



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.

4067 Drummond Road
Assessment Roll No.: 272504001405900
Zoning By-law Amendment Application – City File: AM-2025-011
Applicant: Joanna and Stanislaw Bodnik
Agent: Upper Canada Consultants (Eric Beauregard)

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 7, 2025

Time: 4:30 PM

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

City staff and the 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 by 12:00 PM on July 23, and include the relevant file number(s) in your request.

PROPOSED AMENDMENT

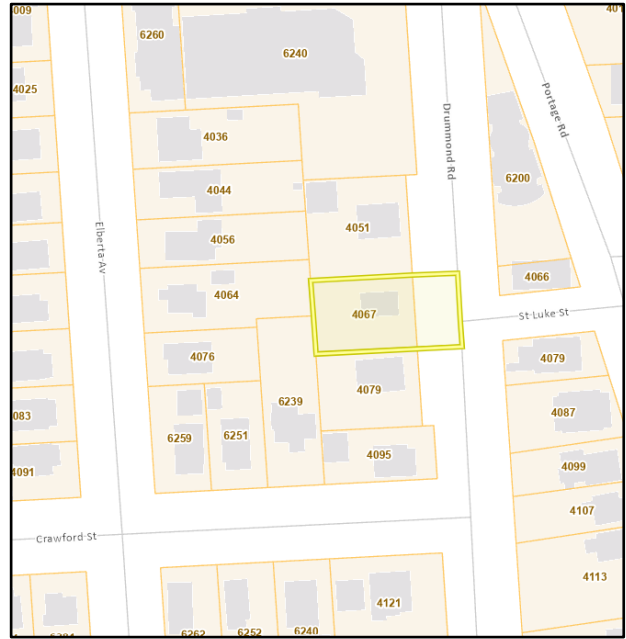
A Minor Zoning By-law Amendment application has been submitted to rezone the subject lands from site-specific Neighbourhood Commercial (NC-818) to Residential Two Zone (R2) for the

purpose of building a Semi-detached dwelling.

The subject land is zoned Neighbourhood Commercial (NC-818), in accordance with Zoning Bylaw 79-200, as amended by site specific bylaw 2008-53. The applicant is proposing to rezone the subject property to a site-specific Residential Two Zone (R2) to facilitate the proposal.

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 on or before July 7, 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 before 12 noon on July 7th, 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

Dated at the City of Niagara Falls this 13th day of June, 2025.

SCHEDULE 1

