



November 26, 2021

Julie Hannah, MCIP, RPP
Planner 2
City of Niagara Falls
4310 Queen Street
Niagara Falls, ON
L2E 6X5

**3897 WELLAND STREET - OFFICIAL PLAN AMENDMENT & ZONING BY-LAW
AMENDMENT**

Dear Julie,

We are pleased to submit the enclosed Official Plan and Zoning By-law Amendment applications associated with the property municipally known as 3897 Welland Street (“Subject Lands”). Paul Peter Tries & Gayle Amy Tries (“Owner”) are proposing a 3-storey stacked townhouse dwelling with a total of 8 units and 10 parking spaces on the Subject Lands.

An Official Plan Amendment is proposed to permit the Subject Lands to be developed for a maximum density of 62 units per hectare. A Zoning By-Law Amendment is also proposed to amend the Subject Lands’ current zoning of Residential 2 (R2) Zone to a Site-Specific Residential Low Density, Grouped Multiple Dwellings (R4) Zone to facilitate the proposed development. Relief is requested for minimum for lot area, lot frontage, front yard depth, exterior side yard depth, privacy yard, parking requirements as well as projection of porches into exterior yards

As part of our submission, please find enclosed the following:

- Twelve (12) copies of the signed Official Plan & Zoning By-law Amendment Application;

- Twelve (12) copies of Reference Plan 59R-16536 prepared by J. D. Barnes Ltd., dated September 16th, 2019;
- Twelve (12) copies of the Property Index Map and Parcel Register;
- Two (2) copies of the Stage 1-2 Archaeological Assessment prepared by Detritus Consulting Ltd. and dated October 26, 2021;
- Twelve (12) copies of the Conceptual Site Plan prepared by Quartek, dated August 30, 2021;
- Three (3) copies of the Functional Servicing Report including the Drainage and Stormwater Management Brief prepared by Quartek, dated October 5, 2021;
- Three (3) copies of the Planning Justification Report including the Draft Official Plan Amendment, prepared by NPG Planning Solutions Inc., dated November 2021;
- One (1) cheque in the amount of \$13,500 made out to The City of Niagara Falls; and
- One (1) cheque in the amount of \$6,550 made out to the Regional Municipality of Niagara

We trust the above is satisfactory, should you require anything further or have any questions please do not hesitate to contact the undersigned by email at jtran@npgsolutions.ca or by phone 905-658-9678.

Yours Truly,



Jeremy Tran, MPlan
Planner/ Urban Designer
NPG Planning Solutions Inc.