

July 11, 2021

UCC File No. 17105

To: Andrew Bryce MCIP, RPP
Manager of Current Planning
City of Niagara Falls
4310 Queen Street
Niagara Falls, ON L2E 6X5

**Re: Application for Official Plan Amendment
South Niagara Falls Redevelopment (Oakland's Golf Club and King Waldorf Trailer Park)**

On behalf of our client 2610823 Ontario Inc., please accept the provided application for Official Plan Amendment pertaining to 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 Residential, Commercial and Environmental land use designations on the properties in order to facilitate the redevelopment of the former Oakland's Golf Club, King Waldorf Trailer Park and lands adjacent to the Lyon's Creek. This is the first stage in the redevelopment of the subject lands, as the Official Plan Amendment is required to establish "base land use designations" prior to the undertaking of a Draft Plan of Subdivision and implementing Zoning By-law Amendment.

Supporting materials submitted with this application are scoped to those considered necessary for the consideration and review of the Official Plan Amendment. More intensive/detailed studies including, but not limited to Archaeology, Urban Design, Environmental Site Assessment and Transportation will rely on a detailed plan. Due to significant costs and estimated study times associated with investigation and review, the additional studies are considered appropriate to defer until such time that the permissive land use designations are in place.

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

- One (1) cheque in the amount of **\$12,200.00** payable to the City of Niagara Falls
- One (1) cheque in the amount of **\$3,785.00** payable to Niagara Peninsula Conservation Authority
- One (1) copy of the Pre-consultation Agreement dated March 21, 2019
- Thirty-Five (35) copies of a Conceptual Land Use Plan prepared by Upper Canada Consultants
- Four (4) Copies of a Draft Official Plan Amendment
- Five (5) copies of a Water Balance Study prepared by Terra Dynamics Consulting Inc.
- Five (5) copies of an Environmental Impact Study prepared by Colville Consulting Inc.
- Four (4) copies of a Land Use Compatibility Assessment prepared by RWDI AIR Inc.
- Four (4) copies of a Planning Justification Report prepared by Upper Canada Consultants
- Five (5) copies of a Functional Servicing Brief prepared by Upper Canada Consultants

The required Regional fee of **\$13,975.00** will be paid using the Region's online portal. Proof of payment will be sent to City staff upon completion of the transaction.



**UPPER CANADA
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& Engineering Ltd.**

3-30 Hannover Drive
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Digital copies of all provided materials can also be accessed via the UCC Drive using the following link:

<https://drive.ucc.com/s/pMz8MwArkFiK9m5>

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.