



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

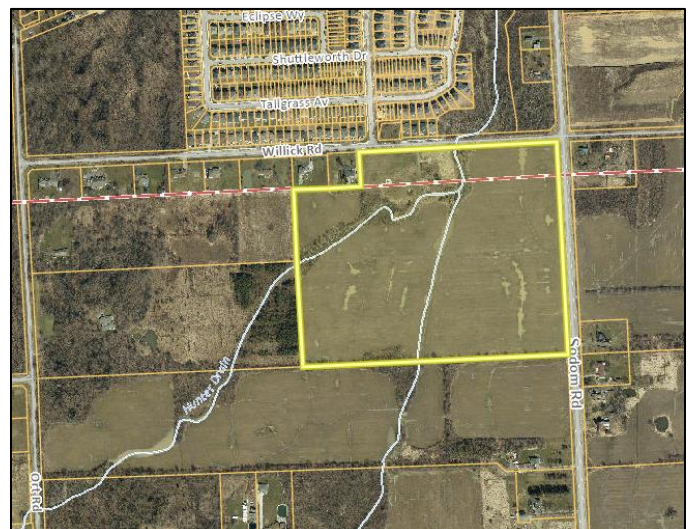
Place: City Hall, Committee Room 2, 4310 Queen Street and/or Web-based Platform

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.

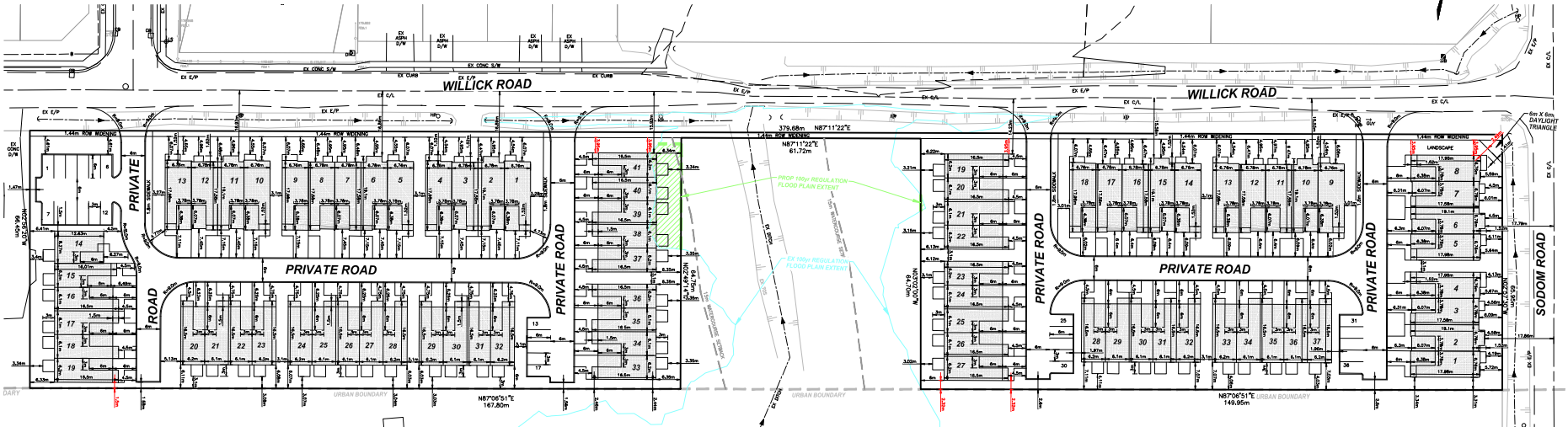
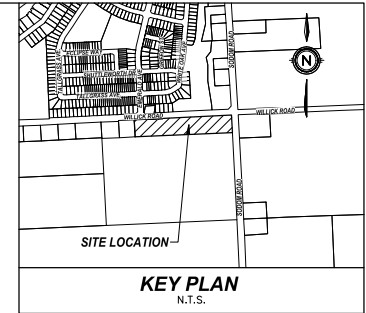
Dated at the City of Niagara Falls this 5th day of December, 2025.

SCHEDULE 1

4336 WILLICK ROAD CITY OF NIAGARA FALLS

ZONING REQUIREMENTS - BLOCK 1 (41 un)			
RESIDENTIAL LOW DENSITY, GROUPED MULTIPLE DWELLINGS (R4) STREET TOWNHOUSES - SECTION 7.8			
PROVISION	REQUIRED	PROVIDED	PROPOSED
PERMITTED USES	Townhouse dwelling (no more than 8 units) Apartment dwelling Stacked townhouse dwelling, Group dwellings (no more than 8 dwelling units) Accessory buildings and accessory structures Home occupation in 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: 10633.81m ²)	259.31m ² per dwelling unit	N CHANGE
MIN. LOT FRONTAGE	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%	42.06% (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 Willoughby Dr. requires a 11.5m 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 dwellings 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, YEAR OR PRIVACY YARD OF BLOCK HOUSE	1.5m	NO CHANGE
DECK ENCROACHMENTS	2.5m - FRONT YARD 4.0m - REAR 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 (R4) STREET TOWNHOUSES - SECTION 7.8			
PROVISION	REQUIRED	PROVIDED	PROPOSED
PERMITTED USES	Townhouse dwelling (no more than 8 units) Apartment dwelling Stacked townhouse dwelling, Group dwellings (no more than 8 dwelling units) Accessory buildings and accessory structures Home occupation in 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 FRONTAGE	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	3.5m
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	85.87m ²	NO CHANGE
MIN. DISTANCE FROM CENTERLINE OF ROAD ALLOWANCE	Willick Rd. from Ort Rd. to Willoughby Dr. requires a 11.5m setback. Sodom Rd. from South City Limit to Lyon's Creek Rd. requires a 13.1m setback.	15.53m setback from Willick Rd. 17.79m setback from Sodom Rd.	NO CHANGE
PARKING REQUIREMENTS	In accordance with section 4.19.1 Townhouse dwellings 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, YEAR OR PRIVACY YARD OF BLOCK HOUSE	1.5m	NO CHANGE
DECK ENCROACHMENTS	2.5m - FRONT YARD 4.0m - REAR YARD OR PRIVACY YARD OF BLOCK TOWNHOUSE	3.0m - PRIVACY YARD OF BLOCK TOWNHOUSE	NO CHANGE



SITE STATISTICS-BLOCK 1		
AREA	ha	% COVERAGE
BUILDING	0.48	42.06
DRIVEWAY	0.03	24.79
LANDSCAPE	0.30	26.15
TOTAL	1.08	100.00

SITE STATISTICS - OVERALL		
AREA	ha	% COVERAGE
BUILDING	0.80	41.17
DRIVEWAY	0.04	20.28
NEW RECREATION/AMUSEMENT	0.00	0.00
LANDSCAPE	0.86	38.79
TOTAL	2.11	100.00

SITE STATISTICS-BLOCK 2		
AREA	ha	% COVERAGE
BUILDING	0.40	45.84
DRIVEWAY	0.03	33.33
LANDSCAPE	0.37	38.79
TOTAL	0.80	100.00

#	DATE	REVISION	NOTES
1	2025-11-05	TA	1. THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS, AND OTHER UNDERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONCEPT DRAWINGS AND, THEREFORE, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE POSITION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO SUCH UTILITIES AND STRUCTURES.
2			2. PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD TO VERIFY THE ACCURACY OF THESE PROPERTY LINES. A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.
3			3. ALL CONSTRUCTION MUST COMPLY WITH THE NIAGARA PENINSULA STANDARD CONTRACT DOCUMENT.
0	ISSUED FOR REVIEW	2025-11-05	TA
#	DATE	REVISION	

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



4336 WILLICK ROAD
NIAGARA FALLS
PRELIMINARY SITE PLAN

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