



# NOTICE OF APPLICATION & OPEN HOUSE

The City’s Planning, Building & Development Department has received an application for Official Plan and Zoning By-law Amendments for the lands noted below.

**5558 DRUMMOND RD**  
**Official Plan and Zoning By-law Application Combined: PLOPZB20250412**  
**Municipal File #: AM-2025-034**  
**Applicant: BLYTHWOOD HOMES INC**  
**Agent: ACK Architects Studio Inc.**

## OPEN HOUSE

The Applicant/Agent is hosting a Public Open House to provide an opportunity to learn about the proposal and ask questions. Input received will be considered by City staff as part of the review of this application before a staff recommendation report is prepared and presented to Council at a future Public Meeting. Comments may be provided verbally at the Open House and/or submitted in writing. Members of the public who wish to provide comments, view materials, and/or participate in the Open House are encouraged to use the methods outlined below.

To accomplish this an Open House has been scheduled for:

**Date: March 11, 2026 Time: 4:00 – 5:00PM**

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

## PROPOSED AMENDMENTS

Official Plan Amendment and Zoning By-law Amendment applications have been submitted to facilitate the construction of a proposed 4 storey residential apartment containing 42 units. Schedule 1 shows the details of the proposed development.

The subject lands are designated Residential, in accordance with the City of Niagara Falls Official Plan and are located within the a site specific Residential Low Density, Grouped Multiple Dwellings zone (R4-1237) in accordance with Zoning By-law No. 79-200.

The applicant is requesting to redesignate the subject lands to a Special Policy Area - Residential designation to permit apartments of not more than 4 storeys with a maximum density of 114 units per hectare. Additionally, the applicant is proposing to rezone the subject lands to a site-specific R4 zone to permit the proposed apartment. The requested site specific provisions include reductions to parking, minimum outdoor amenity area, landscaped open space strips, lot area, interior side yard setbacks landscaped open space and an increase in height.



## **PLANS & DOCUMENTS**

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

## **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 [croome@niagarafalls.ca](mailto:croome@niagarafalls.ca).

## **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 [croome@niagarafalls.ca](mailto:croome@niagarafalls.ca) before 12 noon on **March 10, 2026**.

## **MORE INFORMATION**

For more information please contact Chris Roome, Planner 2, at 905-356-7521, extension 4246, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at [croome@niagarafalls.ca](mailto:croome@niagarafalls.ca).

## **FORMAL PUBLIC MEETING**

The formal Public Meeting required by the *Planning Act* with City Council will be held at a later date. Separate notice of that meeting will be provided to you after the Open House and thirty (30) days before the Public Meeting is to occur.

Dated at the City of Niagara Falls this 25<sup>th</sup> day of February, 2026.

