



NOTICE OF APPLICATION & OPEN HOUSE

The City's Planning, Building & Development Department has received applications for a Zoning By-law Amendment and Draft Plan of Vacant Land Condominium for the lands noted below.

Part 4336 Willick Road

Assessment Roll No.: 272513000313300

Zoning By-law Amendment & Draft Plan of Vacant Land Condominium Applications

City File: AM-2025025 & 26CD-11-2025-003

Owner: 13071189 Canada Inc.

Agent: Nicholas Godfrey (Upper Canada Planning & Engineering Ltd.)

OPEN HOUSE

The City invites you to attend an Open House to learn more about the development proposal, ask questions, and share your comments. Your input will help inform the Staff Recommendation Report that will be prepared and presented to City Council at a future Public Meeting.

To accomplish this, an Open House has been scheduled for:

Date: Monday, January 12th, 2026

Time: 4:30 PM

Place: City Hall, Committee Room 2, 4310 Queen Street and/or Web-based Platform

City Staff and the applicant will be available to present the proposal and answer questions. Comments may be provided verbally at the meeting or submitted in writing. Details on how to participate or provide input are included below.

PROPOSED AMENDMENTS & APPROVALS

Zoning By-law Amendment and Draft Plan of Vacant Land Condominium applications have been submitted to facilitate the development of 78 townhouse dwelling units, and common elements including private roads, parking areas, and landscaping, as shown on Schedule 1. The applications only apply to the portion of 4336 Willick Road that is located within the Urban Boundary.

The subject lands are designated Residential, in part, Environmental Conservation Area, in part, and Environmental Protection Area, in part, in accordance with the City's Official Plan, and are located within Special Policy Area No. 8. An Official Plan Amendment is not requested to facilitate the proposed development.



The lands are zoned Agricultural 3 (A3) Zone, in part, Open Space Conservation (OSC) Zone, in part, and Commercial Highway (CH-1) Zone, in part, in accordance with Zoning By-law No. 79-200, as amended. The applicant is proposing to rezone the lands to a site-specific Residential Low Density, Group Multiple Dwelling (R4) Zone, in part, and Environmental Protection Area (EPA) Zone, in part.

The concurrent Draft Plan of Vacant Land Condominium application proposes to divide the subject lands into 78 units of land, and establish private roads, parking areas, and landscaping as common elements.

PLANS & DOCUMENTS

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

HAVE YOUR SAY

Please provide written input by mailing your comments to the Planning, Building & Development Department, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or by sending an email to mceci@niagarafalls.ca on or before **January 12th, 2026**. You can also attend the Open House in person or remotely. To attend remotely, please pre-register by sending an email to mceci@niagarafalls.ca before 12:00 PM on **January 12th, 2026**.

MORE INFORMATION

For more information, please contact Mackenzie Ceci, Senior Planner (Current Development) by email at mceci@niagarafalls.ca.

STATUTORY PUBLIC MEETING

A statutory Public Meeting with City Council, as required under the *Planning Act*, will be held at a later date. Separate notice of the Public Meeting will be provided a minimum of 20 days before the Public Meeting is scheduled to occur.

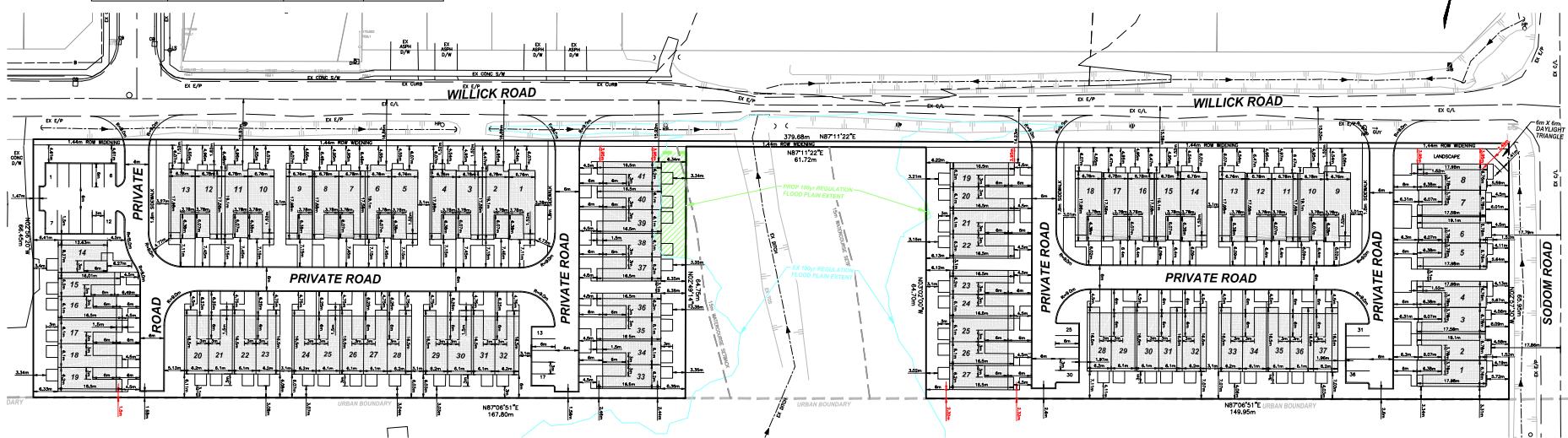
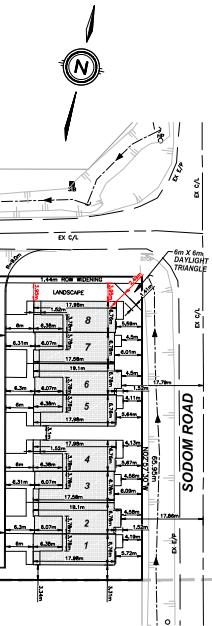
Dated at the City of Niagara Falls this 5th day of December, 2025.

SCHEDULE 1

4336 WILICK ROAD CITY OF NIAGARA FALLS

| ZONING REQUIREMENTS - BLOCK 1 (41 un) | | | |
|---|--|--|--------------------------|
| RESIDENTIAL LOW DENSITY, GROUPED MULTIPLE DWELLINGS (RA) STREET TOWNHOUSES - SECTION 7.3 | | | |
| PROVISION | REQUIRED | PROVIDED | PROPOSED |
| PERMITTED USES | Townhouse dwelling (no more than 8 units). Apartment dwelling. Studio dwelling. Group dwellings (no more than 8 dwelling units). Accessory buildings and accessory structures. Home occupation or a detached dwelling or a dwelling unit of a semi-detached dwelling or a duplex dwelling. | Block Townhouse Dwelling | Block Townhouse Dwelling |
| MIN. LOT AREA | 250m ² for each dwelling unit (total lot area: 10631.21m ²) | 259.31m ² per dwelling unit | NO CHANGE |
| MIN. LOT FRONTRAGE | 30.00m for a townhouse dwelling containing more than four dwelling units; 24.00m for a townhouse dwelling containing four or less units. | 167.93m | NO CHANGE |
| MIN. FRONT YARD DEPTH | 6.00m | 4.54m | 3.00m |
| MIN. REAR YARD DEPTH | 7.5m | 1.50m | 1.50m |
| MIN. INTERIOR SIDE YARD WIDTH | one-half of building height | 6.33m | 6.00m |
| MIN. EXTERIOR SIDE YARD WIDTH | 4.5m | N/A | N/A |
| MAX. LOT COVERAGE | 35% | 42.00% (INCLUDES REAR COVERED DECK) | 45.00% |
| MAX. BUILDING HEIGHT | 10.0m | 10.26m | 10.50m |
| MIN. LANDSCAPE OPEN SPACE | 45m ² PER DWELLING UNIT | 81.68m ² | NO CHANGE |
| MIN. DISTANCE FROM CENTERLINE OF ROAD ALLOWANCE | Willick Rd. from Ort Rd. to Whittington Dr. minimum of 11.0m setback. Sodom Rd. from South City limit to Lyon's Creek Rd. requires a 13.1m setback. | 15.92m setback from Willick Rd. | NO CHANGE |
| PARKING REQUIREMENTS | In accordance with section 4.19.1. Townhouse dwelling must have 1 parking space per dwelling unit. | 58 Provided (Includes 41 driveway) | NO CHANGE |
| ROOFED OVER 1 STOREY PORCH ENCROACHMENT | 2.5m - INTO FRONT YARD OR PRIVACY YARD OF BLOCK HOUSE | 1.5m | NO CHANGE |
| DECK ENCROACHMENTS | 4.0m - FRONT YARD OR PRIVACY YARD OF BLOCK TOWNHOUSE | 3.0m - PRIVACY YARD OF BLOCK TOWNHOUSE | NO CHANGE |

| ZONING REQUIREMENTS - BLOCK 2 (37 un) | | | |
|---|--|---|--------------------------|
| RESIDENTIAL LOW DENSITY, GROUPED MULTIPLE DWELLINGS (RA) STREET TOWNHOUSES - SECTION 7.3 | | | |
| PROVISION | REQUIRED | PROVIDED | PROPOSED |
| PERMITTED USES | Townhouse dwelling (no more than 8 units). Apartment dwelling. Studio dwelling. Group dwellings (no more than 8 dwelling units). Accessory buildings and accessory structures. Home occupation or a detached dwelling or a dwelling unit of a semi-detached dwelling or a duplex dwelling. | Block Townhouse Dwelling | Block Townhouse Dwelling |
| MIN. LOT AREA | 250m ² for each dwelling unit (total lot area: 9415.96m ²) | 264.55m ² per dwelling unit | NO CHANGE |
| MIN. LOT FRONTRAGE | 30.00m for a townhouse dwelling containing more than four dwelling units; 24.00m for a townhouse dwelling containing four or less units. | 141.03m | NO CHANGE |
| MIN. FRONT YARD DEPTH | 6.00m | 2.49m | 3.00m |
| MIN. REAR YARD DEPTH | 7.5m | 2.32m | 1.50m |
| MIN. INTERIOR SIDE YARD WIDTH | one-half of building height | 6.00m | 6.00m |
| MIN. EXTERIOR SIDE YARD WIDTH | 4.5m | 3.95m | 3.6m |
| MAX. LOT COVERAGE | 35% | 43.84% (INCLUDES REAR COVERED DECK) | 45.00% |
| MAX. BUILDING HEIGHT | 10.0m | 10.26m | 10.50m |
| MIN. LANDSCAPE OPEN SPACE | 45m ² PER DWELLING UNIT | 85.67m ² | NO CHANGE |
| MIN. DISTANCE FROM CENTERLINE OF ROAD ALLOWANCE | Willick Rd. from Ort Rd. to Whittington Dr. minimum of 11.0m setback. Sodom Rd. from South City limit to Lyon's Creek Rd. requires a 13.1m setback. | 15.92m setback from Willick Rd. 17.20m setback from Sodom Rd. | NO CHANGE |
| PARKING REQUIREMENTS | In accordance with section 4.19.1. Townhouse dwelling must have 1 parking space per dwelling unit. | 47 Provided (Includes 37 driveway) | NO CHANGE |
| ROOFED OVER 1 STOREY PORCH ENCROACHMENT | 2.5m - INTO FRONT YARD OR PRIVACY YARD OF BLOCK HOUSE | 1.5m | NO CHANGE |
| DECK ENCROACHMENTS | 4.0m - FRONT YARD OR PRIVACY YARD OF BLOCK TOWNHOUSE | 3.0m - PRIVACY YARD OF BLOCK TOWNHOUSE | NO CHANGE |



| SITE STATISTICS-BLOCK 1 | | |
|-------------------------|-------|------------|
| AREA | ha | % COVERAGE |
| BUILDING | 0.498 | 42.09 |
| DRIVEWAY | 0.271 | 24.78 |
| LANDSCAPE | 0.321 | 31.12 |
| TOTAL | 1.090 | 100.00 |

| SITE STATISTICS - OVERALL | | |
|---------------------------|-------|------------|
| AREA | ha | % COVERAGE |
| BUILDING | 0.870 | 41.17 |
| DRIVEWAY | 0.549 | 53.38 |
| NEW WALKWAY/GROUNDFLOOR | 0.087 | 3.97 |
| LANDSCAPE | 0.485 | 32.73 |
| TOTAL | 2.113 | 100.00 |

| SITE STATISTICS-BLOCK 2 | | |
|-------------------------|-------|------------|
| AREA | ha | % COVERAGE |
| BUILDING | 0.434 | 43.84 |
| DRIVEWAY | 0.239 | 23.27 |
| LANDSCAPE | 0.317 | 32.79 |
| TOTAL | 0.987 | 100.00 |

ISSUED FOR REVIEW 2025-11-05 TA
REVISION DATE INIT

DRAWING FILE #34002/Henry/34002-DRAFT PLUMBING PLOTTED Nov 07, 2023 - 3:42pm PLOTTED 8/1 Taken

INDEX:
1. THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS, AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THIS DRAWING. THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO THEM.
2. PROPERTY LINES WERE PLOTTED USING REGISTERED PLANE AND BARS LOCATED IN THE FIELD, TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.
3. ALL CONSTRUCTION MUST COMPLY WITH THE NIAGARA PENINSULA STANDARD CONTRACT DOCUMENT.

DRAFTING TA
DESIGN --
CHECKED BY --
APPROVED BY --

UPPER CANADA CONSULTANTS
ENGINEERS/PLANNERS

4336 WILICK ROAD

NIAGARA FALLS

PRELIMINARY SITE PLAN

CONSULTANT FILE No. 24002
DATE 2025-11-05
PRINTED 2025-11-07
SCALE 1:500 m
REF No. 24002
DWG No. 24002-SP REV 0