



NOTICE OF PUBLIC MEETING

Part 4336 Willick Road
 Assessment Roll No.: 272513000313300
 Zoning By-law Amendment & Draft Plan of Vacant Land Condominium Applications
 City File: AM-2025-025 & 26CD-11-2025-003
 Owner: 13071189 Canada Inc.
 Agent: Nicholas Godfrey (Upper Canada Planning & Engineering Ltd.)

COUNCIL MEETING

Public Meetings may be attended remotely and electronically or in person.

A Public Meeting of Council has been scheduled for:

Date: Tuesday, April 21st, 2026

Time: Public Meetings start at 5:00 PM

The Public Meeting will take place in accordance with Council’s agenda.

Place: City Hall, Council Chambers, 4130 Queen Street

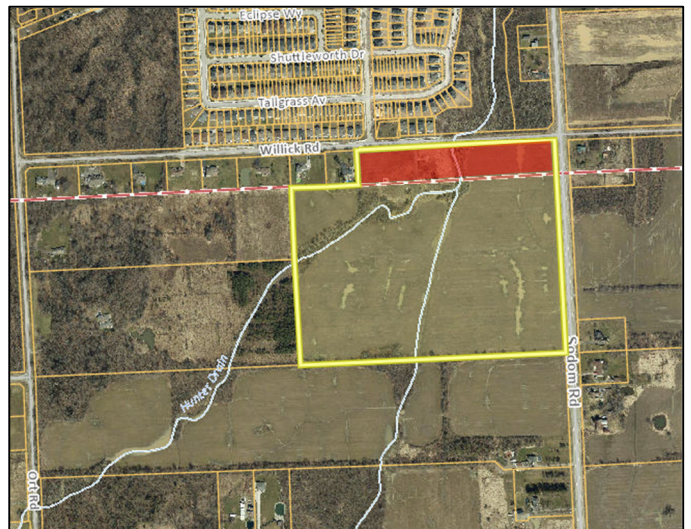
Visit <https://niagarafalls.ca/city-government/city-council-and-mayor/agendas-minutes-and-schedule/> to watch the Council Meeting

Any public individual/group interested in making comments on the applications or viewing and/or participating in this meeting are encouraged to use the methods noted further 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, as shown in red on the Key Map.

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 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.

HAVE YOUR SAY

Public input on the 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 joining the electronic meeting or by attending in person.

WRITTEN SUBMISSIONS

Please provide written input or request notice of Council's decision 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. Comments are preferred to be provided before noon on **Friday, April 17th, 2026** to be included in Council's agenda package.

ORAL SUBMISSIONS

To participate remotely and electronically or in person at the Public Meeting, please pre-register with the City Clerk by sending an email to billmatson@niagarafalls.ca before 4:30 PM on **Monday, April 20th, 2026**. All registrants wishing to attend remotely and electronically will be provided with instructions on how to participate in the Public Meeting using an electronic platform. Registrants will also be notified of Council's Decision.

VIEW THE MEETING

The Public Meeting can be live-streamed on the City's webpage of the Council Meeting Schedule at <https://niagarafalls.ca/city-government/city-council-and-mayor/agendas-minutes-and-schedule/> on the day of the event. The meeting will also be archived on the same webpage for viewing after the event.

MORE INFORMATION

For more information, please contact Mackenzie Ceci, Senior Planner (Current Development) at (905) 356-7521, extension 4364 or by email at mceci@niagarafalls.ca. A copy of the Planning, Building & Development Department's Recommendation Report on the applications will be available at <https://niagarafalls.ca/city-government/city-council-and-mayor/agendas-minutes-and-schedule/> after 4:00 PM the Thursday before the meeting.

LEGAL NOTICE

Section 34 of the *Planning Act*

In accordance with Bill 185, which received Royal Assent on June 6th, 2024, the Minister, the applicant, or a specified person, public body, or registered owner of any land to which the By-law will apply, who made oral submissions at a Public Meeting or written submissions to the Council of the City of Niagara Falls prior to the passage of the By-law, may appeal the By-law to the Ontario Land Tribunal. **Third-party appeals are no longer permitted.**

If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Niagara Falls to the Ontario Land Tribunal but the person or public body does not make oral submissions at a Public Meeting or make written submissions to the City of Niagara Falls before the By-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a Public Meeting or make written

submissions to the City of Niagara Falls before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you rent your property to seven (7) or more tenants, please post a copy of this notice in a location on your property which is visible to all of the residents.

Section 51 of the *Planning Act*

The applicant, Minister of Municipal Affairs, a public body or specified person as defined by the *Planning Act* can appeal a decision of City Council to the Ontario Land Tribunal for the Draft Plan of Condominium. However, if such person or public body does not make written submissions to the City of Niagara Falls before the City of Niagara Falls gives or refuses to give approval to the Draft Plan of Condominium, the person or public body is not entitled to appeal the decision of City Council to the Ontario Land Tribunal.

If a person or public body does not make written submissions to the City of Niagara Falls in respect to the Draft Plan of Condominium before the City of Niagara Falls gives or refuses to give approval to the Draft Plan of Condominium, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Dated at the City of Niagara Falls this 25th day of March, 2026.

