

February 8, 2022

UCC File No. 17105

**To:** Kira Dolch, MCIP, RPP, CNU-A,  
Director of Planning, Building and Development  
City of Niagara Falls  
4310 Queen Street  
Niagara Falls, ON L2E 6X5

**Re: Application for Zoning By-law Amendment  
Lyons Narrows (Oakland's Golf Club and King Waldorf Trailer Park)**

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On behalf of our client 2610823 Ontario Inc., please accept the provided application for Zoning By-law Amendment for lands generally bounded by the Welland River to the north, a Provincially Significant Wetland to the west, Lyon's Creek to the south, and the Niagara Boating Club to the east.

The application has been submitted to establish zoning provisions that are in conformity with previously submitted Official Plan Amendment AM-2021-016. It is desired that the review and consideration of this application be coordinated with the Official Plan Amendment.

The following materials are provided to the City in addition to the completed application form:

- One (1) cheque in the amount of **\$5,800.00** payable to the City of Niagara Falls
- One (1) cheque in the amount of **\$1,985.00** payable to Niagara Region
- One (1) cheque in the amount of **\$570.00** payable to Niagara Peninsula Conservation Authority
- One (1) copy of the Pre-consultation Agreement dated March 21, 2019
- Four (4) copies of a Planning Justification Report Addendum prepared by Upper Canada Consultants
- Four (4) copies of Draft Urban Design Guidelines prepared by Upper Canada Consultants
- Four (4) copies of a Draft Zoning By-law Amendment

Access to digital copies of all provided materials has been provided through the covering e-mail.

If City staff has any questions or requires additional materials, please contact the undersigned.

Respectfully submitted,



Craig A. Rohe, M.Pl., MCIP, RPP  
Senior Planner  
Upper Canada Consultants

CC: 2610823 Ontario Inc.