

# NOTICE OF PASSING

## NORTHWEST SECONDARY PLAN

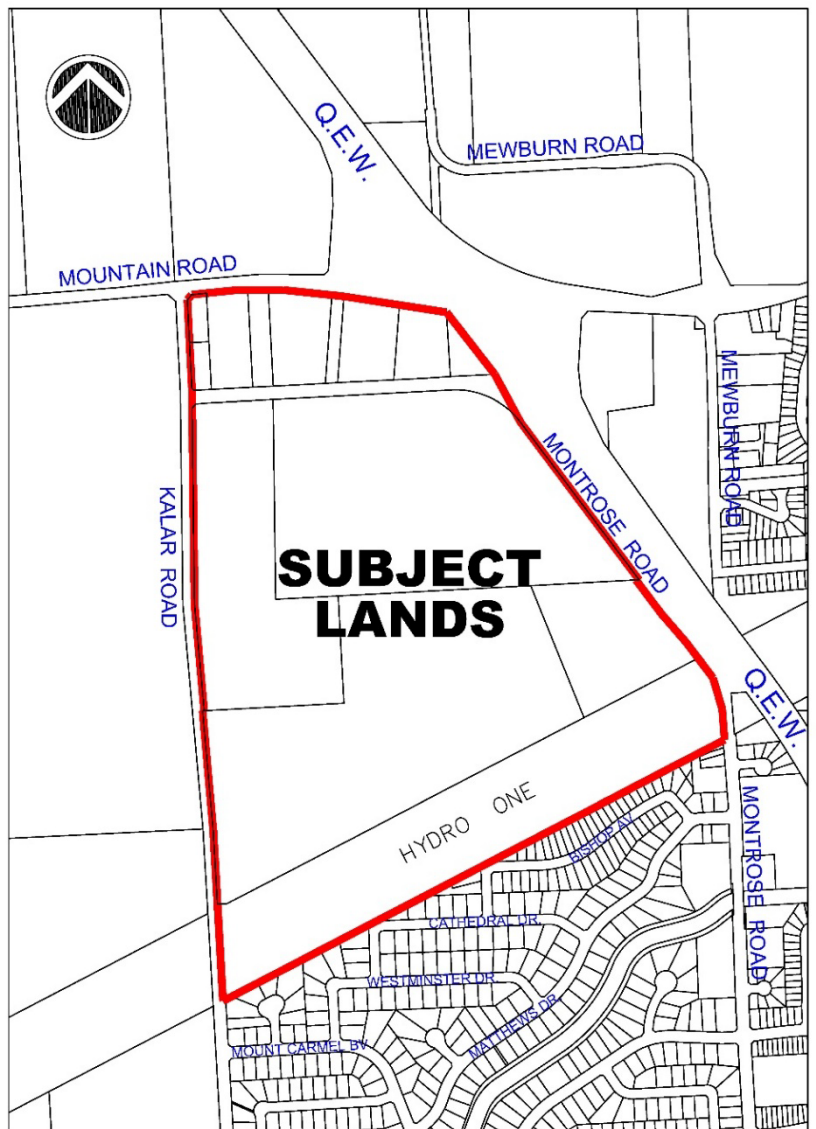
### OFFICIAL PLAN AMENDMENT No. 202 (BY-LAW 2026-078) AND ZONING BY-LAW AMENDMENT (BY-LAW 2026-079)

**Municipal Address:** Multiple Municipal Addresses (refer to Key Map for location)  
**Assessment Roll Numbers.:** 272510000305200, 272510000305100, 272510000305400, 272510000304711, 272510000304802, 272510000304705, 272510000305000, 272510000305300, 272510000304900, 272510000305410, 272510000304801, 272510000305401, 272510000305001, 272504000106000  
**Official Plan Amendment & Zoning By-law Amendment Application**  
**City File:** AM-2026-010  
**Owners:** Multiple Owners  
**Applicant:** The City of Niagara Falls

The Council of The Corporation of the City of Niagara Falls on the 11<sup>th</sup> day of August 2026, modified and approved the Northwest Secondary Plan Official Plan and Zoning By-law Amendments noted in the title. Council delegated authority to the General Manager of Planning, Building and Development to pass the required By-laws at a future Delegated Meeting. The Delegated Meeting occurred on September 9, 2026, resulting in By-law 2026-078, being the adopting By-law for Official Plan Amendment No. 202 and By-law 2026-079, being a Zoning By-law Amendment to further amend By-law 79-200 being passed. These By-laws were passed under Section 17 and Section 34 of the *Planning Act* respectively.

#### PURPOSE AND EFFECT

Existing policy required the City to undertake a secondary planning exercise for the Subject Lands shown on the accompanying map. The Northwest Secondary Plan provides land use and policy guidance for this new community area. The Plan provides for a broad mix of residential and mixed-use development while protecting key environmental features. The Plan includes a community park, parkette, elementary school site, place of worship and population related employment. To implement the Secondary Plan, the City has also passed an amending by-law to Zoning By-law 79-200, as amended, that will assist in expediting additional planning process and approvals. Holding provisions are included to ensure additional studies are undertaken and completed prior to any development activity occurring.



#### EFFECT OF WRITTEN AND ORAL SUBMISSIONS

Written and oral submissions received prior to the statutory process were considered as a part of the City's consultation process that resulted in changes to the draft documents. These included shifting of park space, location of preferred school site, and minor adjustments to land use designation limits. Edits to document text were also made to reflect changes.

The proposed Official Plan Amendment (Secondary Plan) and proposed Zoning By-law Amendments were then subject to the prescribed circulations and Statutory Public Meeting. Written and oral comments were received prior to, and during, the Public Meeting. As a result of those comments, Council modified and approved the proposed Official Plan and Zoning By-law amendments to reduce the park size and move the preferred school site location. Council directed staff to make the necessary modifications to the documents and have the General Manager of Planning, Building and Development adopt/pass the respective by-laws at a future Delegated Meeting. This Notice fulfills Council's direction and the requirements of the *Planning Act* Section 17(23) and Section 34(18).

## MORE INFORMATION

Copies of Official Plan Amendment No. 202 (By-law 2026-078) and Zoning By-law Amendment (By-law 2026-079) are available for review in the Planning, Building & Development Department at 4343 Morrison Street between 8:30 AM and 4:30 PM and are digitally available on the City's "Let's Talk Niagara Falls – Northwest Secondary Plan" webpage at the following address:

[Let's Talk Niagara Falls – Northwest Secondary Plan](https://letstalk.niagarafalls.ca/northwest-secondary-plan/statutory-public-meeting-northwest-secondary-plan)

<https://letstalk.niagarafalls.ca/northwest-secondary-plan/statutory-public-meeting-northwest-secondary-plan>

## LEGAL NOTICE

Sections 17 and 34 of the *Planning Act*:

Official Plan Amendment No. 202 to the City of Niagara Falls Official Plan was adopted with the passing of By-law No. 2026-078. Zoning By-law Amendment 2026-079 to the City of Niagara Falls By-law 79-200 (as amended) was also passed. Both By-laws were passed at the direction of Council at a Delegated Meeting held September 9, 2026, and are exempt from Minister approval. 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 6<sup>th</sup>, 2024, the Minister, the applicant, or a specified person, public body, or registered owner of any land to which the Official Plan Amendment/By-law will apply, who made oral submissions at a Public Meeting or written submissions to City Council prior to the decision to adopt the Official Plan Amendment and/or amending Zoning By-law passage, may appeal the Official Plan Amendment (By-law No. 2026-078) and/or Zoning By-law Amendment (By-law No. 2026-079) to the Ontario Land Tribunal by filing Notices of Appeal no later than the **5<sup>th</sup> day of October, 2026** with the City Clerk, Bill Matson ([clerk@niagarafalls.ca](mailto:clerk@niagarafalls.ca)). **Third-party appeals are no longer permitted.**

The appeal must set out the reasons for the objection(s) to Official Plan Amendment No. 202 (By-law No. 2026-078) and/or the implementing Zoning Amendments (By-law No. 2026-079) to which the appeal applies, together with any applicable Ontario Land Tribunal filing fee(s). An Appellant may request a reduction of the filing fee(s) 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. Please visit the Ontario Land Tribunal website for current filing fees and the Request for Lower Fee form: [olt.gov.on.ca/fee-chart/](https://olt.gov.on.ca/fee-chart/)

No person or public body shall be added as a party to the hearing of an Appeal unless, before the amendments were adopted and/or passed by by-law, 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 on this 15th day of September 2026.

Chris Millar, MCIP, RPP, CNU-A  
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Niagara Falls, ON,  
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