



March 24, 2022

UCC File No. 2054

City of Niagara Falls  
4310 Queen Street  
Niagara Falls, ON L2E 6X5

**Attn: Kira Dolch – Director of Planning, Building and Development (Sent via email to Kdolch@niagarafalls.ca)**

**Re: Applications for Draft Plan of Subdivision and Zoning By-law Amendment  
9304 McLeod Road, Niagara Falls (McLeod Meadows)**

---

On behalf of our client, 800460 Ontario Limited, please accept the enclosed as our applications for Draft Plan of Subdivision and Zoning By-law Amendment for lands known municipally as 9304 McLeod Road in the City of Niagara Falls.

The Applications propose a change in zoning from Light Industrial (LI), Hazard (H) and Development Holding (DH) zones to Site Specific Residential (R3-XX), (R5B-XX), Open Space (OS-XX), and Environmental protection Area to facilitate development of a subdivision containing 495 dwelling units.

The following materials are being submitted to the City in addition to the completed application forms:

- One (1) cheque in the amount of **\$20,700.00** payable to the City of Niagara Falls;
- One (1) cheque in the amount of **\$55,230.95** payable to the Niagara Region;
- Once (1) cheque in the amount of **\$7,684.00** payable to the Niagara Peninsula Conservation Authority;
- Thirty-Five (35) copies of a Draft Plan of Subdivision prepared by Upper Canada Consultants;
- Four (4) copies of a Draft Zoning By-law Amendment;
- Four (4) copies of a Planning Justification Report prepared by Upper Canada Consultants;
- Four (4) copies of Stage 1 & 2 Archaeological Assessment prepared by AMICK Consulting;
- Four (4) copies of Clearance Letter from the Ministry of Heritage, Sport, Tourism, and Culture Industries
- Four (4) copies of Land Use Compatibility Assessment prepared by RWDI Consulting;
- Four (4) copies of a Letter from RWDI regarding a response to comments on the Land Use Compatibility Assessment prepared by RWDI Consulting;
- Four (4) copies of a D-6 Compatibility & Mitigation Study, Air Quality, Noise and Vibration prepared by SLR Consulting (Canada) Ltd.;
- Five (5) copies of a Functional Servicing Report and Stormwater management Brief prepared by Upper Canada Consultants;
- Four (4) copies of a Headwater Drainage feature Assessment prepared by LCA Environmental Consultants;
- Four (4) copies of a Traffic Impact Study prepared by R.V. Anderson Associates;
- Four (4) copies of a Wetland Catchment Assessment prepared by Terra-Dynamics Consulting Inc.;
- One (1) copy of the Parcel Register for PIN 64263-1595 from the Ontario Land Registry Office;



**UPPER CANADA  
CONSULTANTS**  
ENGINEERS / PLANNERS

**Upper Canada Planning  
& Engineering Ltd.**

3-30 Hannover Drive  
St. Catharines, ON L2W 1A3

T: 905-688-9400  
F: 905-688-5274

- One (1) copy of the Parcel register for PIN 64263-1596 from the Ontario Land Registry Office;
- Two (2) copies of Land Titles Plan prepared by J.D. Barnes Limited and,
- One (1) Digital AutoCAD File for the Development.

I trust this will provide the City and review agencies with the required fees and information to process our application. If you require any further information pertaining to the submission contained herein, please contact the undersigned.

Respectfully submitted,

Matt Kernahan, MCIP, RPP  
Planning Manager  
Upper Canada Consultants

cc: Eric Henry, 800460 Ontario Limited  
Andrew Bryce, City of Niagara Falls  
Julie Hannah, City of Niagara Falls