



## NOTICE OF APPLICATION - OPEN HOUSE & PUBLIC MEETING

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

**8598 Biggar Road**  
**Assessment Roll No.: 272514000208400**  
**Zoning By-law Amendment Application – City File: AM-2025-010**  
**Applicant: Willbon Group on behalf of Maria and Benito DiDomenico**  
**Agent: The Biglieri Group (Rachelle Larocque)**

### OPEN HOUSE

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

#### Open House Details

**Date: July 9, 2025**

**Time: 4:30 PM**

**Location: City Hall – Committee Room 2, 4310 Queen Street and/or via Web-based Platform**

City staff and the agent/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.

### PUBLIC MEETING

A Statutory Public Meeting will be held under the requirements of the *Planning Act* by the General Manager of Planning, Building and Development (or their designate).

#### Public Meeting Details

**Date: Wednesday, July 23, 2025**

**Time: 4:30 PM**

**Location: Web-based Platform**

To participate virtually, please email [jabraham@niagarafalls.ca](mailto:jabraham@niagarafalls.ca) by 12:00 PM on July 23, and include the relevant file number(s) in your request.

### PROPOSED AMENDMENT

A Minor Zoning By-law Amendment application has been submitted to rezone the subject lands from Rural - Agricultural (RA) to Development Holding (DH-H), with a holding provision. This rezoning is intended to align with the recent expansion of the urban area boundary, which now includes part of the property. The holding provision will remain in place until a secondary plan is completed, at which point it must be lifted before any new use is added or zoning regulations are

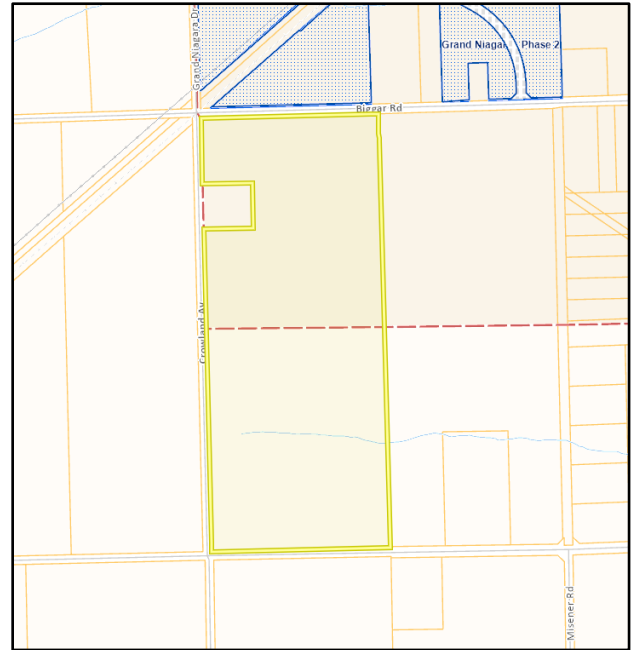
changed. This amendment also fulfills a condition of the consent application approved in 2023. Details of the proposal can be found in Schedule 1.

## 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 or by joining the electronic meeting.

## 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 to [jabraham@niagarafalls.ca](mailto:jabraham@niagarafalls.ca) on or before July 9, 2025.



## ORAL SUBMISSION - If attending remotely using web-based platform

To attend and/or participate remotely at the Open House please pre-register by sending an email to [jabraham@niagarafalls.ca](mailto:jabraham@niagarafalls.ca) before 12 noon on July 9<sup>th</sup>, 2025. All registrants will be provided with instructions on how to participate in the remote electronic Open House.

## MORE INFORMATION

For more information please contact Jessica Abraham, Planner 1, at (905)356-7521, extension 4334, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at [jabraham@niagarafalls.ca](mailto:jabraham@niagarafalls.ca)

Dated at the City of Niagara Falls this 13<sup>th</sup> day of June, 2025.

## SCHEDULE 1

