Section 2 – Growth Objectives	1. To direct growth to the urban area and away from non-urban areas 3. To support increased densities, where appropriate, and the efficient use of infrastructure within the Bulit-Up section of the urban area 6. To accommodate growth in accordance with the household, population and employment forecasts of the Region's Comprehensive Review 7. To achieve a minimum of 40% of all residential development occurring annually within the Built Up Area shown on Schedule A-2 by the year 2015 9. To encourage alternative forms of transportation such as walking, cycling and public transit 10. To plan for an urban land supply for 20 years and to maintain a minimum 10 year supply of land for residential growth through intensification or greenfield development 11. To provide a supply of serviced land that is capable of providing three years of residential development through intensification and land in draft approved and registered plans of subdivision	The property is located within an urban area in the City of Niagara Falls. The proposed development of a semi-detached dwelling will intensify the residential use of the property, increase the density and introduce a new housing type (semi-detached dwelling) to the neighbourhood, which currently consists mostly of single-detached dwellings. This will contribute to meeting growth and housing targets for the City. The development is located close to several local transit bus stops (four stops within a five minute walk), providing access other areas of the City of Niagara Falls and to the greater Niagara Region area. Further, the property will continue to use existing municipal infrastructure.
Part 1, Section 2.3	The City shall provide sufficient lands within the Urban Area Boundary to meet	The property is located within the urban area and the

Policy Identifier	Policy Text	Is the Proposed Development Consistent with this Policy?
	the projected housing, population and employment targets of Table 1	proposed development will contribute to meeting housing targets for the City.
Part 1, Section 2.4	The opportunity for increased densities within the Built Area Boundary shall be provided to make use of existing infrastructure, buildings and available transit through specific policies for the intensification nodes and corridors outlined in Part 1, Section 3	The proposed development will increase the density of the property and utilize existing municipal infrastructure.
Part 1, Section 2.5	Phasing policies shall guide growth across the urban area to make the most efficient use of existing and new infrastructure and to reduce the costs of providing new infrastructure	The property is located within the urban area and will continue to utilize existing municipal infrastructure.
Part 1, Section 3.1 – Intensification General Policies	Unless otherwise permitted through the maps and policies of this Plan, residential intensification shall require an amendment to this Plan and proceed by way of site specific zoning by-law amendment whereby individual proposals can be publicly assessed. Proposals of sufficient land area shall be developed through plans of subdivision	The proponent is proposing to rezone the property from Residential 1C (R1C) Zone to a site-specific Residential 2 (R2) Zone to permit the development of a semi-detached dwelling. This will intensify the residential use of the property.
Part 1, Section 3.4 – Intensification General Policies	The intensification through redevelopment of lands designated Residential in this Plan shall comply with the policies of Section 2, 1.15.5 of this Plan	The proposed development complies with the specified policies of Section 2, 1.15.5, as demonstrated below.
Part 1, Section 4.3 – Vision and Goals for Housing	Opportunities for a choice of housing including type, tenure, cost and location shall be provided to meet the changing needs of households throughout the Built-up Area and Greenfield Area. In order to achieve this goal, the City shall support the following: 4.3.1 Multiple unit developments, smaller lot sizes and innovative housing forms 4.3.2 Development of vacant land, and more efficient use of under-utilized parcels and existing housing stock	The proposed development will redevelop an underutilized lot that is currently used for one single-detached dwelling. A semi-detached dwelling (two units) is proposed.

Policy Identifier	Policy Text	Is the Proposed Development Consistent with this Policy?
	4.3.3 The full utilization and consolidation of properties to achieve larger scale and more comprehensive residential development	
Part 2, Section 1.1 – Residential General Policies	The predominant use of land in areas designated Residential shall be for dwelling units of all types catering to a wide range of households. Predominant uses shall include single detached and semi-detached dwellings, duplexes, triplexes, quadraplexis, townhouses, apartments, group homes and other forms of residential accommodation	The proposed development is for a semi-detached dwelling.
Part 2, Section 1.7 – Residential General Policies	All residential development shall require proper and adequate municipal services. The municipality shall promote phased development to maintain logical, outward growth in residential areas in accordance with the policies of Part 3, Section 1	The proposed development will utilize existing municipal infrastructure.
Part 2, Section 1.10 – Built Up Area	It is recognized that opportunities exist throughout the Built-Up Area as shown on Schedule A-2 to create new housing units. Intensification, while maximizing the density of a given land area, shall be designed to integrate into the surrounding neighbourhood	The proposed development will provide additional housing stock in the City through intensification of the property.
Part 2, Section 1.10.1	The character of the existing neighbourhoods within the Built-up Area shall be retained. Accordingly, residential development, intensification and infilling shall blend into the lot fabric, streetscape and built form of a neighbourhood	The proposed semi-detached dwelling will be designed appropriately to accommodate the surrounding lot fabric, built form and streetscape.
Part 2, Section 1.10.2	A gradation of building heights and densities will be encouraged together with sufficient horizontal separation distances between taller buildings and low rise dwellings in order to ensure a complementary arrangement of residential uses	The proposed building heights are 2.5-storeys. The surrounding area includes a range of residential building heights from 1-storey to 2.5-storeys. Therefore, the proposed development will be consistent with the surrounding dwellings.
Part 2, Section 1.10.3	Generally, development within the Built-up Area should be at a higher density that	The proposed development will increase the density of the

Policy Identifier	Policy Text	Is the Proposed Development Consistent with this Policy?
	what currently exists in the neighbourhood. A harmonious mix of single and multiple accommodation will be encouraged through the Built Up Area so that at any one time a variety of housing types will be available suitable for different age groups, household sizes and incomes	property and introduce a new housing type (semi-detached dwelling) to the neighbourhood, which consists mostly of single-detached dwellings. Further, the property is located in the Built Up Area.
Part 2, Section 1.10.4	The conservation and renewal of the existing housing stock shall be encouraged as an important element in meeting future housing needs. In addition, the maintenance and rehabilitation of existing housing will be promoted by discouraging unnecessary demolition or conversion to nonresidential uses through such mechanisms as demolition control and application of the Maintenance and Occupancy Standards By-law	The property is currently used for one single-detached dwelling. The proposed development will result in two housing units which will replace the single residential unit that is currently on the property. Due to the orientation of the existing dwelling, redevelopment to an equally high density as is proposed is not possible without the removal of the existing dwelling through demolition.
Part 2, Section 1.10.5	Single detached housing is the dominant housing form in existing residential neighbourhoods. Increasing the amount of various types of multiple residential accommodations is encouraged in order to provide for an overall mix of housing within all communities. The inclusion of various housing forms through subdivisions, intensification and infilling shall not be mixed indiscriminately, but will be arranged in a gradation of building heights and densities according to the following policies: (i) Single and semi-detached dwellings, street townhouses, block townhouses and other compatible housing forms are to be developed to a maximum net density of 40 units per hectare with a minimum net density of 20 units per hectare and should generally be located on local or	The proposed semi-detached dwelling will equate to a density of approximately 34.3 units per hectare given the property's size of approximately 0.0583 hectares. This meets the density requirement range of 20 to 40 units per hectare. The height of the proposed dwelling units (2.5 storeys) will be consistent with the surrounding neighbourhood.

Policy Identifier	Policy Text	Is the Proposed Development Consistent with this Policy?
	collector roads. New housing forms are to be of a height, massing and provide setbacks that are in character with the surrounding neighbourhood	
Part 3, Section 1.2.4 – Water and Sanitary Sewage	Development within the urban area shall be accommodated on the basis of full municipal services including sewers, storm sewers, water services and improved roadways. Uses within the urban area shall connect to municipal water and sanitary services, if available. Outside of the urban area, Council shall cooperate with the Niagara Region in promoting individual sewage disposal systems which incorporate proven new technology achieving reduced volumes and/or improved quality of effluents.	The proposed development will utilize existing municipal water and sanitary sewer infrastructure.
Part 3, Section 1.3.1 – Storm Drainage	It is required that all new development or redevelopment within the City be connected to and serviced by a suitable storm drainage system. Appropriate systems may include underground pipes, ditches, culverts, swales, man-made and natural watercourses, detention storage areas or any other storm water management system acceptable to Council, the Niagara Region, the Niagara Peninsula Conservation Authority, and other agencies.	The property will utilize existing municipal storm sewer infrastructure.

4.4.2 Summary of City of Niagara Falls Official Plan Analysis

The subject property is currently designated Residential in the Niagara Falls Official Plan. The proposed redevelopment of the property for a semi-detached dwelling will provide additional housing stock within the Built Up Area of the City of Niagara Falls. The development will intensify the residential use of the property and increase the density. Further, the property will continue to utilize existing municipal infrastructure. Therefore, it is concluded that the proposed rezoning of the subject property is consistent with the City of Niagara Falls Official Plan.

4.5 City of Niagara Falls Zoning By-Law

4.5.1 Existing Zoning

The property is currently zoned Residential 1C (R1C) as identified in the City of Niagara Falls Zoning By-law 79-200. The R1C Zone permits single-detached dwellings, home occupation, accessory

buildings/structures, group homes and bed and breakfasts, however it does not permit the proposed semi-detached dwelling.

4.5.2 PROPOSED ZONING

The proposal is to amend the current Residential 1C (R1C) zoning to a site-specific Residential 2 (R2) Zone, which permits semi-detached dwellings. **Tables 4-5** summarizes the required zoning provisions for the property.

Table 4-5: Zoning Provisions for 6254 Brock Street

Parameter	R2 Requirements	Proposed Dimensions	Meets Requirement?
Minimum Lot Area	600 m^2	588.24 m^2	No
Minimum Lot Frontage	18 m	18.047 m	Yes
Minimum Front Yard Depth	6 m	6.58 m	Yes
Minimum Rear Yard Depth	7.5 m	8.25 m	Yes
Minimum Interior Side Yard Width	1.2 m	1.25 m	Yes
Minimum Exterior Side Yard Width	4.5 m	N/A	N/A
Maximum Lot Coverage	45%	44%	Yes
Maximum Height of Building	10 m	9.05 m	Yes
Maximum Number of Detached Dwellings on One Lot	1	1	Yes
Parking	In Accordance with Zoning By-law Sections 4.19.1 – 1 space per dwelling unit	1 parking space/semi-detached unit	Yes
Accessory Buildings or Structures	In Accordance with Zoning By-law Sections 4.13 and 4.14 4.14 (d) subject to Section 4.27.1, a roofed-over one storey porch may project into a required front yard, rear yard or privacy yard	Covered front porch: 2.98 m Covered patio: 3.4 m, however rear yard set back (7.5 requirement) still met beyond the	No Yes

	of a block townhouse dwelling unit a distance of not more than 2.5 metres provided however that (i) no enclosure of such porch, other than removable screens and storm sashes or awnings, shall be erected to a height of more than 1.0 metre above the floor of such porch, and (ii) in no event and subject to said Section 4.27.1 shall any part of such porch be closer than 1.5 metres from any street line. 4.14 (h) subject to section 4.27.1, a deck may project into a required front yard a distance of not more than 2.5 metres and into a required rear yard or privacy yard of a block townhouse dwelling unit a distance of not more than 4 metres and in no event, and subject to said Section 4.27.1, shall any part of such deck be closer than 1.5 metres from any street line and closer to the interior and exterior side lot lines than the minimum interior side yard and exterior side yard widths of the specific zone.	covered patio in rear yard	
Minimum Landscaped Open Space	30%	52.4%	Yes

4.5.3 DRAFT ZONING BY-LAW AMENDMENT

The proponent is proposing a Site-Specific Residential 2 (R2) Zone with the following site-specific provisions to allow for the proposed semi-detached dwelling:

- Reduced Minimum Lot Area of from 600 m^2 to 588.24 m^2
- Increased covered porch projection into front yard setback from 2.5 m to 2.98 m

5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 CONCLUSIONS

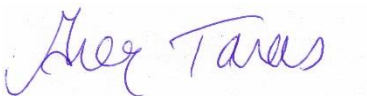
Based on the analysis of relevant planning documentation in this Planning Justification Report and the Conceptual Site Plan prepared in support of the Zoning By-Law Amendment application, the following is concluded with respect to the proposed rezoning of 6254 Brock Street in the City of Niagara Falls.

- The proposed development meets the intent of the Provincial Policy Statement, as it will add to the housing stock in the City of Niagara Falls and utilizes existing municipal infrastructure.
- The proposal meets the intent of the Growth Plan, as the subject property is within an urban area and will aid in accommodating future residential growth within the urban area.
- The proposed development supports the policies of the Niagara Region Official Plan, as the subject property is located within the Built-Up Area of Niagara Falls, provides additional housing stock and will utilize existing municipal infrastructure.
- The proposed development of the subject property for a semi-detached dwelling is consistent with the Residential designation in the Official Plan, as it is a permitted use under the Residential designation and is an appropriate use for the area. Further, existing municipal infrastructure will continue to be utilized.
- The proposed rezoning of the subject property from R1C to a site-specific R2 will permit the redevelopment of the subject property for a semi-detached dwelling, which is supported by the planning policies analyzed in this Planning Justification Report. Site specific zoning requirements is as follows:
    - Reduced Minimum Lot Area from 600 m^2 to 588.24 m^2
    - Increased covered porch projection into front yard setback from 2.5 m to 2.98 m

5.2 RECOMMENDATIONS

Based on the analysis presented in the Planning Justification Report, it is recommended that City of Niagara Falls Council approve the Zoning By-Law Amendment application to rezone the property at 6254 Brock Street in the City of Niagara Falls from a Residential 1C zoning, to a site-specific Residential 2 zoning to permit the redevelopment of the property for a semi-detached dwelling.

Report Prepared By:

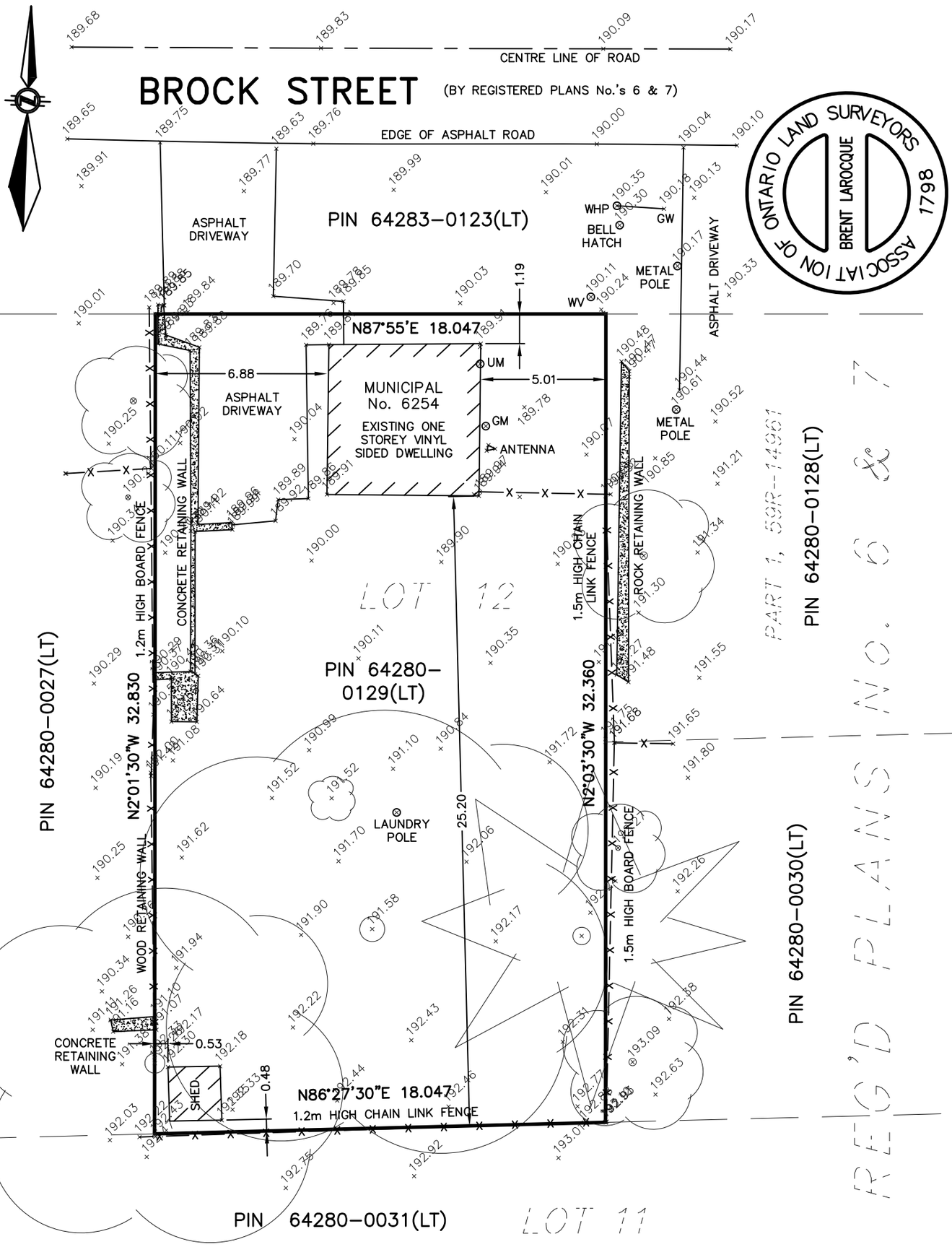


Greg Taras, RPP
Senior Planner

Appendix A

CONCEPTUAL SITE PLAN

1. **Survey Plan with Existing Residence**
2. **Conceptual Site Plan**
3. **Architectural Drawings and Elevation Drawings**
4. **Site Grading Plan**



ASSOCIATION OF ONTARIO LAND SURVEYORS
BRENT LAROCQUE
1798

CITY OF NIAGARA FALLS
INDIVIDUAL LOT GRADING CERTIFICATE
PART OF LOT 12
REGISTERED PLANS No.'s 6 & 7

SCALE 1:200 METRIC

BENCHMARK: ELEVATIONS HEREON ARE ORTHOMETRIC AND ARE RELATED TO CGVD28, HT2, AS PREVIOUSLY ESTABLISHED BY THE LAROCQUE GROUP.

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I HEREBY CERTIFY THAT THE PROPOSED GRADING SHOWN DOES NOT ADVERSLY AFFECT THE ADJACENT PROPERTIES AND THIS LOT WILL DRAIN SATISFACTORILY.

NAME: BRENT LAROCQUE
FIRM: RICHARD LAROCQUE LIMITED
SIGNATURE: _____
DATE: AUGUST 17, 2023
FILED BY TOWN: _____
DATE: _____

AS CONSTRUCTED GRADING CERTIFICATE

I HEREBY CERTIFY THAT THE FINISHED GRADES SHOWN GENERALLY CONFORM WITH WHAT WAS PROPOSED.

NAME: _____
FIRM: _____
SIGNATURE: _____
DATE: _____
FILED BY TOWN: _____
DATE: _____

LEGEND

90.00	DENOTES	EXISTING ELEVATION
(90.00)	DENOTES	PROPOSED ELEVATION
[90.00]	DENOTES	FINISHED ELEVATION
⇦	DENOTES	DRAINAGE DIRECTION
• DS	DENOTES	DOWNSPOUT
	DENOTES	DECIDUOUS TREE

RICHARD LAROCQUE LIMITED
ONTARIO LAND SURVEYORS & CONSULTANTS
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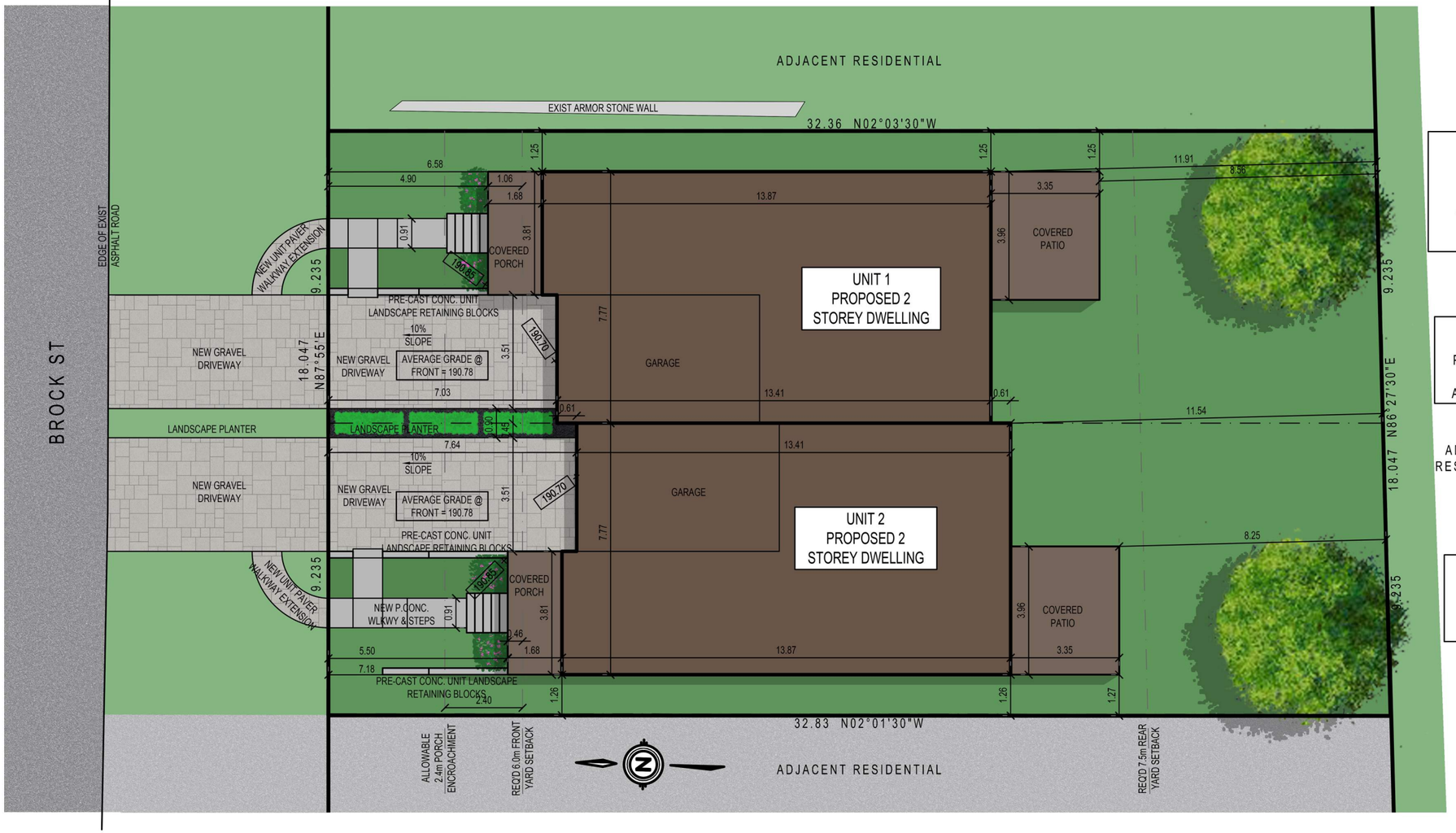
905-688-1413
6385 COLBORNE STREET, NIAGARA FALLS, ONTARIO
905-358-8400
www.larocquegroup.ca

DATE: AUG. 17, 2023 FILE No.: NS2023-013
DWG No.: NS2023-013-01



SITE PLAN

SCALE: 1:150

SITE STATISTICS:
LOT AREA = ±588.6 SM
PROP BLDG AREA = ±254.4 SM
PROP COVERAGE = 43.2%
ALLOWABLE COVERAGE = 45%
DRIVEWAY AREA = ±53.9 SM
LANDSCAPING AREA = 52.4%

UNIT 1
LOT AREA = ±293.1 SM
PROP BLDG AREA = ±127.2 SM
PROP COVERAGE = 43.4%
ALLOWABLE COVERAGE = 45%

UNIT 2
LOT AREA = ±295.5 SM
PROP BLDG AREA = ±127.2 SM
PROP COVERAGE = 43.0%
ALLOWABLE COVERAGE = 45%

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Architectural Plans & Consulting
Unit 2-7 4635 Queen St. Niagara Falls, ON
289-687-8242
thomas@desimone-designs.com
www.desimone-designs.com

The undersigned has reviewed & takes responsibility for this design, & has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

Qualification Information
Required unless design is exempt under 2.17.5.1. of the O.B.C.

Thomas De Simone — 40448
Name — BCIN/ BCDN

Registration Information
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De Simone Designs Architectural Plans & Consulting / 1000420203 Ontario Inc — 128048
Design Firm — BCIN/ BCDN

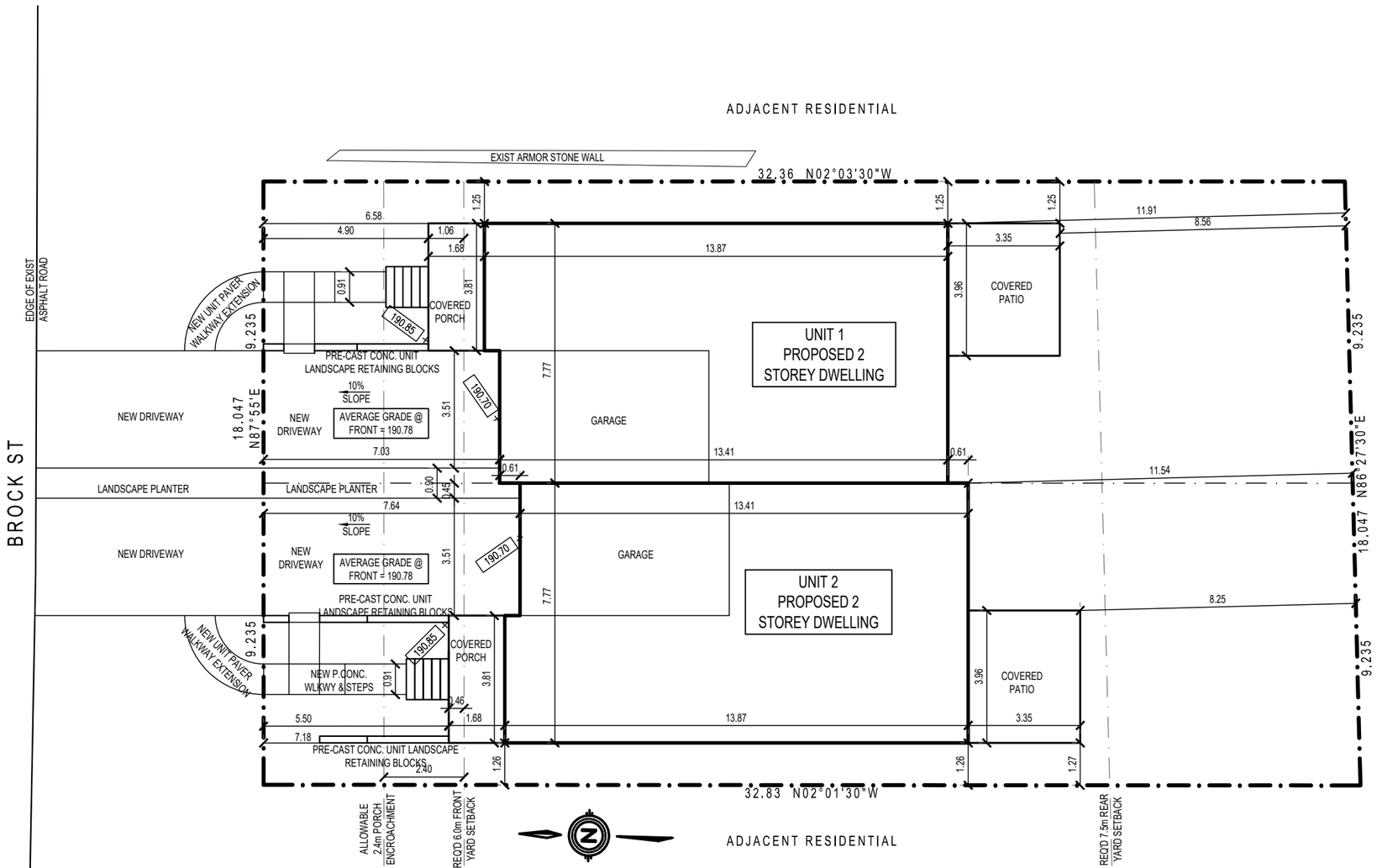
consultant stamp:

no	date	issue/revision description

project:
PROPOSED SEMI-DETACHED DWELLING UNITS
6254 BROCK ST
NIAGARA FALLS, ON

drawing:
SITE PLAN

drawn by:	project no.:
TD	23-14
scale: AS SHOWN	drawing no.: A1
date: 2023-09-26	



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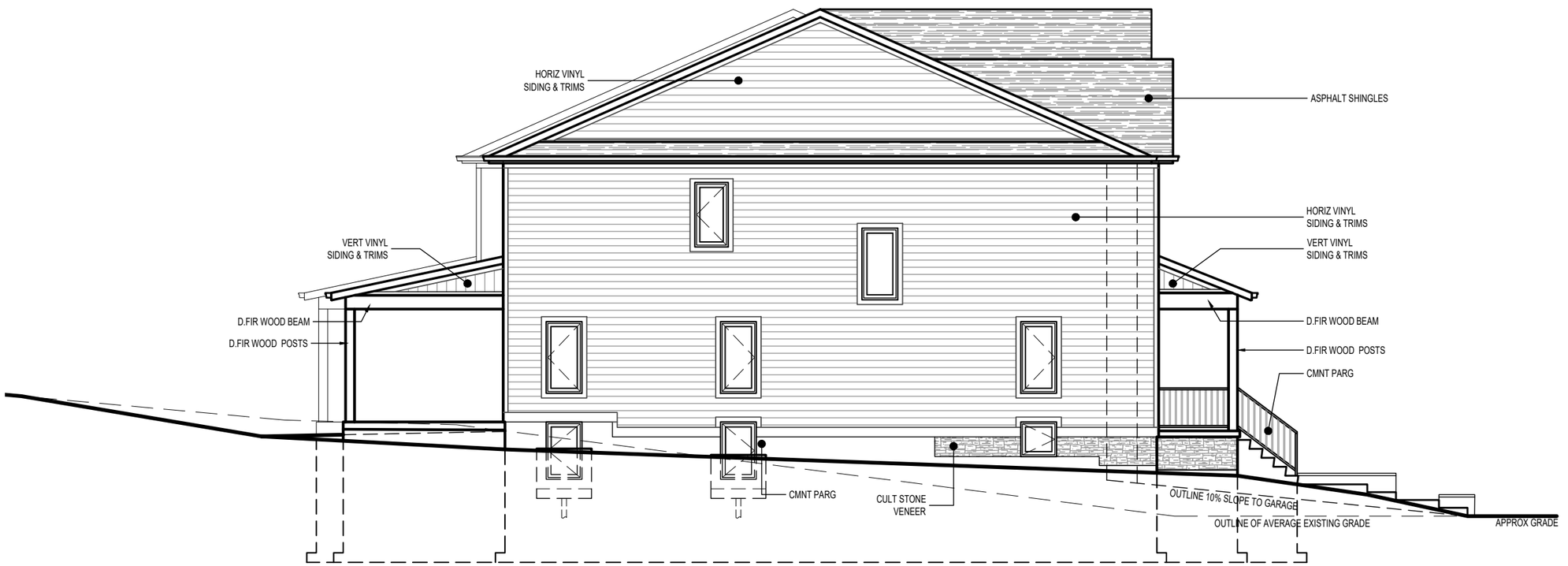

SIDE / EAST ELEVATION

SCALE: 1:100

FRONT / NORTH ELEVATION (BROCK STREET)

SCALE: 1:100

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Design Firm	BCIN/ BCDN

consultant stamp:

no	date	issue/revision description

project:
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6254 BROCK ST
NIAGARA FALLS, ON

drawing:
ELEVATIONS

drawn by:	project no.:
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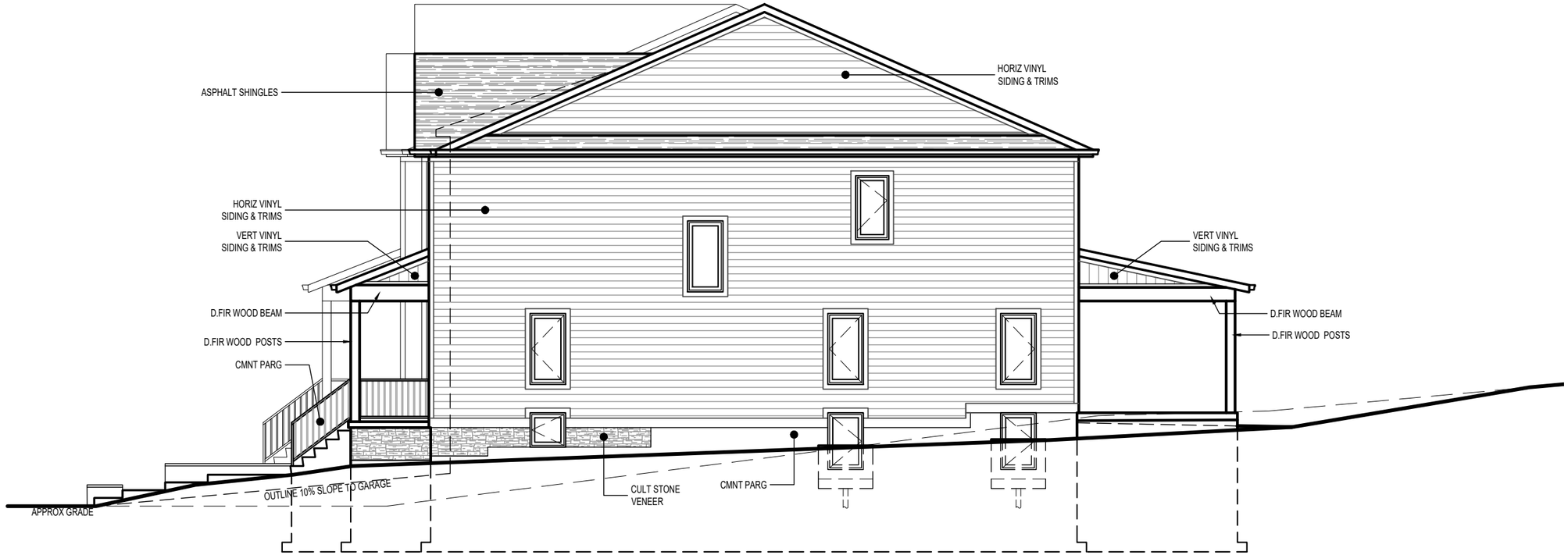
scale: AS SHOWN	drawing no.: A2
date: 2023-09-26	



SIDE / WEST ELEVATION

SCALE: 1:100

REAR / SOUTH STREET ELEVATION

SCALE: 1:100

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drawing:
ELEVATIONS

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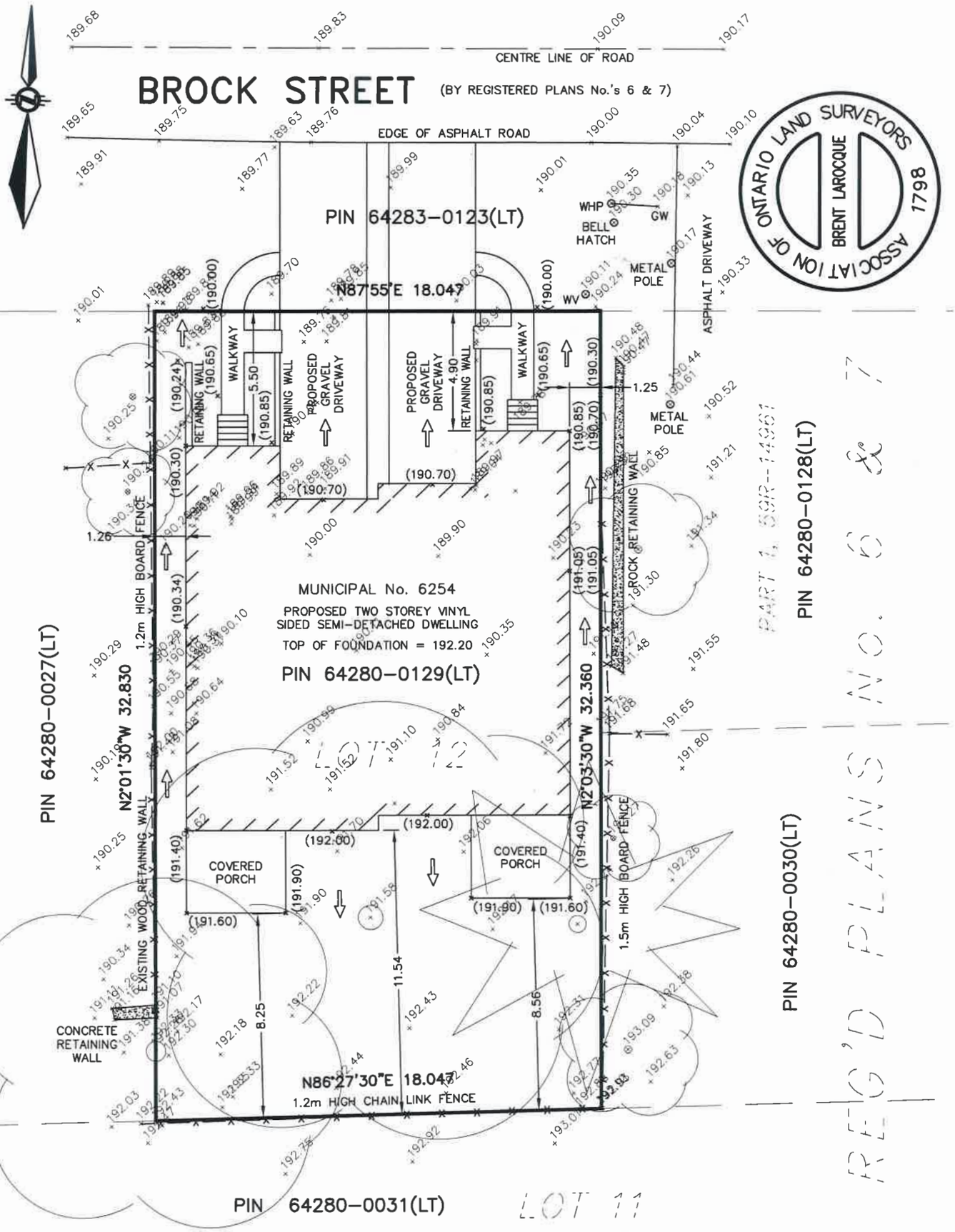
2023-09-26	



CITY OF NIAGARA FALLS
INDIVIDUAL LOT GRADING CERTIFICATE
PART OF LOT 12
REGISTERED PLANS No.'s 6 & 7

SCALE 1:200 METRIC

BENCHMARK: ELEVATIONS HEREON ARE ORTHOMETRIC AND ARE RELATED TO CGVD28, HT2, AS PREVIOUSLY ESTABLISHED BY THE LAROCQUE GROUP.

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NAME: BRENT LAROCQUE
FIRM: RICHARD LAROCQUE LIMITED
SIGNATURE: _____
DATE: SEPTEMBER 18, 2023
FILED BY TOWN: _____
DATE: _____

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FIRM: _____
SIGNATURE: _____
DATE: _____
FILED BY TOWN: _____
DATE: _____

LEGEND

90.00	DENOTES	EXISTING ELEVATION
(90.00)	DENOTES	PROPOSED ELEVATION
[90.00]	DENOTES	FINISHED ELEVATION
⇦	DENOTES	DRAINAGE DIRECTION
• DS	DENOTES	DOWNSPOUT
	DENOTES	DECIDUOUS TREE

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12 LYMAN STREET, ST. CATHARINES, ONTARIO
905-688-1413
6385 COLBORNE STREET, NIAGARA FALLS, ONTARIO
905-358-8400
www.larocquegroup.ca

DATE: SEPT. 18, 2023 FILE No.: NS2023-013
DWG No.: NS2023-013-02

Appendix B

Official Plan Maps

Schedule A to the Official Plan FUTURE LAND USE

NiagaraFalls CANADA

TOWN OF NIAGARA-ON-THE-LAKE

CITY OF THOROLD

CITY OF WELLAND

CITY OF PORT COLBORNE

TOWN OF FORT ERIE

UNITED STATES OF AMERICA
CANADA

Transit Station Secondary Plan see Schedule A-5

Garner South Secondary Plan see Schedule A-3

Riverfront Secondary Plan see Schedule A-6

Grand Niagara Secondary Plan see Schedule A-4

Text

Legend

- Environmental Conservation Area
- Environmental Protection Area
- Extractive Industrial
- Good General Agriculture
- Industrial
- Major Commercial
- Minor Commercial
- Niagara Escarpment Plan Area
- Open Space
- Parkway Residential
- Refer To Schedule A-3
- Residential
- Resort Commercial
- Theme Park Marineland
- Tourist Commercial
- Intake Protection Zone IPZ-1
- Secondary Plan Area
- Special Policy Area
- Urban Area Boundary

NOTE: THIS MAP MUST BE READ IN CONJUNCTION WITH THE WRITTEN TEXT OF THE OFFICIAL PLAN APPROVED OCTOBER 1993 UPDATED TO November 2019

0 2 Km

N W E S

PLANNING & DEVELOPMENT DIVISION
Updated to: August 2023
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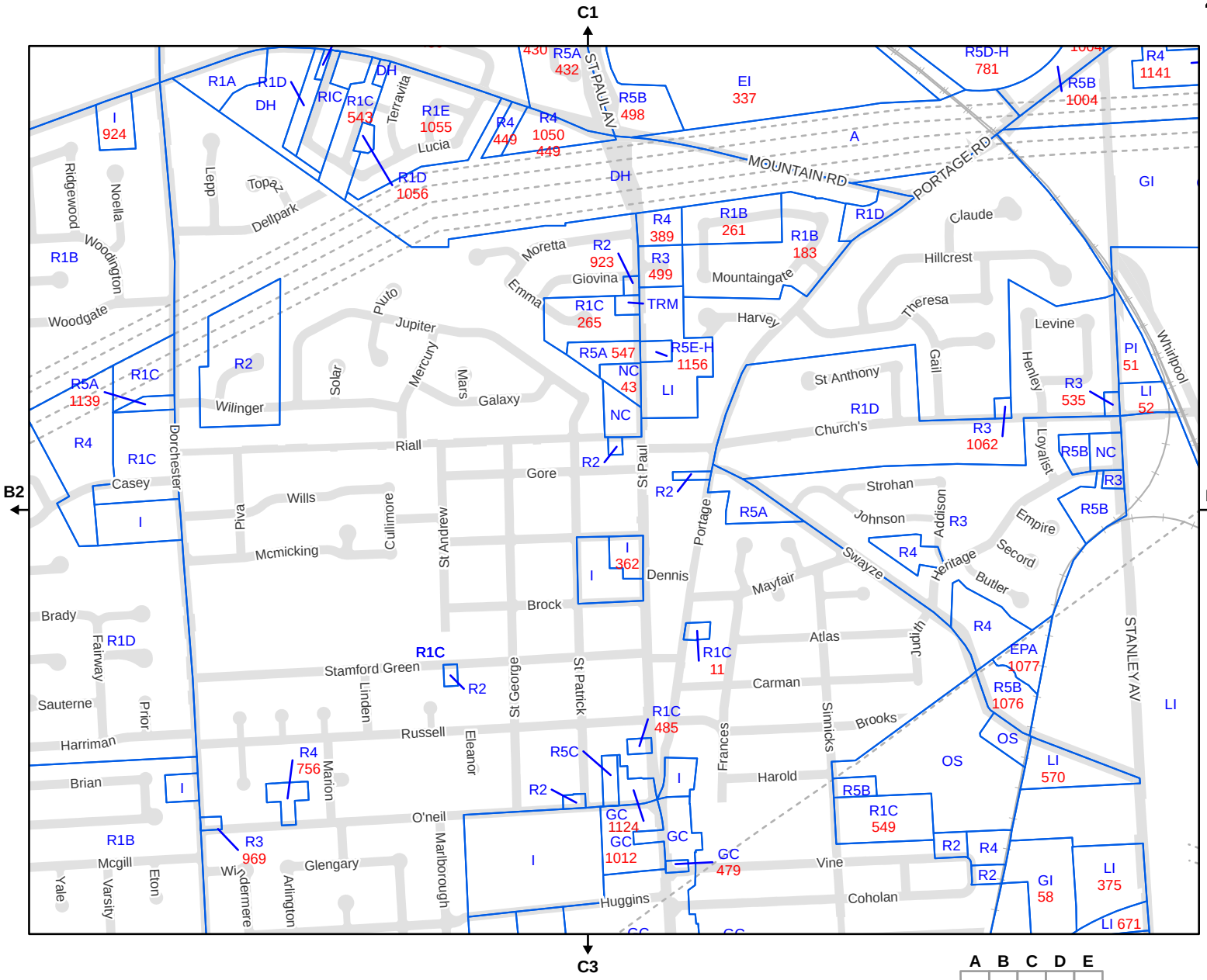
Scale 1:24,000

Appendix C

Zoning By-law Maps

ZONING BY-LAW 79-200



EXCEPTIONS & SPECIAL PROVISION NO.
SEE SECTION 19

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99-149	18-067
01-088	18-119
01-137	19-073
01-135	20-091
02-018	20-092
04-067	20-123
04-191	20-126
06-146	21-120
07-209	
07-248	
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10-163	
11-115	
11-148	
11-143	
12-102	
13-059	
14-075	
15-067	
17-102	
18-010	

ZONE LINES

CONSOLIDATION
DECEMBER 2022

CITY OF NIAGARA FALLS
Planning & Development Department

0 500 m

Scale 1:13,000

Print Date: FEBRUARY, 2023

SHEET C2