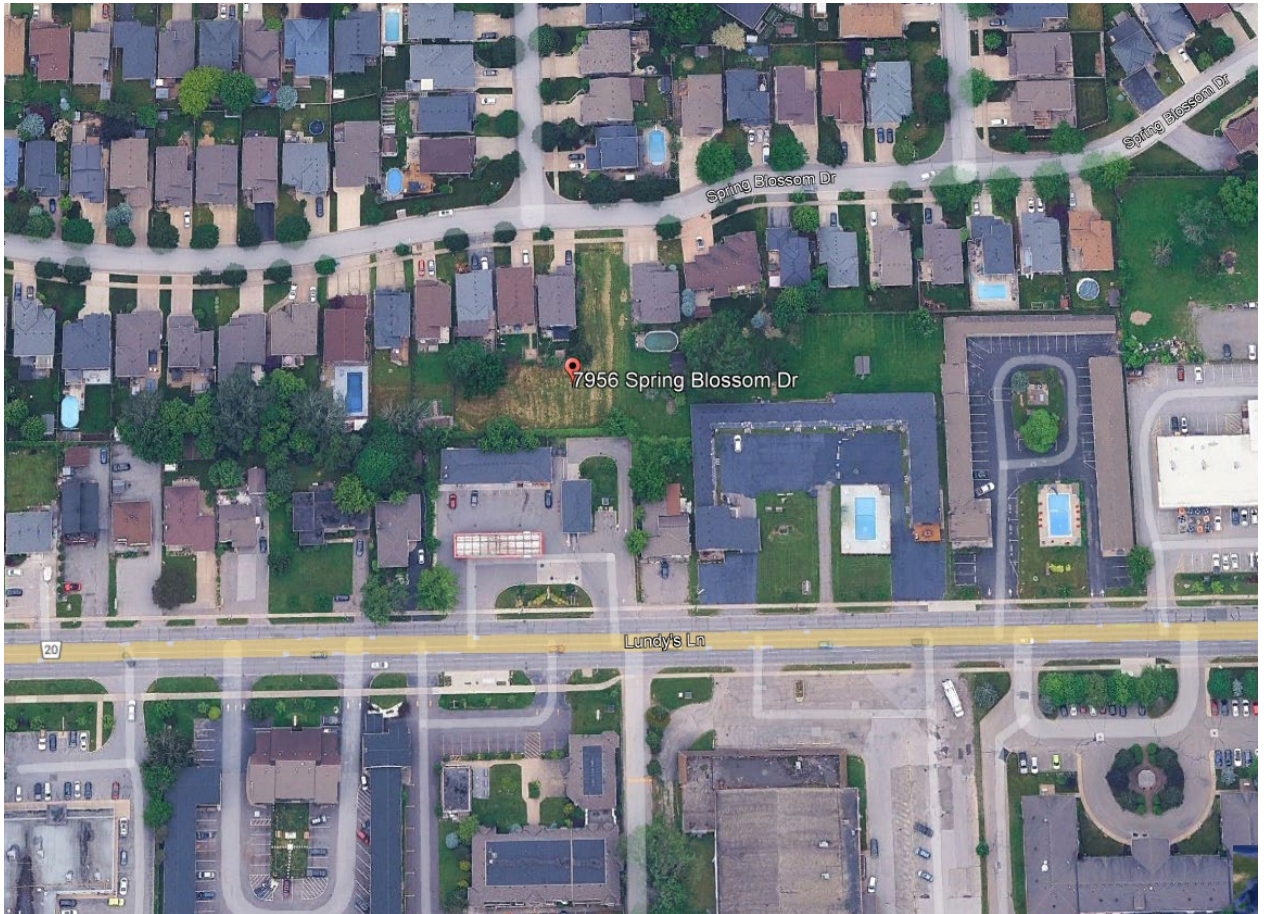




## PLANNING JUSTIFICATION REPORT 7956 SPRING BLOSSOM DRIVE



**DATE AUGUST 25 2025**

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I hereby certify that this plan/report was prepared by or under the supervision of a Registered Professional Planner, within the meaning of the Ontario Professional Planners Institute Act. 1994.

August 27, 2025

Date

  
Punya Sagar Marahatta  
Registered Professional Planner

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# 1.0 Introduction

This Planning Justification Report (PJR) has been prepared to support a Zoning By-law Amendment application for the property located at 7956 Spring Blossom Drive in Niagara Falls. The application proposes to rezone the land from the current Residential 1E Density (R1E) zone to the Residential Low Density, Grouped Multiple Dwellings (R4) zone. This change will facilitate the development of seven townhouse dwellings, each of which will include an accessory dwelling unit.

Municipal Developments & Planning Services (MD&PS) Inc., in collaboration with AM Engineering, is serving as the planning consultant for the registered owners of the property, MW Ontario Inc. 100120551. The proposed development aims to enhance the community's housing options by introducing a multi-unit residential building in a low-density area, while ensuring compatibility with the surrounding neighborhood.

Alongside the Zoning By-law Amendment application, we will submit a Condominium Standard application and a Building Permit application to ensure full compliance with all relevant municipal policies and regulations. A pre-consultation meeting occurred on January 16, 2025, with the City of Niagara Falls, where we discussed the preliminary concepts for the development and received valuable feedback.

This report aims to provide a thorough overview of the proposed development, evaluate its alignment with relevant planning policies, and demonstrate its potential as a beneficial project for both the subject property and the wider Niagara Falls community. The report includes an analysis of the surrounding area, the proposed land use, and the expected impacts on the environment, infrastructure, and local community.

This PJR aims to demonstrate that the proposed zoning amendment is suitable and aligns with the community's vision, contributing to the ongoing growth and development of Niagara Falls in a responsible and sustainable way.

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## 2.0 Site and Context

The subject property, located at 7956 Spring Blossom Drive in Niagara Falls, is situated in the Westlane Community, which is part of the larger Hodgson neighborhood. According to the City of Niagara Falls Zoning By-law 79-200, the site is currently zoned as Residential 1E Density (R1E). This zoning designation is primarily intended for single-detached residential dwellings.

The property is ideally situated within a transitioning area, bordered by a combination of residential, commercial, and transportation land uses. To the east, the site is adjacent to the Queen Elizabeth Way (QEW), a major transportation corridor that connects Niagara Falls to other regional municipalities, offering excellent connectivity to surrounding areas. To the south, the property is bordered by Lundy's Lane, a key arterial route in the city. Lundy's Lane features a variety of commercial and industrial establishments, such as gas stations, restaurants, and hotels, enhancing the area's vibrant mixed-use character.

The residential areas to the north, east, and west of the site mainly consist of low-density, single-detached homes, which aligns with the current Residential 1E zoning. This context supports the proposed development of seven townhouse dwellings with accessory dwelling units. The plan ensures that the character of the neighborhood is preserved while also addressing the evolving housing needs of the community.

Due to its close proximity to major transportation routes and various commercial amenities, the site presents an accessible and attractive option for the proposed residential development. The development aims to fit harmoniously within the surrounding area by providing a well-balanced mix of residential and commercial spaces, in line with the City's overall planning objectives for growth and sustainable development.

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## 3.0 Description of Proposal

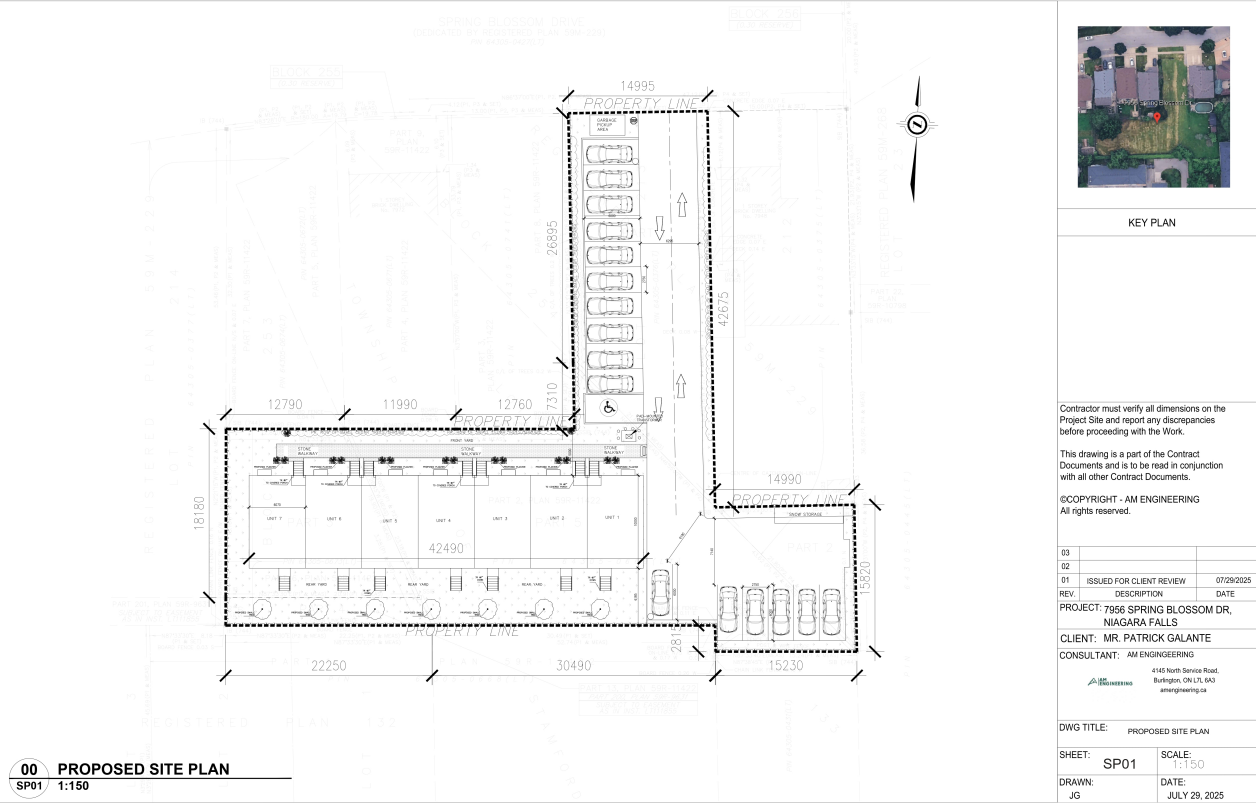
The proposed development involves a Zoning By-law Amendment to change the zoning of the land from Residential 1E Density (R1E) to Residential Low Density, Grouped Multiple Dwellings (R4). This amendment will allow for the construction of seven townhouse dwellings, each featuring an accessory dwelling unit.

The subject property has not been associated with any previous planning applications. It is currently zoned as Residential 1E Density (R1E), which allows for single-detached dwellings but does not permit the proposed townhouse development. Therefore, a Zoning By-law Amendment is required to enable this new development.

The following studies have been submitted to support this application:

- Functional servicing report
- Storm management report
- Environmental noise & vibration impact study
- Archaeological report
- Erosion Study (part of functional servicing report)
- Topographic Plan

Figure 1: Site Plan





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## 4.0 Policy and Planning Analysis

### 4.1 Provincial Planning Statement, 2024

The following Provincial Planning Statement policies are of relevance to the development of the site area:

Sections 2.1, 2.2 and 2.3 of the PPS address the needs of current and future residents by providing a range and mix of housing options that efficiently use land and resources.

- *At the time of creating a new official plan and each official plan update, sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years, but not more than 30 years (2.1)*
- *Planning authorities shall provide for an appropriate range and mix of housing options and densities by, among other things, permitting and facilitating all types of residential intensification ... new housing options within previously developed areas, and redevelopment which results in a net increase in residential units (2.2)*
- *Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions (2.3)*

The proposed development along Spring Blossom Street aims to intensify land use in accordance with Sections 2.1, 2.2, and 2.3 of the 2024 Provincial Planning Statement. Currently, this area is characterized by low-density, detached homes, but it presents an opportunity to diversify the housing options by introducing seven new townhouse units on an underutilized vacant parcel. This initiative supports the provincial directive to ensure that sufficient land is available for a variety of housing types in the long term (Section 2.1), while also addressing the changing needs of current and future residents.

The proposal introduces a compact, ground-related housing option within a previously developed and fully serviced area. This directly supports the Provincial Policy Statement (PPS) objective of promoting residential intensification, which leads to a net increase in housing units (Section 2.2). It also represents an efficient use of land and infrastructure, helping to accommodate growth within the existing urban boundaries and reducing pressure on surrounding agricultural and rural areas. Additionally, the development aligns with local intensification targets in built-up areas, as encouraged by Section 2.3. This contributes to broader provincial goals related to housing supply, the creation of complete communities, and sustainable land-use planning.



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## 4.2 Region of Niagara Official Plan

The proposed development aligns with the goals and policies outlined in the Region of Niagara Official Plan (2022). Specifically, it adheres to the policies in Chapter 2: Growing Region, which advocate for residential intensification in serviced urban areas. Additionally, it supports the principles in Chapter 6: Vibrant Region, which emphasizes the importance of housing diversity and the integration of accessory dwelling units.

According to the Region of Niagara Official Plan, the projected population for 2051 is 694,000, while the employment forecast for local municipalities is 272,000. Chapter 2 outlines a strategy for managing population growth by directing new residential development toward built-up urban areas where infrastructure, transit, and services are readily available. Policy 2.2 promotes growth through intensification within designated built-up areas to foster compact, efficient, and well-connected communities. The lands in question are situated within the urban boundary and are fully serviced, making them ideal for this type of intensification. Additionally, the proposal aligns with the Region's objective of accommodating at least 60% of all new residential development within the built-up area, as outlined in the intensification targets of Policy 2.2.2.

## 4.3 Niagara Falls Official Plan

The proposed Zoning By-law Amendment seeks to rezone the subject lands from the Residential 1E Density (R1E) zone to the Residential Low Density, Grouped Multiple Dwellings (R4) zone. This change aligns with the policy framework outlined in the City of Niagara Falls Official Plan. The lands in question are designated as Residential, which allows for a variety of residential uses and supports a density of 20 to 40 units per hectare.

The proposed development includes townhouse dwellings with accessory dwelling units (ADUs) and achieves a density of approximately 24.1 units per hectare. As confirmed by the City in similar applications, this density is well within the permitted range, meaning that an Official Plan Amendment is not necessary.

The R4 zoning category allows for low-density, grouped multiple dwellings, such as townhouses. Rezoning the land to this classification would support the proposed development while ensuring compatibility with the surrounding neighborhood. The city has previously approved similar site-specific rezonings to R4 without requiring amendments to the Official Plan, as long as the proposed use aligns with the density permissions and maintains

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compatibility in urban design. This precedent highlights the suitability of the R4 zoning for the subject site.

The R4 zoning designation, as outlined in the broader Zoning By-law No. 79-200, allows for townhouse dwellings and also permits accessory dwelling units (ADUs) under specific conditions. In Niagara Falls, the city allows up to two ADUs on each urban residential lot, provided municipal water and sewer services are available and that the site adheres to all relevant zoning regulations. According to the city's planning guidelines, ADUs can include basement apartments, units above garages, or detached suites. These policies aim to promote housing affordability, support multigenerational living, and optimize the use of existing infrastructure.

In summary, the proposed rezoning from R1E to R4 promotes a gentle form of intensification that is contextually appropriate and aligns with the City's Official Plan and Zoning By-law. This proposal enhances the diversity and affordability of the housing supply while adhering to the City's planning objectives for intensification, complete communities, and efficient land use.

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## 5.0 Zoning By-Law

The proposal includes a Zoning By-law Amendment to change the zoning of the subject lands from the Residential 1E Density (R1E) zone to the Residential Low Density, Grouped Multiple Dwellings (R4) zone. The R4 zone allows for the development of townhouse dwellings and accessory dwelling units (ADUs) under specified conditions, promoting a more diverse and efficient use of land.

The R4 zone specifically permits grouped multiple dwellings, such as townhouses, and allows for the inclusion of accessory dwelling units (ADUs), which is consistent with the zone's intended purpose. The proposed rezoning would facilitate the construction of seven townhouse units, each featuring an accessory dwelling unit. This aligns with the R4 zone's goals of promoting housing variety and intensification within serviced urban areas.

In accordance with Section 5.2 of the Zoning By-law, the proposed development complies with all relevant standards, including minimum lot size, building setbacks, and parking requirements. This compliance ensures that the development adheres fully to the regulations for townhouses and accessory dwelling units in the R4 zone, supporting a well-organized and compatible form of residential intensification.

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## 6.0 Supporting Studies

### 6.1. Functional Servicing Report

The Functional Servicing Report concluded that the stormwater management needs of the proposed development can be effectively met through a combination of storm sewers and designated overland flow routes for water conveyance. Additionally, an underground storage facility will be utilized to manage stormwater quantity, along with an oil-grit separator (OGS) to ensure quality control. Furthermore, the overall site grading strategy will direct major overland flow towards Spring Blossom Drive, provide adequate cover over underground services, and align with the existing elevations of roads and property boundaries while maintaining appropriate surface slopes.

### 6.2 Storm Management Report

A Stormwater Management Report was prepared by AM Engineering to support the proposed development at 7956 Spring Blossom Drive. The project involves the development of a 0.1815-hectare vacant site into seven townhouse units along with associated parking facilities. Stormwater management will be handled through the installation of storm sewers and overland flow routes, including an underground storage facility for quantity control and an Oil Grit Separator (OGS) for quality control. The site grading will be designed to direct major overland flow toward Spring Blossom Drive while ensuring adequate service cover and compatibility with the existing road and property grades.

### 6.3 Environmental noise & vibration impact

Vintec Acoustics Inc. was engaged to conduct a Noise and Vibration Impact Study for the proposed development at 7956 Spring Blossom Road, supporting the Zoning By-law Amendment from R1E to R4. The study evaluated potential noise impacts from nearby road traffic, including Lundy's Lane, the QEW, and local roads, using data from the Ministry of Transportation (MTO). It also considered noise from adjacent commercial establishments, such as a 24-hour Petro car wash, a motel, and a restaurant. Rail noise and vibration were determined to be irrelevant because of the site's location.

The assessment was completed in accordance with the Ministry of the Environment, Conservation and Parks (MECP) guidelines. The findings concluded that with the implementation of appropriate mitigation measures—such as façade design features, an acoustic barrier, and warning clauses—the proposed townhouse development will comply with all municipal and provincial noise and vibration standards. It will not have significant impacts on surrounding land uses or future residents.

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## 6.4 Archaeological report

Detritus Consulting Ltd. was hired by MW Ontario Inc. to conduct a Stage 1-2 archaeological assessment for the property located at 7956 Spring Blossom Drive, Niagara Falls, in relation to a proposed development. This assessment was carried out in accordance with the Ontario Heritage Act and Section 2.6.2 of the Provincial Policy Statement, which mandates the conservation of archaeological resources prior to any site alterations.

The study area, approximately 0.19 hectares in size, is situated behind residential lots and commercial properties along Lundy's Lane. It was found to be an undeveloped grassy lot with no indications of prior disturbance. Background research, which included aerial imagery and the Niagara Region Archaeological Management Plan, identified the area as having archaeological potential. Consequently, a Stage 2 test pit survey was performed at five-meter intervals.

The fieldwork for this assessment, conducted on July 4, 2025, did not uncover any archaeological resources. As a result, no further archaeological assessment is recommended, and the site is considered clear for development from a cultural heritage perspective.

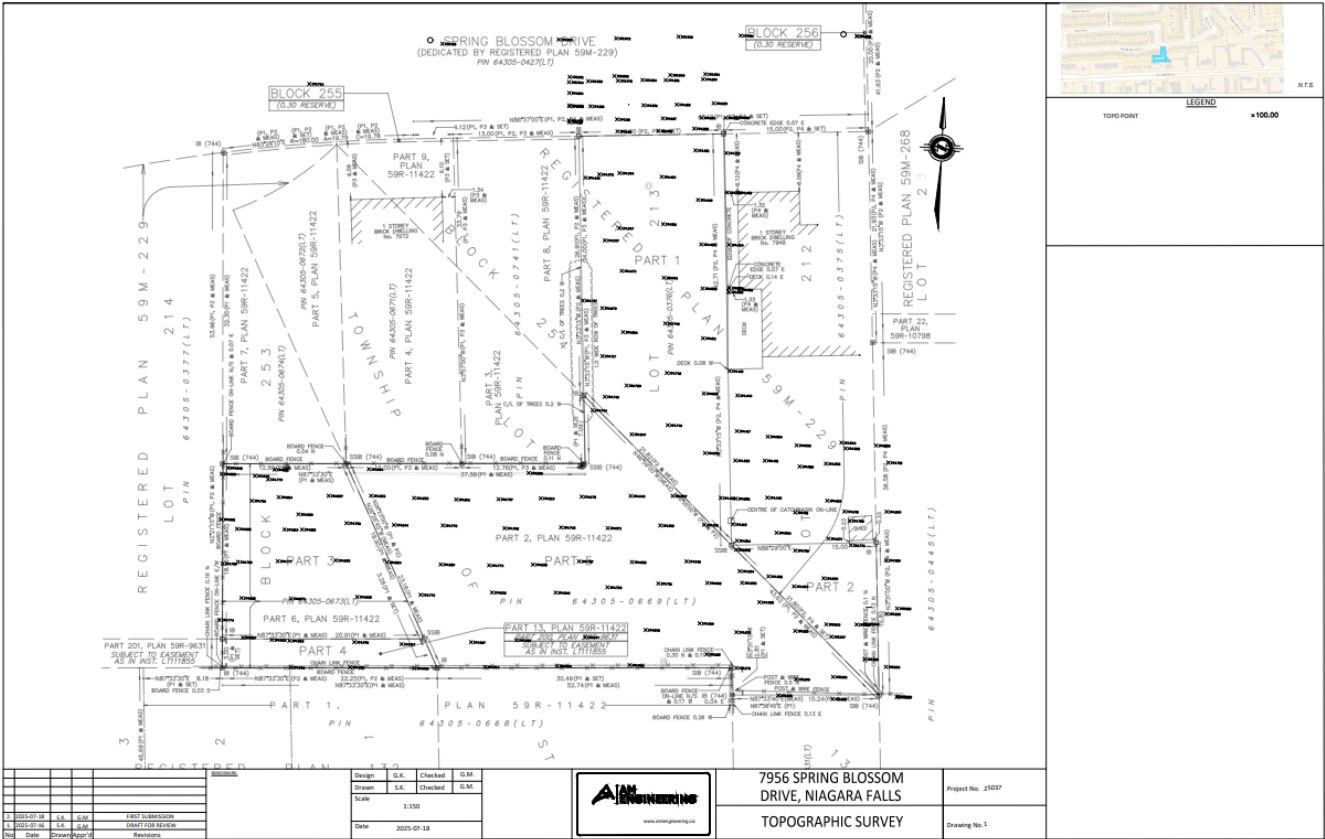
## 6.5 Erosion Study

According to Section 4.0 of the Functional Servicing Report prepared by AM Engineering, erosion and sediment control measures will be implemented before any on-site grading or servicing begins. These measures aim to prevent sediment from migrating to adjacent properties or drainage systems. They include the installation of silt fencing, protection of catch basins with filter fabric or sediment traps, and sodding of shaped swales to reduce erosion. Excavated soil will be removed from the site and will not be placed near the tops of slopes. Construction materials and debris will be stored away from slopes, and existing vegetation will be preserved whenever possible. All erosion control measures will be maintained throughout the construction process until they are no longer necessary.

## 6.6 Topographic Plan

AM Engineering has conducted a topographic survey, which indicates that the lot is flat.

Figure 2: Topographic Plan



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## 7.0 Conclusion

This Planning Justification Report has been prepared to support a Zoning By-law Amendment application for the property located at 7956 Spring Blossom Drive, Niagara Falls. The application seeks to rezone the land from Residential 1E Density (R1E) to Residential Low Density, Grouped Multiple Dwellings (R4). The purpose of this rezoning is to enable the development of seven townhouse dwellings, each with an accessory dwelling unit (ADU). This proposal represents a context-sensitive approach to residential intensification that aligns with provincial, regional, and municipal planning objectives.

The proposed development aligns with the Provincial Planning Statement (2024) by promoting a variety of housing types, optimizing land and infrastructure use, and supporting intensification within a fully serviced settlement area. It also complies with the growth management and intensification policies outlined in the Region of Niagara Official Plan (2022), particularly by directing growth to developed areas and contributing to the regional goal of accommodating 60% of new development within designated urban boundaries.

The project aligns with the City of Niagara Falls Official Plan at the local level, which endorses a residential density of 20 to 40 units per hectare in areas designated for residential use. The proposed density of approximately 24.1 units per hectare falls comfortably within this range. Additionally, the development is consistent with the intent of the R4 zoning category, which allows for townhouse forms and accessory dwelling units (ADUs). It also complies with the regulations set forth in Zoning By-law No. 79-200, including requirements for setbacks, lot coverage, and parking.

The proposal is supported by several technical studies included with the application. A Functional Servicing Report confirms that the stormwater management and servicing needs can be adequately met. Additionally, a Noise and Vibration Impact Study concludes that the development can comply with MECP standards through the application of appropriate mitigation measures. A Stage 1-2 Archaeological Assessment determined that the site contains no archaeological resources, so no further study is necessary. Together, these findings, along with supporting documents such as the Erosion Study and Topographic Plan, demonstrate that the proposal can be developed safely, efficiently, and sustainably.

In conclusion, the proposed Zoning By-law Amendment reflects sound planning principles. It promotes a greater variety of housing options, accommodates future growth, and integrates well with the existing built environment and community character. This development contributes to creating a more complete and compact community in Niagara Falls and aligns with all relevant planning policies.





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