



NOTICE OF APPLICATION & OPEN HOUSE

The City's Planning, Building & Development Department has received an application a Zoning By-law Amendment for the lands noted below.

7956 & 7948 Spring Blossom Drive
Assessment Roll No.: 272509000530902 & 272509000531000
Zoning By-law Amendment Application - City File: AM-2025-019
Applicant: MW Ontario Inc.
Agent: Josiah Guevarra (AM Engineering)

OPEN HOUSE

The City wants to give you an opportunity to hear about the proposal and to ask questions. The City also wants your comments on this application before a staff recommendation report is prepared and presented to Council at a future Public Meeting. Your comments may be given verbally or in a written form. To accomplish this an Open House has been scheduled for:

Date: Thursday, November 20th, 2025

Time: 4:30 PM

Place: City Hall, 4310 Queen Street, Committee Room 2

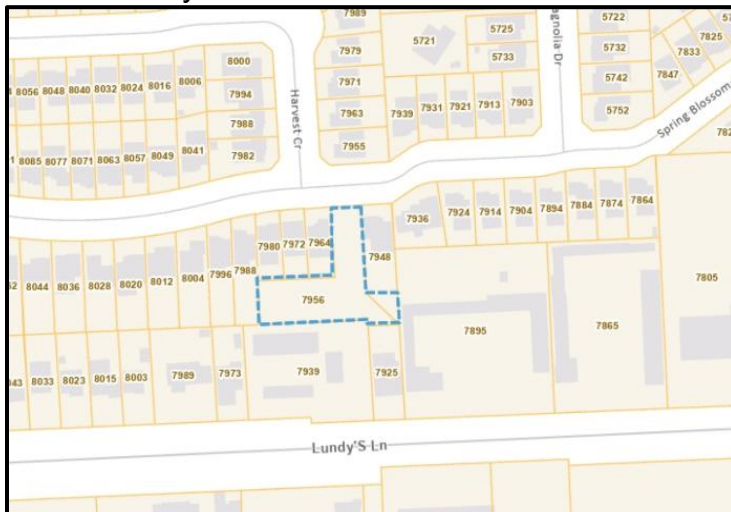
A representative from the Planning, Building & Development Department as well as the applicant will attend to present the proposal to you and to answer questions. Any public individual/group interested in making comments on this application or viewing and/or participating in this meeting are encouraged to use the methods noted further below.

PROPOSED AMENDMENT

The subject lands are zoned Residential 1E Density (R1E) in accordance with Zoning By-law No. 79-200, as amended, and designated Residential in the City's Official Plan

A Zoning By-law Amendment application has been submitted to rezone the subject lands to a site-specific Residential Low Density, Grouped Multiple Dwellings (R4) Zone for the development of 7 townhouse dwelling units.

The applicant is requesting a reduction in lot frontage, rear yard depth, parking, landscape strip, interior side yard, privacy yard and to allow for a projection of steps into the interior side yard.



PLANS & DOCUMENTS

Digital copies of plans and documents submitted with the application may be obtained at <https://niagarafalls.ca/city-hall/planning/current-planning-applications.aspx>.

HAVE YOUR SAY

Public input on applications is invited. Written comments are the preferred method of receiving public input. Written comments may be sent by mail or email. You can also provide oral input by attending in person.

WRITTEN SUBMISSION

Please provide written input by mailing your comments to the Department of Planning, Building & Development, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or send an email ndebenedetti@niagarafalls.ca on or before **November 20th, 2025**. To participate remotely at the Open House, please pre-register by sending an email ndebenedetti@niagarafalls.ca before 12 noon on **November 20th, 2025**.

MORE INFORMATION

For more information, please contact Nick DeBenedetti, Planner 2, at (905) 356-7521, extension 4233, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at ndebenedetti@niagarafalls.ca.

FORMAL PUBLIC MEETING

The formal Public Meeting required by the *Planning Act* with City Council will be held at a later date. Separate notice of that meeting will be provided to you after the Open House and thirty (30) days before the Public Meeting is to occur.

Dated at the City of Niagara Falls this 31st day of October 2025.

Nick DeBenedetti, MCIP, RPP
Planner 2

ND:
Attach.

SCHEDULE 1 (Concept Site Plan)

