



NOTICE OF THE PASSING OF ZONING BY-LAW NO. 2025-107

4067 Drummond Road
Assessment Roll No.: 272504001405900
Minor Zoning By-law Amendment Application
City File: AM-2025-011
Applicant: Eric Beauregard

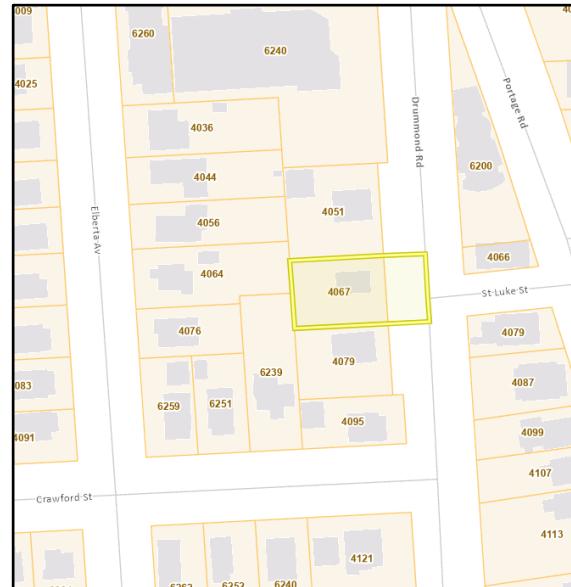
On the 3rd day of September, 2025, the Director of Planning, as designated by the General Manager of Planning, Building and Development, passed By-law No. 2025-107 under Section 34 of the *Planning Act*.

PURPOSE AND EFFECT

The purpose and effect of By-law No. 2025-107 is 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.

MORE INFORMATION

Copies of the Zoning By-law are available for review in the Planning, Building & Development Department at 4343 Morrison Street between 8:30 AM and 4:30 PM.



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 Director of Planning prior to the passage of the By-law, may appeal the By-law to the Ontario Land Tribunal by filing Notices of Appeal no later than the **23rd day of September, 2025** with the Clerk. The appeal must set out the objection(s) to the By-law and the reasons in support of the objection(s), together with the Ontario Land Tribunal filing fee of \$1,100.00 in the form of a certified cheque or money order, made payable to the Minister of Finance. An Appellant may request a reduction of the filing fee to \$400.00, if the Appellant is a private citizen or eligible community group. The request for a reduction in the fee must be made at the time of filing the appeal. A Request for Lower Fee form can be found on the Ontario Land Tribunal website: <https://olt.gov.on.ca/wp-content/uploads/2023/02/OLT- -Request-for-Lower-Fee-Form.html>.

Only 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 Director of Planning 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.

A Notice of Appeal may not be filed by an unincorporated association or group. However, a Notice

of Appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the passage of the By-law, the person or public body made oral submissions at a Public Meeting or written submissions to the Director of Planning or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

A Notice of Appeal, including the filing fee, must be submitted by the date set out above in order to constitute a valid appeal. Failure to submit a complete Notice of Appeal or the fee of \$1,100.00 (or a reduced fee of \$400.00 for qualified Appellants) or both, on or before the date set out above will result in an incomplete appeal application and will not be processed further.

Dated at the City of Niagara Falls this 11th day of September 2025.

Jessica Abraham
Planner 1
City of Niagara Falls
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Niagara Falls, ON L2E 6X5