



May 9, 2025

UCC File No. 24124

City of Niagara Falls  
4310 Queen Street  
Niagara Falls, ON L2E 6X5

Attn: *Jessica Abraham – Planner I (Sent via email to [jabraham@niagarafalls.ca](mailto:jabraham@niagarafalls.ca))*

**Re: Application for Zoning By-law Amendment  
4067 Drummond Road, Niagara Falls**

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On behalf of the owners, Joanna & Stanislaw Bodnik, Upper Canada Consultants is pleased to submit a Zoning By-law Amendment application for lands known municipally as 4067 Drummond Road in the City of Niagara Falls.

The owner is proposing a 3-storey semi-detached dwelling that will be severed into two dwelling units in the future. The existing detached dwelling is proposed to be removed in order to facilitate the development. The proposed semi-detached dwelling is not a permitted use in the Neighbourhood Commercial (NC 818) Zone. A Zoning By-law Amendment application is required to change the zoning of the proposed development to site specific Residential Two (R2-XX) Zone in order to permit the proposed semi-detached dwelling and the future severance of the lands.

Please find enclosed the following documentation and technical studies in support of this submission:

- Planning Justification Report prepared by Upper Canada Consultants;
- Site Plan Drawing prepared by Upper Canada Consultants;
- Draft Zoning By-law Amendment prepared by Upper Canada Consultants;
- Elevation drawing prepared by Designs By Santy;
- Stage 1 & 2 Archaeological Assessment prepared by Archaeological Consultants Canada;
- PIN Map (64037-0333) from the Ontario Land Registry Office;
- Parcel Register (64037-0333) from the Ontario Land Registry Office;
- Deposited Reference Plan (59R-11578) from the Land Registry Office;
- City of Niagara Falls By-law 2008-053;
- Signed Declaration of Owner; and
- Pre-Consultation Checklist dated January 16, 2025.



**UPPER CANADA  
CONSULTANTS**  
ENGINEERS / PLANNERS

**Upper Canada Planning  
& Engineering Ltd.**

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We trust that this submission is complete and we look forward to collaboratively working with the City of Niagara Falls to move this development forward.

If you have any questions or require any further information, please contact me at your convenience.

Thank you,

Eric J. Beauregard, MA  
Planning Coordinator  
Upper Canada Consultants

cc: Joanna & Stanislaw Bodnik, Owners  
Diana Bodnik, Agent  
William Heikoop, Upper Canada Consultants